

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

October 30, 2014
Commencing at 5:05 p.m.

M E M B E R S P R E S E N T:

TERESA CORNELIO, COMMISSIONER
DELSA T. DeMARTINEZ, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

M E M B E R S A B S E N T:

EDWIN MARINEZ, COMMISSIONER

A L S O P R E S E N T:

VIRGILIO CABELLO, EXECUTIVE DIRECTOR/BOARD SECRETARY
JULIO C. MOREJON, ESQ., COUNSEL
RAFAEL NATERA, CHIEF FINANCIAL OFFICER
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

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1 MS. DILLON: On the record.

2

3 (Whereupon, the Pledge of Allegiance was
4 said.)

5

6 MR. CABELLO: Thank you very much.

7

8 **ROLL CALL:**

9

10 MR. CABELLO: All right, roll call.

11 Chairperson Martinetti?

12 CHAIRPERSON MARTINETTI: Here.

13 MR. CABELLO: Vice Chairperson Gutierrez?

14 COMMISSIONER GUTIERREZ: Yes. Here.

15 MR. CABELLO: Commissioner DeMartinez?

16 COMMISSIONER DeMARTINEZ: Yes.

17 MR. CABELLO: Cornelio?

18 COMMISSIONER CORNELIO: Yes.

19 MR. CABELLO: Edwin Marinez?

20 Absent.

21 Dennis Gonzalez?

22 COMMISSIONER GONZALEZ: Here.

23 MR. CABELLO: Present.

24 Commissioner Dottie Jetter?

25 COMMISSIONER JETTER: Here.

1 MR. CABELLO: Present.

2 Okay. Thank you.

3

4 **APPROVAL OF MINUTES - REGULAR BOARD MEETING**

5 **MINUTES OF 9-25-14; and EXECUTIVE SESSION MEETING**

6 **MINUTES OF 9-25-14:**

7

8 MR. CABELLO: Okay, let's follow the
9 agenda.

10 The Approval of the Minutes from the
11 previous meeting, which we had two.

12 The Executive Session, as well as the Open
13 Session.

14 COMMISSIONER GONZALEZ: I move approval on
15 both.

16 MR. CABELLO: Okay, moved by --

17 COMMISSIONER GUTIERREZ: I second.

18 MR. CABELLO: -- Dennis Gonzalez.

19 Second by Margarita.

20 Roll call.

21 Chairperson Martinetti?

22 CHAIRPERSON MARTINETTI: Yes.

23 MR. CABELLO: Vice Chairperson Gutierrez?

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. CABELLO: Commissioner DeMartinez?

