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

Monday, March 16, 2020  
Commencing at 6:15 p.m.

COMMISSIONERS PRESENT:

- MARIE BARCKETT, CHAIRPERSON
- EDWARD J. DABAL
- 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

March 16, 2020

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 to open the regular  
7 meeting. March 16, 2020.

8 MR. DABAL: Here.

9 MS. RIBAUDO: Here.

10 MS. SUSINO: Here.

11 MR. QUILES: Here.

12 MR. PUZIO: Here.

13 CHAIRPERSON BARCKETT: Here.

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

16 MR. GEISLER: Approval of the minutes from  
17 the transcript of the caucus and regular meeting held  
18 on February 24, 2020, and the caucus meeting of  
19 January 27, 2020.

20 MR. DABAL: Make the motion.

21 MR. PUZIO: I'll second it.

22 MR. DABAL: Yes.

23 MS. RIBAUDO: Yes.

24 MS. SUSINO: Abstain.

25 MR. QUILES: Abstain.

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1 MR. PUZIO: Yes.

2 CHAIRPERSON BARCKETT: Yes.

3 MR. GEISLER: Bills for payment. Bills for  
4 payment for a total amount of \$173,922.11.

5 Is there a motion?

6 MS. RIBAUDO: I'll make a motion.

7 MR. PUZIO: I'll second it.

8 MR. DABAL: I abstain on check number 1097,  
9 1102, 1106. Yes on the rest.

10 MS. RIBAUDO: Yes.

11 MS. SUSINO: Yes.

12 MR. QUILES: Abstain.

13 MR. PUZIO: Yes.

14 CHAIRPERSON BARCKETT: Yes.

15 MR. GEISLER: Communications, we have none.

16 Unfinished business -- new business. Adopt  
17 the budget. Everybody has that?

18 CHAIRPERSON BARCKETT: I have a question.

19 Are we supposed to fill in some amounts on this thing?

20 It says to fill in the amounts.

21 MS. FIORE: No, he put in the amount in  
22 there. That's just like a --

23 MR. GEISLER: Total revenue, if any.

24 Accumulative, if any. 845,000. Capital

25 appropriations -- I think the capital is going to be

1 far larger than 845.

2 MR. QUILES: Far larger than the 845?

3 MR. GEISLER: Yes.

4 MR. QUILES: You understand what I'm saying  
5 about this?

6 MR. GEISLER: Yes.

7 MR. QUILES: I don't see -- to Ms. Barckett's  
8 point, there's nothing inside the --

9 MR. GEISLER: No, but he wrote it here.  
10 Deficit and unrestricted --

11 MR. QUILES: Are you expecting any moneys  
12 that are going to be coming in? You're stating that  
13 you think it might be larger.

14 MR. GEISLER: Yes. It might be.

15 MR. QUILES: So you're expecting other  
16 moneys?

17 MR. GEISLER: No. The capital may be larger.

18 MR. QUILES: Yes, from 845.

19 MR. GEISLER: Yes. More like a million one.

20 MR. QUILES: So that's what you think is  
21 going to be coming in?

22 MR. GEISLER: I believe so.

23 MR. QUILES: A million one.

24 MR. GEISLER: I don't know, but that's what  
25 they're saying.

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1 MR. DABAL: It's projected.  
2 Yes.  
3 MS. RIBAUDO: Yes.  
4 MS. SUSINO: Yes.  
5 MR. QUILES: Yes.  
6 MR. PUZIO: Yes.  
7 CHAIRPERSON BARCKETT: Yes.  
8 MR. GEISLER: Approving the Capital Fund  
9 Program. Annual Statement of Five-Year Action.  
10 Do we have -- does anybody want to make a  
11 motion?  
12 MR. PUZIO: I'll make it.  
13 MR. DABAL: I'll second.  
14 Yes.  
15 MS. RIBAUDO: Yes.  
16 MS. SUSINO: Yes.  
17 MR. QUILES: Yes.  
18 MR. PUZIO: Yes.  
19 CHAIRPERSON BARCKETT: Yes.  
20 MR. GEISLER: Hiring of the fee accountant.  
21 At a cost of 36,000. Bill Katchen.  
22 MR. QUILES: Yes.  
23 MR. GEISLER: Who wants to make the motion?  
24 MR. QUILES: I'll make the motion.  
25 MR. DABAL: I'll second.

1 Yes.

2 MS. RIBAUDO: Yes.

3 MS. SUSINO: Yes.

4 MR. QUILES: Yes.

5 MR. PUZIO: Yes.

6 CHAIRPERSON BARCKETT: Yes.

7 MR. GEISLER: Appointment of the attorney for  
8 the housing authority.

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

10 MR. GEISLER: Ribauda. Anybody second?

11 MR. QUILES: I'll make the second. I'll  
12 suggest the second.

13 MR. DABAL: Yes.

14 MS. RIBAUDO: Yes.

15 MS. SUSINO: Yes.

16 MR. QUILES: Yes.

17 MR. PUZIO: Yes.

18 CHAIRPERSON BARCKETT: Yes.

19 MR. GEISLER: IPA auditor, Polcari and Sons.  
20 Anybody want to make a motion?

21 MR. QUILES: I'll make the motion.

22 MR. DABAL: Second.  
23 Yes.

24 MS. RIBAUDO: Yes.

25 MS. SUSINO: Yes.

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1 MR. QUILES: Yes.

