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THE HOUSING AUTHORITY  
OF THE CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY

Monday, December 21, 2020  
Commencing at 6:15 p.m.

COMMISSIONERS PRESENT:

- ROSEMARIE RIBAUDO, CHAIRPERSON
- EDWARD PUZIO, VICE CHAIRPERSON
- MARIE BARCKETT
- EDWARD J. DABAL
- EVERETT GARNTO
- NOEL QUILES

ALSO PRESENT:

- MARTIN P. GEISLER, ESQ.  
EXECUTIVE DIRECTOR
- MICHAEL P. DE MARCO, ESQ.  
HOUSING AUTHORITY ATTORNEY
- MARGARET A. FIORE  
OFFICE MANAGER

MARY MC KAY  
Certified Realtime Court Reporter  
Registered Professional Reporter  
13-10 Fairclough Place  
Fair Lawn, New Jersey 07410  
(201) 796-4701

1                   Notice of the time, date and place of this  
2 meeting has been provided at least 48 hours in advance  
3 by publication in The Record and by posting a notice of  
4 this meeting on the community bulletin board at the  
5 Garfield Housing Authority and Garfield City Hall.

6                   MR. GEISLER: Let's open our meeting. A  
7 motion to open the meeting?

8                   CHAIRPERSON RIBAUDO: I'll make the motion.

9                   MR. PUZIO: Second.

10                  MR. DABAL: Yes.

11                  MS. BARCKETT: Yes.

12                  MR. QUILES: Yes.

13                  MR. GARNTO: Yes.

14                  MR. PUZIO: Yes.

15                  CHAIRPERSON RIBAUDO: Yes.

16                  MR. GEISLER: Do we have approval of the  
17 minutes? Somebody want to make a motion for the  
18 minutes, November 16, 2020?

19                  MR. QUILES: I make the motion, Marty.  
20 Quiles.

21                  MR. GEISLER: Anybody second?

22                  MR. PUZIO: Puzio will second.

23                  MR. DABAL: Yes.

24                  MS. BARCKETT: Yes.

25                  MR. QUILES: Yes.

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1 MR. PUZIO: Yes.

2 CHAIRPERSON RIBAUDO: Yes.

3 MR. GEISLER: You abstain, right, Mr. Garnto?  
4 Yes, that one you have to abstain from.

5 Bills presented for payment, December 21st,  
6 2020, for a total amount of \$122,943.68. Is there a  
7 motion?

8 MR. DABAL: I'll make the motion. Dabal.

9 CHAIRPERSON RIBAUDO: I'll second it.  
10 Ribaudo.

11 MR. DABAL: Abstain on check 1022 and on  
12 check 1023.

13 (The Reporter interrupts.)

14 MR. GEISLER: 1022 and 1023.

15 MS. BARCKETT: Yes.

16 MR. GARNTO: Should I abstain on this,  
17 although I did --

18 MR. GEISLER: I would abstain on all of them  
19 today.

20 MR. GARNTO: I'm going to abstain on most of  
21 this stuff the first meeting. Thank you.

22 MR. QUILES: Yes.

23 MR. PUZIO: Yes.

24 CHAIRPERSON RIBAUDO: Yes.

25 MR. GEISLER: New business. We're going to

1 be appointing Margaret Fiore, as we do every other  
2 year, as our fund commissioner.

3 Can we do this tomorrow morning? You're  
4 going to have to come in and sign this one, okay?

5 CHAIRPERSON RIBAUDO: I will do that, yes.

6 MR. GEISLER: Do I have a motion?

7 CHAIRPERSON RIBAUDO: I'll make the motion,  
8 Marty.

9 MR. DABAL: I'll second.

10 Yes.

11 MS. BARCKETT: Yes.

12 MR. GARNTO: Yes.

13 MR. QUILES: Yes, Marty.

14 MR. PUZIO: Yes.

15 CHAIRPERSON RIBAUDO: Yes.

16 MR. GEISLER: The other one we have is  
17 approval of the capital fund five-year plan. Do we  
18 have a motion?

19 MR. PUZIO: Puzio. I'll make a motion.

20 MR. QUILES: Quiles will second it.

21 MR. GEISLER: Who is?

22 MR. QUILES: Quiles.

23 MR. DABAL: Yes, yes.

24 MS. BARCKETT: Before, what is the forms that  
25 are supposed to be attached? They're just regular

1 forms for this? Because on the resolution --

2 MR. GEISLER: They're regular forms. That's  
3 it.

4 MS. BARCKETT: Okay. Yes.

5 MR. GARNT0: You know, I've not seen this  
6 really.

7 MR. GEISLER: So you abstain.

8 MR. GARNT0: You know what, I'll vote yes,  
9 because if everybody else is onboard, I'm going to take  
10 their knowledge. They've been here. If they're okay  
11 with the five-year plan, I'm good with it.