1 COMMISSIONER DeMARTINEZ: Yes.

2 MR. CABELLO: Cornelio?

3 COMMISSIONER CORNELIO: Yes.

4 MR. CABELLO: Edwin Marinez?

5 Absent.

6 Dennis Gonzalez?

7 COMMISSIONER GONZALEZ: Yes.

8 MR. CABELLO: And Dorothy Jetter?

9 COMMISSIONER JETTER: Yes.

10 MR. CABELLO: Yes.

11

12 **APPROVAL OF PAYMENT OF BILLS:**

13

14 MR. CABELLO: Next one is the Approval of
15 Payments from the previous month.

16 Okay.

17 A motion?

18 COMMISSIONER GUTIERREZ: Moved.

19 MR. CABELLO: By Gutierrez.

20 Second by Cornelio.

21 Roll call please.

22 Chairperson Martinetti?

23 CHAIRPERSON MARTINETTI: Yes; abstention on
24 Miguel Hector.

25 MR. CABELLO: Your regular. Right.

1 CHAIRPERSON MARTINETTI: Right, my regular.

2 MR. CABELLO: Your standard.

3 Vice Chairperson Gutierrez?

4 COMMISSIONER GUTIERREZ: Yes.

5 MR. CABELLO: Commissioner DeMartinez?

6 COMMISSIONER DeMARTINEZ: Yes.

7 MR. CABELLO: Cornelio?

8 COMMISSIONER CORNELIO: Yes.

9 MR. CABELLO: Edwin Marinez?

10 Absent.

11 Dennis Gonzalez?

12 COMMISSIONER GONZALEZ: Yes.

13 MR. CABELLO: And Dorothy Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. CABELLO: Yes.

16

17 **BOARD RESOLUTION # 2014-07 - LOCAL AUTHORITIES -**

18 **ACCOUNTING AND AUDITING:**

19

20 MR. CABELLO: Board Resolution 2014-07.

21 This has to do with the audit that is sent

22 to the State. They require now that --

23 MR. NATERA: No, the budget.

24 MR. CABELLO: I'm sorry. The budget.

25 That -- they require now for the Board to

1 review, not only the budget but the audit.

2 That's all included there.

3 They had questioned that we did not submit
4 the budgets to the State from the year 2013 and
5 '14.

6 And as you can see on page 4 they did
7 receive the one for 2013 on July 2nd. They have
8 the stamp from the State; so it was all received
9 there, as well as the budget and the audit.
10 Which we also went on the meeting of May 29th --
11 we had covered the audits; they said they never
12 received that either. So it was all submitted to
13 them.

14 So from now on they require for all the
15 Boards in New Jersey to have this Resolution
16 regarding the audit submissions to the State, as
17 well as --

18 And this is what this Resolution is for.

19 Yes, Dottie?

20 COMMISSIONER JETTER: No, I'm --

21 MR. CABELLO: Oh, okay.

22 CHAIRPERSON MARTINETTI: Did we resolve
23 those issues? That letter that we received --

24 MR. CABELLO: Well, --

25 CHAIRPERSON MARTINETTI: -- was

1 outstanding.

2 MR. CABELLO: I have that on the Director's
3 Report.

4 CHAIRPERSON MARTINETTI: Okay.

5 MR. CABELLO: That's for HUD.

6 CHAIRPERSON MARTINETTI: Sure.

7 MR. CABELLO: This is for the State.

8 CHAIRPERSON MARTINETTI: Yeah.

9 MR. CABELLO: The question that they did
10 not receive the two year budgets and, you know,
11 and the issue with the audit done and needed the
12 Board Resolution. And the Resolution has to be
13 signed by the Secretary, which in this case is
14 me.

15 And also they want a affidavit that --
16 again that the audit was reviewed by the Board,
17 which I have here and that's the one everyone has
18 to sign.

19 So I need a motion on the Resolution
20 please.

21 COMMISSIONER GUTIERREZ: I make a motion.

22 MR. CABELLO: Motion made by DeMartinez.

23 And second by Gutierrez.

24 Roll call.

25 Chairperson Martinetti?

1 CHAIRPERSON MARTINETTI: Yes.

2 MR. CABELLO: Vice Chairperson Gutierrez?

3 COMMISSIONER GUTIERREZ: Yes.

4 MR. CABELLO: Commissioner DeMartinez?

5 COMMISSIONER DeMARTINEZ: Yes.

6 MR. CABELLO: Commissioner Cornelio?

7 COMMISSIONER CORNELIO: Yes.

8 MR. CABELLO: Edwin Marinez; absent.

9 Dorothy Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. CABELLO: Okay, thank you very much.

12 And Commissioner Gonzalez?

13 COMMISSIONER GONZALEZ: Gonzalez. Right.

14 MR. CABELLO: Sorry.

15 COMMISSIONER GONZALEZ: Yes.

16 MR. CABELLO: Okay. Sorry. I didn't mean
17 to ignore you.

18 CHAIRPERSON MARTINETTI: Can I just comment
19 on one thing?

20 With the utilities, I see total utilities,
21 1.4 million. Could we continue to explore gas
22 conversions?

23 MR. CABELLO: Yeah, we're doing that. As a
24 matter of fact, for the next year's -- that was
25 part of the meeting --

1 CHAIRPERSON MARTINETTI: Right.

2 MR. CABELLO: -- for the next meeting.

3 CHAIRPERSON MARTINETTI: So, oil is
4 depressed --

5 MR. CABELLO: We're going to --

6 CHAIRPERSON MARTINETTI: -- right now, any
7 minute, any world event could trigger it to
8 skyrocket.

9 MR. CABELLO: Right.

10 Yeah, especially what's going on with the
11 ISIS.

12 Yeah, we're planning -- at the downtown
13 building. That's the one that we, you know,
14 converted that all to gas. So that will be done
15 on that one.

