

## MINUTES

NOVEMBER 30, 2011

The meeting was opened and those present and absent were recorded as follows: PRESENT: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez, Executive Director, Virgilio Cabello, CFO, Pedro Gonzalez, Director of Housing Operations, Patricia Caputo, Deputy Director of Operations, Waldo Morin and Libero D. Marotta, Housing Authority Attorney. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

A motion was made by Commissioner Margarita Gutierrez to accept the minutes from October 27, 2011 Board meeting, the motion was seconded by Commissioner Teresa Ferrer, and upon roll call the ayes and nays were recorded as follows: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: None. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

A motion was made by Commissioner Teresa Ferrer to approve payment of Bills for the month of November 2011, it was seconded by Commissioner Margarita Gutierrez and upon roll call the ayes and nays were recorded as follows: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: Chairperson Martin T. Martinetti abstained from voting for Section 8 payments to Tony Hector and Kirby Lane. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

A motion was made by Commissioner Margarita Gutierrez to adopt Resolution #2011-16: To Terminate Janitorial Contract for Janitorial Services with Maverick Building Services, the motion was seconded by Commissioner Teresa Ferrer, and upon roll call the ayes and nays were recorded as follows: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: None. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

Union City Housing Attorney Libero Marotta, convinced Maverick Building Services, to allow the Union City Housing Authority to terminate their services for failure to perform in accordance with the specifications for Ground and Building Janitorial Services, as of November 30, 2011. Maverick Building Services has agreed not to submit when we rebid for janitorial services.

A motion was made by Commissioner Teresa Ferrer to give approval for Chuck's Professional Cleaning, Inc., 109 Washington Avenue, Belleville, NJ, 07109, to begin janitorial services from December 1, 2011 to January 1, 2012, so the Union City Housing Authority will not be without janitorial services for that period. The motion was seconded by Commissioner Margarita Gutierrez and upon roll call the ayes and ayes were recorded as follows: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: None.

ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

A motion was made by Commissioner Edwin Marinez to Award Proposal for Legal Services to Libero D. Marotta, 115 River Road, Bldg.#3, Edgewater, NJ 07020, who was the lowest and only bidder, for an amount not to exceed \$ 42,000.00 annually, \$165.00 per hour for extra services and \$150.00 per hour for eviction services, with written approval from Selection Committee. The motion was seconded by Commissioner Margarita Gutierrez and upon roll call the ayes and nays were recorded as follows: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: None. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

Libero Marotta, Housing Authority Attorney, addressed the Board with the following report:

When Mr. Marotta reviewed the Bid for Exterminating Services he recommend that the Board exercise it's right to reject all bids and readvertise. The reason for this was to change the wording in the specifications to set forth the approximate number of visits for bed bug inspection and bed bug treatment so that a bidder may have a foundation for its quote for bed bug inspection and treatment. Mr. Marotta will review the language for the specifications with the HA.

Virgule Cable, Executive Director, gave the following report:

The Union City Housing Authority is a recipient of the Low Loss Ratio Award for the 2007-2009 HARRG (Housing Authority Risk Retention Group), policy years. The award is based upon 3 years of premium and loss data. Only members with an average ratio below 50% are recognized. Our efforts at risk management are producing positive results. The total award amount to the Union City Housing Authority adds up to \$14,124.33.

Mr. Cabello also told the Board that our budget keeps getting cut from HUD. The security guards cost the Housing Authority a tremendous amount of money for just being present at their assigned locations. They don't deter crime and have not been reporting any wrong doings in the buildings. The Director commented that the guards when they are here don't do much work and

some have been suspended for not showing up. Chairperson Martinetti commented that if the guards don't perform their duty they should be fired and new guards hired. The Director responded that it was a good idea, however, that does not address the underlying problem which is lack of funds to pay for security guards. The guards in the senior building are basically doormen, which is not necessary for that location because the doors are locked and visitors must be buzzed in by residents. We desperately need the funds that are used up by the guards to keep the Authority's head afloat financially.

Mr. Marotta reported to the Board that most of the delinquent tenants have been paying their rent when they receive their notices.

The meeting was opened to the public, no one had anything therefore a motion was made by Chairperson Martin T. Martinetti to close the meeting, the motion was seconded by Commissioner Margarita Gutierrez and upon roll call the ayes and nays were recorded as follow: AYES: Chairperson Martin T. Martinetti, Commissioner Teresa Ferrer, Commissioner Margarita Gutierrez and Commissioner Edwin Marinez. NAYS: None. ABSTAIN: None. ABSENT: Commissioner Delsa T. DeMartinez, Commissioner Pricilla Arroyo and Commissioner Dennis E. Gonzalez.

Virgilio Cabello, Executive Director