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

Monday, January 27, 2020
Commencing at 6:15 p.m.

COMMISSIONERS PRESENT:

- MARIE BARCKETT, CHAIRPERSON
- RICHARD GIACOMARRO
- EDWARD PUZIO
- ROSEMARIE RIBAUDO
- NOEL QUILES
- JUDITH SUSINO

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

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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: Roll call for the regular
7 meeting.

8 MS. RIBAUDO: Yes.

9 MS. SUSINO: Here.

10 MR. GIACOMARRO: Here.

11 MR. QUILES: Here.

12 MR. PUZIO: Here.

13 CHAIRPERSON BARCKETT: Yes.

14 (All rise for the recitation of the Pledge of
15 Allegiance.)

16 MS. RIBAUDO: When do we have Bill speak?

17 MR. KATCHEN: When the resolution comes up.

18 MS. RIBAUDO: Because I know your wife is out
19 there.

20 MR. GEISLER: Absence makes the heart grow
21 fonder.

22 Bills presented for payment January 27, 2020,
23 for a total amount of \$512,672.75. We had the pilot
24 and the -- yes.

25 MR. QUILES: Listening to half a million

1 dollars is no joke, huh?

2 MR. GEISLER: No, no joke is right. I knew
3 we paid the pilot too, but --

4 MS. RIBAUDO: I make a motion.

5 MR. GEISLER: Anybody second it?

6 MR. QUILES: I second it.

7 MS. RIBAUDO: Yes.

8 MS. SUSINO: Yes.

9 MR. GIACOMARRO: Yes.

10 MR. QUILES: Yes.

11 MR. PUZIO: I abstain on check number 20420.
12 Yes on all the rest.

13 CHAIRPERSON BARCKETT: Yes.

14 MR. GEISLER: You want to do this one first,
15 the budget?

16 MR. KATCHEN: It's up to you.

17 MS. RIBAUDO: His wife is waiting in the car.

18 MR. KATCHEN: Which one is that, Marty, the
19 state budget or the HUD budget? The one in your left
20 hand is the HUD budget.

21 You want to do a motion and a second first?

22 MR. PUZIO: I make a motion.

23 MR. QUILES I second it.

24 MR. KATCHEN: So the first resolution is
25 consideration of a form of HUD budget. The form, as we

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1 always mention, is outdated, no longer in use, but HUD
2 requires that you generate a budget in a manner which
3 is consistent with the form that we prepared it on.
4 It's detailed and it gives you the flow of the revenue
5 and the expenses in a manner which is consistent with
6 what the auditor looks at, what your financial
7 statements -- how they're prepared.

8 This budget anticipates operating revenue on
9 the first page of 2,652,750. The largest number being
10 rental income of 2,471,650, which is based on your
11 January -- December of '19 rental register.

12 MR. QUILES: I'm sorry. So we go from line
13 130 to line 070?

14 MR. KATCHEN: 070 down to 130, correct.

15 The expenses are based on projections this
16 year, last year, actuals, except for utilities, which
17 is based on HUD formula. Utilities are based on a
18 three-year average at a one-year average rate.

19 Insurance, on the second page, is based on
20 your actual cost. Employee benefits are based on your
21 actual health benefits. Your actual annual employer
22 appropriation and ten percent for payroll taxes.

23 Total expenses are 3,516,300. Before HUD
24 contributions, a deficit of 863,550. After HUD
25 contributions, a projected surplus of 22,447.

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1 I feel comfortable the budget is fairly
2 reliable. It's conservative. And if anyone has any
3 questions on this one.

4 MR. QUILES: What do we anticipate receiving
5 from HUD? In a total amount.

6 MR. KATCHEN: Okay. Page two. At the
7 bottom. This does not include capital. It only
8 includes your operating subsidy. \$885,997. Which is
9 your 100 percent entitlement reduced by eight percent.
10 A haircut, for lack of appropriations to be provided by
11 Congress. Nothing that you did --

12 MR. QUILES: So 92 percent?

13 MR. KATCHEN: Yes. 92 percent. Consistent
14 with 2019. That's what they told everybody that we
15 expect to be; between 92 and 93.

16 So we do project a surplus. I feel
17 comfortable with these amounts. The pilot is the
18 pilot. I mean, it's whatever the formula says. Your
19 utilities have been down, but you don't benefit from
20 the utilities.