16 CHAIRPERSON MARTINETTI: And any help the
17 City could give you with the --

18 MR. CABELLO: Thank you.

19 CHAIRPERSON MARTINETTI: -- PSE&G let us
20 know.

21 MR. CABELLO: Yeah, that'd be great. Okay.

22

23 **ACCOUNT'S RECEIVABLES/DELINQUENT RENTS:**

24

25 MR. CABELLO: Now, we're going to the

1 delinquent accounts.

2 We only had one for this month; however, on
3 last Tuesday, 10/28, the person paid.

4 So this is the first time in I don't know
5 how many years that everyone is all paid up for.

6 So, --

7 COMMISSIONER GUTIERREZ: Um-hum.

8 MR. CABELLO: -- I think our attorney's
9 doing a good job.

10 Even though he's been accused of being
11 racist and other things, because he throws people
12 out of Housing -- which I can get that he's the
13 attorney for the Authority, so he's got to do his
14 job.

15 He's doing a good job. He's to be
16 commended.

17

18 **EXECUTIVE DIRECTOR'S REPORT:**

19

20 MR. CABELLO: Okay and now finally the
21 Executive Director Report, which addresses your
22 questions, Chairman.

23 I'm sorry; they want to know about our
24 financial position. And here's our response.

25 And we're anticipating for the year 2014,

1 we're going to show an anticipated savings of
2 half-a-million dollars, \$576,000.00. That's with
3 the different arrangements that Raf has done.

4 You want to go over that, Raf?

5 MR. NATERA: We have gone through the whole
6 -- all the indicators and elements that the HUD
7 have presented to us to work on. We were working
8 on that -- on that already.

9 I want you -- I want the Board to
10 understand that our financial position doubled
11 from the first time that we had a Board meeting
12 where we talk about the security guards, not
13 having fund for this, not having fund for that;
14 and it was a disaster back in the year 2011.

15 I was --

16 MR. CABELLO: Due to HUD cuts.

17 MR. NATERA: Due to -- yeah, that was the
18 only impact that we have. It was financial,
19 strictly.

20 We, basically, doubled our score -- more
21 than doubled the score. We were totally out of
22 substandard. We were doing great.

23 Unfortunately, in every single answer that
24 we emphasize to HUD we had to explain it was due
25 to audit comments. That was the only reason why

1 our escrow was --

2 MR. CABELLO: Yeah.

3 MR. NATERA: -- impacted. But other than
4 that, --

5 COMMISSIONER GONZALEZ: Due to what?

6 MR. NATERA: Audit comments.

7 MR. CABELLO: If you go to page 10 on that
8 Director Report, number 10 -- page 10, it gives
9 you the Public Housing Assessment and Score
10 Report from HUD.

11 MR. NATERA: There were two suggestions --

12 MR. CABELLO: There you go.

13 MR. NATERA: -- from the auditors that were
14 not relevant to the operation that we have here.
15 But unfortunately indicated on the report I think
16 it affected us.

17 But when it comes to the financial
18 position, -- and I believe the Executive Director
19 has indicated that -- we were above what is
20 requested by HUD to be out of substandard
21 financial status.

22 MR. CABELLO: Yeah.

23 MR. NATERA: And --

24 Yes?

25 MR. CABELLO: On page 10, financial score

1 details, it says FASS scores before deductions,
2 16.5.

3 HUD requires a 15 to be standard, so we
4 were, --

5 MR. NATERA: Right.

6 MR. CABELLO: -- you know, above the
7 standard practice.

8 And then they look at three points or the
9 three comments that the auditors made and, you
10 know, that's why they came down.