12 MR. QUILES: Yes.

13 MR. PUZIO: Yes.

14 CHAIRPERSON RIBAUDO: Yes.

15 MR. GARNT0: Mr. Director, I just want to --  
16 I don't know with this whole thing, we speak over each  
17 other, and I apologize for that. But if you really  
18 think I should abstain over the five-year plan, I'll  
19 retract my --

20 MR. GEISLER: No, that's not a problem.  
21 That's not a problem.

22 MR. GARNT0: Then keep it the way it is with  
23 me saying yes.

24 MR. GEISLER: The last one we have is a Risk  
25 Management Consultants Agreement. That's the one with

1 Frank Covelli. Do we have a motion?

2 CHAIRPERSON RIBAUDO: I'll make the motion.

3 MR. GEISLER: Who's going to second it?

4 MR. DABAL: I'll second. Dabal.

5 Yes.

6 MS. BARCKETT: Yes.

7 MR. GARNT0: Mr. Geisler, I know Mr. Covelli  
8 from dealing with the city, but we're now hiring  
9 him under the JIF, our plan?

10 MR. GEISLER: We've had him for the last ten  
11 years for the JIF.

12 MR. GARNT0: I'm good with that. Yes.

13 MR. QUILES: Yes.

14 MR. PUZIO: Yes.

15 CHAIRPERSON RIBAUDO: Yes.

16 MR. GEISLER: Do we have any public comment?  
17 I have a comment, if nobody else does.

18 MR. GARNT0: Okay. Public is from the  
19 public. I'm thinking the public is looking in on this.

20 MR. GEISLER: We have public and we have  
21 board.

22 Let me start with -- let me start. Because I  
23 want to be the first one. We all here in the office  
24 want to say happy birthday, Ro.

25 CHAIRPERSON RIBAUDO: Thank you. Thank you

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1 all.

2 MR. GEISLER: You forgot all about that,  
3 Mike. I reminded you twice too.

4 MR. DE MARCO: I was going to wait till the  
5 end, so everybody would remember it. Now you're going  
6 cloud it with all these other comments.

7 CHAIRPERSON RIBAUDO: Thank you, guys.

8 MR. GEISLER: Do we have a motion to adjourn?  
9 Listen, we forgot to do the flag salute  
10 today.

11 CHAIRPERSON RIBAUDO: I know. We forgot last  
12 month too.

13 Before we end, happy holidays to all of you.  
14 Be safe and stay well all of you. Love you, Marty.  
15 Love you, Mr. DeMarco. Love you all.

16 MR. GARNTTO: I would also like to say Merry  
17 Christmas, a healthy new year to everybody. Stay safe.  
18 You know, I don't want to sound corny, but practice  
19 social distance, wash your hands. Stay healthy and  
20 enjoy the holidays.

21 CHAIRPERSON RIBAUDO: Thank you.

22 MR. GARNTTO: Thank you all.

23 MR. PUZIO: Mr. Puzio wants to make a  
24 comment. My family and I wish you all a very Merry  
25 Christmas and a healthy, prosperous new year. May God

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1 bless you and your families always.

2 MR. GARNTO: Thank you very much.

3 CHAIRPERSON RIBAUDO: Merry Christmas,  
4 everyone.

5 MR. GEISLER: Motion to close?

6 MR. GARNTO: I'll make the motion.

7 CHAIRPERSON RIBAUDO: I'll second.

8 MR. DABAL: Yes.

9 MS. BARCKETT: Yes.

10 MR. QUILES: Yes.

11 MR. GARNTO: Yes, sir.

12 MR. PUZIO: Yes.

13 CHAIRPERSON RIBAUDO: Yes.

14 MR. GEISLER: Everybody have a Merry  
15 Christmas.

16 (Concluded at 6:22 p.m.)

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C E R T I F I C A T E

I, MARY MC KAY, License Number XIO1302, a  
Certified Court Reporter in and for the State of New  
Jersey, do hereby certify the foregoing to be prepared  
in full compliance with the current Transcript Format  
for the Judicial Proceedings and is a true and accurate  
non-compressed transcript to the best of my knowledge  
and ability.

    /s/ Mary McKay    

Mary McKay, C.R.C.R.  
Certified Court Reporter

Date:     January 4, 2021