21 MR. GEISLER: No.

22 MR. KATCHEN: HUD gets 100 percent of the
23 savings from the utilities. Unless you decide to
24 convert to Rad down the road, then you get the benefit
25 of 100 percent. But right now, those LED bulbs you're

1 putting in, they work great, but the energy savings
2 goes to HUD.

3 MR. GEISLER: We're saving the environment.

4 MR. KATCHEN: Yes.

5 Any questions on this budget?

6 MR. QUILES: Where does the current savings
7 that we have come to play in this budget?

8 MR. KATCHEN: Current savings for?

9 MR. QUILES: For operations. If we have an
10 emergency, like Marty said. God forbid, we have a
11 major emergency where we have to tap that resource.

12 MR. KATCHEN: Well, if you look at the state
13 budget, that number is not reflected on that budget.
14 On the state budget, your actual surplus, cash surplus
15 at the end of last year as audited was 1,344,364.
16 1,344,300. So that's where unforeseen, not-able-to-be-
17 covered by operations or capital would need to be
18 funded from. It's --

19 MR. QUILES: But as of yet, correct me if I'm
20 wrong, since I've been here, we've never tapped into
21 that, correct?

22 MR. GEISLER: No.

23 MR. QUILES: We haven't?

24 MR. KATCHEN: No. Our projected surplus this
25 year is 54,296. So, yes, you're right. It's

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1 anticipated that you'll increase that number by 54,296.

2 MR. GEISLER: The only investments we can do
3 with it to make it grow is a CD. That's the only thing
4 we're allowed to be in.

5 MR. QUILES: We're not allowed to put it in
6 anything else?

7 MR. GEISLER: No.

8 MR. KATCHEN: That's correct.

9 MR. GEISLER: And they're not paying anything
10 on CDs over the last --

11 MR. QUILES: Well, they're paying more than
12 having the money sit there.

13 MR. GEISLER: We have them in CDs. They're
14 paying like a passbook almost.

15 MR. KATCHEN: So that's your unforeseen
16 surplus fund.

17 MR. GEISLER: It would be nice to be in the
18 market, but it's just not happening. It's not in the
19 cards.

20 MR. QUILES: So, Marty, let me ask you this
21 then: When was the last time we contributed anything
22 to that currently? Meaning, when was the last time we
23 put some money into the account?

24 MR. GEISLER: We haven't put anything into
25 the account in a couple of years.

1 MR. KATCHEN: Well, but your surplus, your
2 surplus has remained steady or increased by small
3 amounts. So it may not be sitting in CDs, it may be
4 sitting in your operating account, but it's there.

5 Any questions on that budget?

6 MR. GEISLER: Can we vote on this one here?

7 MR. KATCHEN: You need a vote, right?

8 MR. GEISLER: Yes.

9 MR. DE MARCO: A motion and a second.

10 MR. GIACOMARRO: I make a motion.

11 MR. KATCHEN: You already have a motion.

12 MR. GIACOMARRO: Oh, I'm sorry.

13 MR. DE MARCO: That's okay. It was about a
14 half hour ago.

15 MS. RIBAUDO: Yes.

16 MS. SUSINO: Yes.

17 MR. GIACOMARRO: Yes.

18 MR. QUILES: Yes.

19 MR. PUZIO: Yes.

20 CHAIRPERSON BARCKETT: Yes.

21 MR. GEISLER: Now we have the --

22 MR. KATCHEN: New Jersey budget.

23 Now, the New Jersey budget is due by
24 February 1st.

25 So, Margaret, if the board so desires to

1 approve it tonight, will get it out in the mail
2 tomorrow.

3 And this budget is solely in a format
4 dictated by the State of New Jersey. So we can't make
5 any changes to this.

6 And this budget has changed from mostly
7 financial with a little bit of information to mostly
8 informational with a little bit of financial. This
9 budget is -- because you only have the public housing
10 program, no Section 8 or housing choice voucher
11 program, what we just talked about on the public
12 housing budget is what's in this budget.

13 So from a financial standpoint, the numbers
14 are identical. So if you turn to the landscape page
15 F1, you'll see the net surplus projected is 22,447,
16 which is the same number that was on the HUD budget.

17 So what will happen is, if the board so
18 desires to approve this tonight, Marty will sign it,
19 we'll get it into the state tomorrow. And in two
20 months after we answer some questions to the State of
21 New Jersey, it will come back to you for consideration
22 for adoption. I feel comfortable that the state will
23 be -- have no issue with it. You know, you're
24 generating a surplus. You have a surplus going in. I
25 think all the information is here that they'll be

1 looking for.