11 MR. NATERA: So, when it comes --

12 MR. CABELLO: So, --

13 MR. NATERA: So when it comes to what to do
14 to improve our financial position, we have done
15 everything and we accomplish it as well. We're
16 just going to continue to do that. And we
17 implemented a whole bunch of other strategic
18 operational stuff.

19 You know, for example, we getting new
20 phones again. We're bringing a new system to cut
21 the cost of the phone.

22 We're working on converting into gas. We
23 are contemplating that the oil's going to
24 skyrocket this winter.

25 CHAIRPERSON MARTINETTI: These guys do a

1 cooperative agreement with other --

2 MR. CABELLO: Yes, we have with the County.

3 CHAIRPERSON MARTINETTI: -- for the
4 purchasing of supplies --

5 MR. CABELLO: With --

6 CHAIRPERSON MARTINETTI: -- and everything?

7 MR. CABELLO: With the County. With the
8 County.

9 MR. NATERA: With the County, yes.

10 CHAIRPERSON MARTINETTI: Yeah.

11 MR. NATERA: Yes.

12 MR. CABELLO: Yeah.

13 CHAIRPERSON MARTINETTI: I remember we
14 implement--

15 MR. CABELLO: And it's working out well.

16 CHAIRPERSON MARTINETTI: I remember we
17 voted on that.

18 MR. CABELLO: Yeah, we're --

19 MR. NATERA: Right. Yeah.

20 MR. CABELLO: -- doing well with that,
21 yeah.

22 CHAIRPERSON MARTINETTI: It's going well?

23 MR. NATERA: Um-hum.

24 MR. CABELLO: Now if you go to page 18, is
25 the quarterly financial statement, which is one

1 of the comments that the auditors made, which
2 was -- by the way, was not required by HUD or the
3 State to do that and, you know, we kind of got
4 penalized for that.

5 As you can see, for the first quarter, was
6 for -- of year '15, which was from July 1st to
7 September 30th, all our -- the income and loss
8 statement at the bottom of it, you'll see we have
9 all positive balances.

10 MR. NATERA: If you look at the bottom
11 line, it's basically all positive.

12 When you look at the third indicator, you
13 know, the maintenance went up a little bit, okay,
14 and that was due to all the expenses for the REAC
15 inspection.

16 Waldo has been going crazy putting the
17 buildings -- getting to pass all the -- the
18 annual REAC inspections. So, there was a little
19 extra expenses there.

20 If you look at the --

21 Just pinpointing a few things there. If
22 you look at the subsidy, the second item on the
23 top, it was under \$14,000.00 -- 14,662 versus
24 what was budgeted.

25 That is because there are a whole bunch of

1 operation that take -- that take place during the
2 fiscal year.

3 So when you do it in 12 month, you'll see
4 the impact that it have. But in the first three
5 month of the year, you're not going to see that.

6 Just as well as the expenses on fuel. This
7 was summer time. So we haven't spent on any
8 money on fuel yet. Okay, therefore, you have a
9 surplus of \$84,000.00 there. Right?

10 MR. CABELLO: Yeah, which is starting for
11 the next quarter is definitely going to be, you
12 know, depleted.

13 MR. NATERA: Exactly.

14 So, -- and, basically, we will see more of
15 an impact in our budget in the next quarter and
16 we'll see it will combine the winter -- summer
17 and winter and then all the utilities and all the
18 revenues will be indicated on the following
19 report.

