

1 THE HOUSING AUTHORITY
2 OF THE CITY OF GARFIELD
3 BERGEN COUNTY, NEW JERSEY

4 Monday, April 19, 2021
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 ROSEMARIE RIBAUDO, CHAIRPERSON

8 EDWARD PUZIO, VICE CHAIRPERSON

9 MARIE BARCKETT

10 EDWARD J. DABAL

11 EVERETT GARNTO

12 NOEL QUILES

13
14 ALSO PRESENT:

15
16 MARTIN P. GEISLER, ESQ.
17 EXECUTIVE DIRECTOR

18 MICHAEL P. DE MARCO, ESQ.
19 HOUSING AUTHORITY ATTORNEY

20 MARGARET A. FIORE
21 OFFICE MANAGER

22 MARY MC KAY
23 Certified Realtime Court Reporter
24 Registered Professional Reporter
25 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: Roll call for the regular
7 meeting held on April 19th, 2021.

8 MR. DABAL: Here.

9 MS. BARCKETT: Absent.

10 MR. GARNTTO: Here.

11 MR. QUILES: Yes.

12 MR. PUZIO: Here.

13 CHAIRPERSON RIBAUDO: Here.

14 MR. GEISLER: Do we have a motion to approve
15 the minutes from the transcript of the caucus and
16 regular meeting held on March 15th, 2021?

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

18 MR. GEISLER: You know what, we forgot the
19 flag salute.

20 (All rise for the recitation of the Pledge of
21 Allegiance.)

22 MR. DABAL: Yes.

23 MR. GARNTTO: Yes.

24 MR. QUILES: Yes.

25 MR. PUZIO: Yes.

1 CHAIRPERSON RIBAUDO: Yes.

2 MR. GEISLER: Bills for payment, April 19th,
3 2021, for a total amount of \$141,945.93. Do we have a
4 motion?

5 CHAIRPERSON RIBAUDO: I'll make the motion.

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

7 I abstain on check number 1045, 1051, 1052.
8 Yes on the rest.

9 MR. GARNTTO: Yes.

10 MR. QUILES: Yes.

11 MR. PUZIO: Yes.

12 CHAIRPERSON RIBAUDO: Yes.

13 MR. GEISLER: Resolution 2021-06. Bad debt
14 Write-Off.

15 MR. GARNTTO: I'll make a motion.

16 (The Reporter interrupts.)

17 MR. GEISLER: Resolution 2021-06. Bad debt
18 Write-Off. For total amount of \$6,629.24.

19 MR. DABAL: I'll make the motion. Dabal.
20 Yes.

21 MR. GARNTTO: Yes.

22 MR. QUILES: Yes.

23 MR. PUZIO: Yes.

24 CHAIRPERSON RIBAUDO: How many of these
25 people are deceased that we're doing without the money

1 and how many just moved out, I would like to know?

2 MR. GEISLER: One is deceased. Three total,
3 I think. It's three total. The other two will be
4 presented to Mr. DeMarco.

5 CHAIRPERSON RIBAUDO: Okay.

6 MR. GARNTO: And the total was --

7 CHAIRPERSON RIBAUDO: It's a lot lower than
8 usual too, yes. I vote yes.

9 MR. GARNTO: Okay. Never mind.

10 MR. GEISLER: Go ahead, Mr. Garnto.

11 MR. GARNTO: It was 6,600 what?

12 MR. GEISLER: \$29.24.

13 MR. GARNTO: Thank you, Marty. Mr. Geisler.

14 MR. GEISLER: Resolution 2021-07. Hiring of
15 Fee Accountant. 36,000 paid in monthly installments of
16 3,000. Do we have a motion?

17 MR. QUILES: I make the motion, Marty.
18 Quiles.

19 MR. DABAL: I'll second. Dabal.
20 Yes.

21 MR. GARNTO: Yes.

22 MR. QUILES: Yes.

23 MR. PUZIO: Yes.

24 CHAIRPERSON RIBAUDO: Yes.

25 MR. GEISLER: Then we have the appointment of

1 the attorney to the Garfield Housing Authority for
2 36,000 paid in monthly installments of 3,000. Do we
3 have a motion?