2 If anybody has any questions.

3 MR. GEISLER: Anybody want to make a motion?

4 MR. GIACOMARRO: I make a motion.

5 MS. RIBAUDO: I'll second.

6 Yes.

7 MS. SUSINO: Yes.

8 MR. GIACOMARRO: Yes.

9 MR. QUILES: Yes.

10 MR. PUZIO: Yes.

11 CHAIRPERSON BARCKETT: Yes.

12 MR. KATCHEN: Thank you.

13 MR. GEISLER: Next we have is --

14 Mr. Katchen, you can go, all right?

15 MR. KATCHEN: I just have to sign the page.

16 I have to sign one page. Thank you. I have it here,

17 Marty. Thank you.

18 MR. GEISLER: All right. We have resolution

19 2020-01. Garfield Housing Authority Five-Year Plan and

20 Capital Fund Certification. Do we have a motion on

21 this one?

22 MR. PUZIO: I'll make it.

23 MS. SUSINO: I'll second it.

24 MS. RIBAUDO: Yes.

25 MS. SUSINO: Yes.

1 MR. GIACOMARRO: Yes.

2 MR. QUILES: Yes.

3 MR. PUZIO: Yes.

4 CHAIRPERSON BARCKETT: Yes.

5 MR. GEISLER: Then we have 2020-02 is Risk
6 Management Consultant's Agreement. That was wanting to
7 be using PIA Insurance. That's what we've been having.
8 That's what we've had all along.

9 MR. QUILES: Marty, give me a synopsis of
10 what it is they do for us.

11 MR. GEISLER: That's our risk management,
12 like our JIF. It has Frank Covelli and --

13 MR. QUILES: But they're consultants?

14 MR. GEISLER: I guess that's what they call
15 them. Listen, I never realized this, you know, prior.
16 When we put on Frank Covelli, right, if we hired a
17 different guy, he's still the same insurance. He's
18 just the guy that's in front that handles our problems.
19 We're not getting better coverage, different coverage.

20 MR. QUILES: If there's an issue, that's who
21 we call?

22 MR. GEISLER: Yes. And I want to tell you
23 something. He's been wonderful to us. He's more than
24 accommodating. More than accommodating.

25 Do we have a motion?

1 MR. PUZIO: I'll make it.

2 MS. RIBAUDO: I'll second.

3 MR. QUILES: I'm just curious at what amount
4 are we doing this for?

5 MR. GEISLER: What amount? We don't pay him.
6 We pay the JIF for insurance, but we don't pay him.

7 MR. QUILES: So he falls under the umbrella
8 of JIF?

9 MR. GEISLER: Yes. We use him as our risk
10 manager. He gets paid off the work. It's like when
11 they hire him for Garfield or the Calandriello kid or
12 whoever is there. Garfield is not paying him per se.
13 They're paying the insurance company who's paying the
14 fund management.

15 MS. RIBAUDO: What's this for?

16 MR. GEISLER: Frank Covelli.

17 MS. RIBAUDO: Yes. Absolutely, yes.

18 MS. SUSINO: Yes.

19 MR. GIACOMARRO: Yes.

20 MR. QUILES: Yes.

21 MR. PUZIO: Yes.

22 CHAIRPERSON BARCKETT: Yes.

23 MS. RIBAUDO: And he does a good job.

24 MR. GEISLER: The next one is our fund
25 commissioner. And that's we're going to put -- usually

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1 it would be Margaret. It will be Margaret again this
2 year. Do we have a motion?

3 MS. RIBAUDO: I'll make the motion.

4 MR. PUZIO: I'll second it.

5 CHAIRPERSON BARCKETT: Do I have to sign it?

6 MR. GEISLER: Yes. The chairman does.

7 MS. RIBAUDO: Yes.

8 MS. SUSINO: Yes.

9 MR. GIACOMARRO: Yes.

10 MR. QUILES: Yes.

11 MR. PUZIO: Yes.

12 CHAIRPERSON BARCKETT: Yes.

13 MR. GEISLER: This is the emergency repairs.

14 This was -- what happened was, over -- we started -- we
15 had these balconies at Belmont. And all of a sudden --
16 we repaired them multiple times. What happened was,
17 apparently the railings had no weep -- they're supposed
18 to have weep holes at the bottom. I had no idea of
19 this. And when it gets cold -- warmer during the day
20 and cold at night, it develops condensation inside
21 these railings. And then, as it freezes, they expand
22 inside the concrete. And it's busting the concrete
23 off, and we had concrete falling off the decks.