20 MR. CABELLO: Okay?

21 MR. NATERA: If you have any questions,
22 just --

23 CHAIRPERSON MARTINETTI: How about water-
24 saving devices, too, in the units? Conservation
25 devices?

1 MR. CABELLO: Okay, --

2 CHAIRPERSON MARTINETTI: Some of them are
3 like a dollar they cost --

4 MR. CABELLO: We did --

5 CHAIRPERSON MARTINETTI: -- and they save
6 you --

7 MR. CABELLO: No, we had a company, --

8 What was it called? Who did that Paco
9 (phonetic)? It was a company installing the
10 showers; they put like new showerheads, --

11 CHAIRPERSON MARTINETTI: Right.

12 MR. CABELLO: -- that had that kind --

13 Yeah, that was done.

14 And we also have a company, Greenlight.

15 Is that what it's called?

16 MR. NATERA: Oh, yeah. That's a new one
17 that just came in.

18 We're going to be taking advantage of that
19 on --

20 MR. MORIN: For the senior --

21 MR. CABELLO: For the senior building.

22 MR. NATERA: The senior building.

23 CHAIRPERSON MARTINETTI: They do all --

24 MR. CABELLO: And where's --

25 CHAIRPERSON MARTINETTI: -- the conversions

1 for the --

2 MR. CABELLO: Everything.

3 CHAIRPERSON MARTINETTI: -- lights. Right.

4 MR. CABELLO: And it's going to be a
5 savings there, estimate about \$28,000.00 a year.

6 CHAIRPERSON MARTINETTI: PSE&G will come
7 also, they help --

8 MR. CABELLO: No, that's part of --

9 CHAIRPERSON MARTINETTI: Yeah.

10 MR. CABELLO: -- them.

11 CHAIRPERSON MARTINETTI: That's theirs, --

12 MR. CABELLO: They work with --

13 CHAIRPERSON MARTINETTI: -- Greenlight?

14 MR. MORIN: Um-hum.

15 MR. CABELLO: -- PSE&G.

16 MR. NATERA: Well, actually, PSE&G, what
17 they're doing is, that PSE&G has an escrow
18 account.

19 MR. MORIN: Um-hum.

20 MR. NATERA: And I don't know much about
21 the structure but apparently the State is -- is
22 they're demanding PSE&G to release this money.
23 And companies, as Greenlight, are the one
24 accommodating the customers and consumers to take
25 advantage of that.

1 We're going to save that amount of money
2 but at no cost to us. Okay? The only thing that
3 we did was to give them access to the building so
4 they see exactly what we have. And from thereon
5 they were going to change a whole bunch of --

6 MR. CABELLO: The electric --

7 CHAIRPERSON MARTINETTI: Maybe we should
8 look into solar later on? Going into some solar.

9 MR. CABELLO: Yeah, we discussed that and
10 the issue was the roofs that we have, there was
11 an issue with the roofs -- because I want to do
12 it downtown.

13 CHAIRPERSON MARTINETTI: Right.

14 MR. CABELLO: I also thought about that.
15 Because we get a lot of wind here.

16 CHAIRPERSON MARTINETTI: Where?

17 MR. CABELLO: From the Meadowlands.

18 MR. NATERA: The windmills, which --

19 MR. CABELLO: The windmills, yeah.

20 And so that was something I was --

21 We had a company come in but --

22 What was the issue with the roofs?
23 Remember?

24 MR. MORIN: It just -- in the middle,
25 there's the elevator room, in the --

1 MR. CABELLO: Yeah, --

2 MR. MORIN: -- middle --

3 MR. CABELLO: -- I knew it was --

4 Yeah, they couldn't --

5 CHAIRPERSON MARTINETTI: There's --

6 MR. CABELLO: Yeah, --

7 CHAIRPERSON MARTINETTI: There's different

8 ways to set it up. Some you lease off them and

9 you get a zero energy bill.

10 MR. CABELLO: Right. That's what it was.

11 CHAIRPERSON MARTINETTI: Some you purchase

12 and you --

13 MR. CABELLO: Yeah.

14 CHAIRPERSON MARTINETTI: -- anything you

15 produce extra, you sell back to --

16 MR. CABELLO: You sell it.

17 CHAIRPERSON MARTINETTI: -- PSE&G and

18 they --

19 MR. CABELLO: But that's what it was.

20 CHAIRPERSON MARTINETTI: -- have to --

21 forced to buy them --

22 MR. CABELLO: Yeah, we looked at it.

23 CHAIRPERSON MARTINETTI: -- as credits.

24 MR. CABELLO: The problem was with the

25 layout of the roofs because the elevator shaft is

1 | in the middle so they couldn't do like around,
2 | you know?