2 MR. PUZIO: Yes.

3 CHAIRPERSON BARCKETT: Yes.

4 MR. GEISLER: Carpentry masonry contract.

5 Allen Construction. Anybody make a motion?

6 MR. PUZIO: I'll make it.

7 MR. QUILES: Second.

8 MR. DABAL: Abstain.

9 MS. RIBAUDO: Yes.

10 MS. SUSINO: Yes.

11 MR. QUILES: Yes.

12 MR. PUZIO: Yes.

13 CHAIRPERSON BARCKETT: Yes.

14 MR. GEISLER: Flooring contract. It's going

15 to be JLA Floor. Do we have a motion?

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

17 MR. DABAL: Second.

18 MR. GEISLER: We don't say much about him,

19 but he does a hell of a job.

20 MS. RIBAUDO: He does good work, and he's

21 here right away.

22 MR. DABAL: Yes.

23 MS. RIBAUDO: Yes.

24 MS. SUSINO: Yes.

25 MR. QUILES: Yes.

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1 MR. PUZIO: Yes.

2 CHAIRPERSON BARCKETT: Yes.

3 MR. GEISLER: Plumbing maintenance contract.

4 Genti Plumbing.

5 MR. QUILES: I'll make the motion.

6 MS. SUSINO: I'll second it.

7 MR. DABAL: Yes.

8 MS. RIBAUDO: Yes.

9 MS. SUSINO: Yes.

10 MR. QUILES: Yes.

11 MR. PUZIO: Yes.

12 CHAIRPERSON BARCKETT: Yes.

13 MR. GEISLER: Now, who wants to -- you want  
14 to sign this one for the wage increase? The two of you  
15 here?

16 MR. QUILES: Ms. Ribaudó --

17 MS. RIBAUDO: I need a pen, please.

18 (Signed by Commissioners Ribaudó and Quiles.)

19 MR. GEISLER: Hiring of maintenance worker,  
20 Shkelquim Guza, a/k/a Jimmy.

21 MR. DABAL: I'll make it.

22 MR. PUZIO: Second it.

23 MR. DABAL: Yes.

24 MS. SUSINO: Yes.

25 MS. RIBAUDO: Yes.



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1 MR. QUILES: Yes.

2 MR. PUZIO: Yes.

3 CHAIRPERSON BARCKETT: Yes.

4 MR. GEISLER: And hiring maintenance. Bo

5 Liu. Anybody want to make the motion?

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

7 MR. GEISLER: Anybody second?

8 MR. QUILES: I'll second it.

9 MS. FIORE: You have to vote on that.

10 MR. GEISLER: I forgot that. Okay.

11 MR. DABAL: Yes.

12 MS. RIBAUDO: Yes.

13 MS. SUSINO: Yes.

14 MR. QUILES: Yes.

15 MR. PUZIO: Yes.

16 CHAIRPERSON BARCKETT: Yes.

17 MR. DABAL: Yes.

18 MS. RIBAUDO: Yes.

19 MS. SUSINO: Yes.

20 MR. QUILES: Yes.

21 MR. PUZIO: Yes.

22 CHAIRPERSON BARCKETT: Yes.

23 MR. GEISLER: Do we have a motion to close?

24 Wait a minute. Any public comment?

25 Any commissioner comment?

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1           MR. QUILES: Listen, we all know what's going  
2 on with this Coronavirus. We all have to be aware of  
3 the strains it's going to put on the housing authority.  
4 Not only on the authority -- on our staff, I should  
5 say. And I commend them all in doing a great job,  
6 based on what we've heard from our executive director.

7           I encourage you that if you do need help,  
8 bring it to him. We're going to be working extra  
9 hours. We know that. You have my support, and I  
10 believe you have the support of the rest of the  
11 commissioners. Let's just stay proactive. Let's lead  
12 and let's do the best we can with what we have.

13           Thank you.

14           MR. GEISLER: Again, I'd like to just send  
15 out my condolences to Mark Faduli, who lost his wife  
16 tragically. I know everybody wants to -- everybody's  
17 grieving for him. And let's hope everything works out  
18 all right for him.

19           Motion to close?

20           MR. DABAL: I'll make it.

21           MS. RIBAUDO: I'll second.

22           MR. DABAL: Yes.

23           MS. RIBAUDO: Yes.

24           MS. SUSINO: Yes.

25           MR. QUILES: Yes.

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MR. PUZIO: Yes.

CHAIRPERSON BARCKETT: Yes.