24 So we had to go back and we had to -- we just
25 put that whole new parking lot in with all those decks

1 going over the top there, so we were afraid too people
2 coming in and out of cars could get hurt and/or
3 property damage.

4 So they had to go to each deck, chip out --
5 break off whatever was coming off. They paint it with
6 some sort of paint to make sure everything adheres.
7 Then they had to form it out and put wood around it to
8 make sure they had a form to make it straight. Then
9 they put some sort of epoxy in there with the stone
10 inside it to make sure that it all -- then they had to
11 go back and paint some of them to make them look
12 uniform with the rest of the concrete, because it's
13 not -- it's not the same color to begin with, and the
14 concrete has been out for years, so it has a different
15 shade to it already.

16 MR. QUILES: But we did some work at those
17 balconies, correct?

18 MR. GEISLER: What we did was, the rebar was
19 popping the last time. So we went back to fix that.
20 But I guess the whole -- I don't know. What I was
21 told, my understanding is, the only way this concrete
22 could bust like that is if water got inside it. There
23 was no holes, because we plugged all the holes around
24 all the railings, but what we didn't know is that they
25 should -- we had to drill holes in each rail going

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1 down, so if there is condensation there, it will leak
2 out.

3 Because what was happening is, from the
4 different temperatures, they had condensation dripping
5 down into the hole and expanding and busting the
6 concrete over the years. It is what it is.

7 MR. QUILES: Okay.

8 MR. GEISLER: Do we have a motion?

9 MR. PUZIO: I'll make it.

10 MS. BARCKETT: I'll second it.

11 MS. RIBAUDO: Yes.

12 MS. SUSINO: Yes.

13 MR. GIACOMARRO: Yes.

14 MR. QUILES: Yes.

15 MR. PUZIO: Yes.

16 CHAIRPERSON BARCKETT: Yes.

17 MR. GEISLER: And, lastly, we spoke about
18 earlier was replacing all the roof and rafters at the
19 picnic club.

20 Listen to me, why don't we get together next
21 week and let's kick around some ideas?

22 MR. QUILES: Absolutely. I mean, this is
23 something that should have happened a long time ago.
24 Let's be realistic here. We have had control of this
25 for a long time and a lot of discussions were -- we

1 have had --

2 MR. GEISLER: Yes.

3 MR. QUILES: -- about wanting to do
4 something. So I look at a \$67 roof, it doesn't say
5 anything about anything else, it just says roof, right?

6 MR. GEISLER: Roof, rafters.

7 MR. QUILES: Understand my position. I have
8 to question where this is going.

9 MR. GEISLER: It's not like ripping off a
10 roof. It's take the whole thing off. I understand.

11 Do we have a motion?

12 MR. QUILES: I make the motion.

13 MR. GEISLER: I understand, I understand.

14 MR. GIACOMARRO: Second.

15 MS. RIBAUDO: Yes.

16 MS. SUSINO: Yes.

17 MR. GIACOMARRO: Yes.

18 MR. QUILES: Yes.

19 MR. PUZIO: Yes.

20 CHAIRPERSON BARCKETT: Yes.

21 MR. GEISLER: Do we have any Commissioner
22 comments?

23 MS. RIBAUDO: Yes. I want to thank Bobby
24 again and the guys, great job on that ice and snow.
25 And I'm sitting here looking at the absentees and how

1 many days they got. You guys are never out. Good
2 crew.

3 MR. GEISLER: They're never out. That's very
4 true. Nobody --

5 MS. RIBAUDO: They're always here.

6 MR. GEISLER: Nobody abuses their time.

7 MS. RIBAUDO: No, they do not. Good crew.
8 Thank you again, Bobby. The next day, I open my door,
9 it didn't look like it snowed on Spring Garden Lane.
10 That's how great it was.

11 MR. GEISLER: They do a wonderful job.

12 MS. RIBAUDO: They do. I think I called you.

13 MR. GEISLER: You did.

14 Any public comment?

15 Motion to adjourn?

16 MS. RIBAUDO: I'll make the motion.

17 MS. SUSINO: I'll second it.

18 MS. RIBAUDO: Yes.

19 MS. SUSINO: Yes.

20 MR. GIACOMARRO: Yes.

21 MR. QUILES: Yes.

22 MR. PUZIO: Yes.

23 CHAIRPERSON BARCKETT: Yes.

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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
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Certified Court Reporter

Date: -----