3 | CHAIRPERSON MARTINETTI: I know the
4 | County's doing it all over the place.

5 | MR. CABELLO: Yeah.

6 | MR. NATERA: We have two companies; they
7 | came in and did the entire study. They came up
8 | with the same answer. It wasn't feasible to --

9 | MR. CABELLO: So, we'll visit it again.
10 | Maybe we could do something, you know, like there
11 | put it -- build it up and then, you know, above
12 | the towers. I thought about it.

13 | CHAIRPERSON MARTINETTI: You got flat
14 | roofs.

15 | MR. CABELLO: Yeah, here they're flat roof.

16 | CHAIRPERSON MARTINETTI: You should be able
17 | to do it.

18 | MR. CABELLO: But then the thing is in the
19 | middle -- the elevator tower.

20 | MR. MORIN: The elevator is huge. In the
21 | middle, right in the middle, was sitting square
22 | and it's just square right in the middle.

23 | MR. CABELLO: Okay.

24 | COMMISSIONER GONZALEZ: I have a related
25 | question.

1 So, --

2 MR. CABELLO: On which one, sir?

3 COMMISSIONER GONZALEZ: On water.

4 MR. CABELLO: The water? Okay.

5 COMMISSIONER GONZALEZ: At the last meeting
6 Rafael reported that -- and I don't know, I must
7 have been distracted, because I didn't realize it
8 until I read the minutes that the -- you reported
9 that there was obviously more consumption of
10 water due to the --

11 MR. CABELLO: Right.

12 COMMISSIONER GONZALEZ: -- sprinkler.

13 MR. CABELLO: Yes.

14 COMMISSIONER GONZALEZ: But what I want to
15 know is how much has that -- in terms of dollars?

16 I mean, obviously, you know, it would go
17 up, the consumption but --

18 MR. NATERA: Right.

19 COMMISSIONER GONZALEZ: -- but what does
20 that mean in terms of dollars?

21 MR. NATERA: As of this summer, and the
22 only charges that we have so far is the water.

23 I wanted to address this at -- when I had
24 the sewer charges as well. Okay? But --

25 MR. CABELLO: Yeah, we want to compare

1 both.

2 MR. NATERA: You have them both together.

3 But as of right now we have -- versus last
4 year, over the same period, we have about
5 \$11,000.00 more water than --

6 MR. CABELLO: For that period of time.

7 CHAIRPERSON MARTINETTI: You know if that
8 becomes much of an issue, we should put motion-
9 activated.

10 MR. CABELLO: We have one the people would
11 punch the --

12 Yeah, --

13 CHAIRPERSON MARTINETTI: No, motion-
14 activated like --

15 You ever go to --

16 MR. CABELLO: No, no, yeah, the --

17 CHAIRPERSON MARTINETTI: -- in these water
18 parks, --

19 MR. CABELLO: -- the thing for the
20 water, --

21 CHAIRPERSON MARTINETTI: -- you walk past
22 it, --

23 MR. CABELLO: Yeah.

24 CHAIRPERSON MARTINETTI: -- you get shot in
25 the face.

1 MR. CABELLO: Yeah we could do that.

2 Because we had the one that you press but that
3 got damaged.

4 CHAIRPERSON MARTINETTI: We could do a
5 motion-activated, --

6 MR. NATERA: It's tough for the kids --

7 CHAIRPERSON MARTINETTI: -- this way it's
8 in use --

9 COMMISSIONER GUTIERREZ: Yeah, when they
10 fall --

11 CHAIRPERSON MARTINETTI: -- when they're
12 there.

13 MR. CABELLO: Let me talk to Frank about
14 that. Yeah.

15 COMMISSIONER GONZALEZ: That's a good idea.
16 That's a good idea.

17 CHAIRPERSON MARTINETTI: It's cheap.
18 Motion sensors are very cheap. You could wire
19 them right in on a relay. It's not a --