4 CHAIRPERSON RIBAUDO: I make the motion. I
5 make the motion.

6 MR. GEISLER: Somebody second it?

7 MR. GARNTO: I'll second it.

8 MR. DABAL: Yes.

9 MR. GARNTO: Yes.

10 MR. QUILES: Yes.

11 MR. PUZIO: Yes.

12 CHAIRPERSON RIBAUDO: Absolutely yes.

13 MR. DE MARCO: Thank you very much, everyone.

14 MR. GEISLER: 2021-09. The proposals to
15 Polcari and Company, for a total of \$9,620.

16 CHAIRPERSON RIBAUDO: I'll make the motion.

17 MS. BARCKETT: Hello. I'm sorry I'm late,
18 but I'm here.

19 MR. GEISLER: Hiring of the IPA auditor.
20 It's been awarded to Mr. Polcari and Company. The one
21 we had the last couple of years.

22 MS. BARCKETT: Right.

23 MR. GEISLER: Do we have a motion?

24 CHAIRPERSON RIBAUDO: I'll make the motion.

25 MR. DABAL: I'll second it. Dabal.

1 Yes.

2 MS. BARCKETT: Yes.

3 MR. GARNTO: Yes.

4 MR. QUILES: Yes.

5 MR. PUZIO: Yes.

6 CHAIRPERSON RIBAUDO: Yes.

7 MR. GEISLER: We have Resolution 2021-10.

8 Carpentry and Maintenance.

9 MR. PUZIO: Puzio will make the motion.

10 MR. GEISLER: Hourly rate of 44.94; Saturday,
11 68; Sunday and holidays, 91.88.

12 CHAIRPERSON RIBAUDO: I second the motion.

13 MR. GEISLER: Do we have a motion?

14 CHAIRPERSON RIBAUDO: Mr. Puzio made the
15 motion. I'll second the motion.

16 MR. DABAL: I abstain.

17 MS. BARCKETT: Yes.

18 MR. GARNTO: Yes.

19 MR. QUILES: Yes.

20 MR. PUZIO: Yes.

21 CHAIRPERSON RIBAUDO: Yes.

22 MR. GEISLER: Kennedy Flooring contract,
23 2021-11. \$15 for labor; \$1.94 a square foot for sheet
24 flooring; and 11.99 a square yard for carpeting.

25 MR. GARNTO: Garnto will make the motion.

1 CHAIRPERSON RIBAUDO: I'll second.
2 MR. DABAL: Yes.
3 MS. BARCKETT: Yes.
4 MR. GARNT0: Yes, sir. Yes.
5 MR. QUILES: Yes.
6 MR. PUZIO: Yes.
7 CHAIRPERSON RIBAUDO: Yes.
8 MR. GEISLER: We have 2021-12, Plumbing
9 Contract at an hourly rate of 51.41 an hour.
10 MR. GARNT0: I'll make the motion.
11 MS. BARCKETT: I'll second it.
12 MR. DABAL: Yes.
13 MS. BARCKETT: Yes.
14 MR. GARNT0: Yes.
15 MR. QUILES: Yes.
16 MR. PUZIO: Yes.
17 CHAIRPERSON RIBAUDO: Yes.
18 MR. GEISLER: Do we have any commissioner
19 comments?
20 CHAIRPERSON RIBAUDO: No. I could see the
21 guys are cutting grass already and sprucing up for the
22 summer. So that makes me happy. And I know they're
23 very busy all along. We've got the best men. I tell
24 you that all the time. They're out here cutting grass
25 early in the morning now. Getting ready for the

1 springtime.

2 MR. GEISLER: Hopefully we'll be able to open
3 up. I'll inquire about that meeting too, Mr. Garnto.
4 We'll figure that out.

5 Any public comment?

6 Do we have a motion to close?

7 MR. GARNTO: Motion by Garnto.

8 MR. GEISLER: Who seconded, Mr. Puzio?

9 MR. PUZIO: Yes.

10 MR. DABAL: Yes.

11 MS. BARCKETT: Yes.

12 MR. GARNTO: Yes.

13 MR. QUILES: Yes.

14 MR. PUZIO: Yes.

15 CHAIRPERSON RIBAUDO: Yes.

16 (Concluded at 6:24 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.

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

Date: May 2, 2021