20 MR. CABELLO: I'm going to put it here,
21 yeah, motion --

22 I didn't know they had that for the water.

23 CHAIRPERSON MARTINETTI: Oh, yeah.

24 MR. CABELLO: I know for lights.

25 CHAIRPERSON MARTINETTI: Yeah.

1 MR. NATERA: What we did have was the --

2 MR. CABELLO: Motion sensor.

3 MR. NATERA: -- the automatic on and off.

4 CHAIRPERSON MARTINETTI: Yeah, this way --

5 MR. NATERA: The timer activated --

6 CHAIRPERSON MARTINETTI: -- when nobody's
7 there they're off.

8 MR. NATERA: -- the timer.

9 CHAIRPERSON MARTINETTI: As soon as anybody
10 comes, --

11 MR. CABELLO: Oh, no, no, no, --

12 CHAIRPERSON MARTINETTI: -- they could
13 go --

14 MR. CABELLO: -- yeah, yeah.

15 CHAIRPERSON MARTINETTI: -- on automatic.

16 COMMISSIONER GUTIERREZ: Yeah. They go on.
17 Yeah.

18 CHAIRPERSON MARTINETTI: That will save you
19 all the water in the world.

20 MR. CABELLO: Yeah. Yeah, if it's not
21 being used, it's not being used.

22 Finally, you have there, we're doing,
23 conducting as part of the HUD review of the
24 financial, we're doing an Employee Efficiency and
25 Productivity Study.

1 I'm sure you folks looked at that.

2 This was done in the private sector and
3 we're always on the cutting edge. And, yeah,
4 this will give us a good indicator still the
5 performance and what's going on here and --

6 MR. MOREJON: Is that part of this report?

7 MR. CABELLO: Yeah, it's somewhere there.

8 Yeah.

9 So, --

10 You don't have it there?

11 Should be.

12 Okay, Board Resolutions, --

13 CHAIRPERSON MARTINETTI: How's the billing
14 been? Any discrepancies with the Sewer
15 Authority?

16 MR. CABELLO: Okay.

17 MR. NATERA: We haven't seen --

18 MR. CABELLO: Go to page 14. Page 14 on
19 the Director's Report. There it is.

20 Okay, basically what it is is an account.
21 We're going to do for a week -- on a normal week
22 for a whole month. And then we're going to
23 compare numbers and work out the things and see
24 what departments might need more assistance,
25 what's doing what. We might have to reassign

1 | people or, you know, more jobs; rather than, you
2 | know, cut back.

3 | And this is part of that improvement plan.

4 | Okay?

5 | Julio, you have anything to --

6 | MR. NATERA: I'm sorry, just to answer the
7 | Chairman.

8 | The first quarter that we just paid, there
9 | was no discrepancy -- not with the consumption;
10 | the consumption was fine.

11 | But the problem is when the water company
12 | made those adjustments -- in this quarter we had
13 | -- had some of them.

14 | So I'm expecting this time I fight with the
15 | Sewer Authority again coming in this next billing
16 | period.

17 | CHAIRPERSON MARTINETTI: Well, make sure
18 | you keep Julio --

19 | MR. NATERA: Huh?

20 | CHAIRPERSON MARTINETTI: -- abreast.

21 | MR. CABELLO: Yeah.

22 | MR. NATERA: Oh, yeah.

23 | MR. CABELLO: From the beginning.

24 | CHAIRPERSON MARTINETTI: Yeah. From the
25 | beginning.

1 MR. CABELLO: All right.

2

3 **REPORT OF COUNSEL:**

4

5 MR. CABELLO: Julio?

6 MR. MOREJON: Well, there's a report here,
7 Report of Counsel.

8 There's a copy of my letter to the
9 Associate General Counsel of HUD. It was just
10 reporting to them on the results of the trial
11 that we had; the results of the judgment and
12 trial regarding the North Hudson Sewer matter.

13 You'll also see attached a letter to the
14 General Counsel of the North Hudson Sewer
15 regarding certain documents that I've requested.

16 Now, pursuant to the Open Public Records
17 Act, those documents were requested as part of
18 also that research that I'm going to be doing.

19 You know we've been going back and forth.
20 If they don't come through with these documents,
21 I'm going to have to file a complaint under the
22 Public Records Act to get these documents.

23 I don't --

24 CHAIRPERSON MARTINETTI: Right. And
25 they're obligated to pay legal fees.

1 MR. MOREJON: Yeah.

2 CHAIRPERSON MARTINETTI: So, there will be
3 no expense --

4 MR. MOREJON: Right.

5 CHAIRPERSON MARTINETTI: -- to the
6 Authority.

7 MR. MOREJON: I don't believe that General
8 Counsel is intentionally withholding documents.
9 I just believe it's just the result of the lack
10 of organization of that Agency with respect to
11 the requesting for document, as we saw in the --
12 you know, during the trial.

13 So, I had -- I just had my law clerk do
14 some research regarding their responses and it
15 appears that they're not complying.

16 So I'm going to give them one more chance.
17 If they don't, then I'll have to file the OPRA --
18 OPRA complaint.

19 That's pretty much it.

20 MR. CABELLO: Okay.

21 MR. MOREJON: Just -- there's the --
22 there's an -- I don't know if you got the
23 paperwork. There's an appeal, you know, where we
24 were still in -- that's a Section 8 matter,
25 they're --

1 MR. CABELLO: Oh, yeah, yeah, okay.

2 MR. MOREJON: That's going on.

3 MR. CABELLO: Yeah, we got a couple of
4 Section 8 --

5 MR. MOREJON: You know, just general --

6 MR. CABELLO: -- tenants who fraud --

7 MR. MOREJON: Yeah.

8 MR. CABELLO: -- and now they --

9 MR. MOREJON: Yeah, we had a -- there was a
10 couple Section 8 hearings last year that resulted
11 in trials, that resulted in appeals, and I'm
12 involved in that.

13 Everything else is just --

14 MR. CABELLO: And it was plain fraud --
15 things that were fraud.

16 MR. MOREJON: Yeah.

17 Anyhow, you know, everything else that's
18 going on is your normal day-to-day stuff.

19 CHAIRPERSON MARTINETTI: I'm going to
20 initial.

21 MR. MOREJON: What's that?

22 CHAIRPERSON MARTINETTI: I'm going to
23 initial instead of sign.

24 Remember that big thing? Initial --

25 MR. CABELLO: Oh, I remember that.

1 CHAIRPERSON MARTINETTI: Want me to do
2 both? I'll do both.

3 MR. MOREJON: Oh, I see.

4 MR. CABELLO: That's for the affidavit for
5 this thing.

6 All right, anyone else?

7 Mr. Dennis, you okay? Fine?

8

9 **PUBLIC COMMENT:**

10

11 MR. CABELLO: All right, let's open it to
12 the public.

13 Take a look at that before we do anything.

14 Who was going to be the first person and --

15 CHAIRPERSON MARTINETTI: Could you just
16 give everybody a copy of that after it's signed?

17 MR. CABELLO: Oh, yeah, yeah, I'll make
18 copies.

19 CHAIRPERSON MARTINETTI: Of the affidavit.

20 MR. CABELLO: As a matter of fact I'll give
21 you a copy also of this thing signed by me, the
22 Resolution.

23 Okay, who wants to be first of the public?

24 Toni?

25 Ladies?

1 Anyone?

2 MR. NATERA: Did Toni get her --

3 MR. MOREJON: I'm sorry?

4 CHAIRPERSON MARTINETTI: It's open to the
5 public, --

6 MR. CABELLO: Yes, any --

7 CHAIRPERSON MARTINETTI: -- if you'd like
8 to comment.

9 Just state name and address for the record
10 please.

11 MS. BESHARA: Toni Beshara, 305 44th
12 Street, 2nd floor.

13 That's all?

14 Toni Beshara, 305 44th Street, 2nd floor.

15 (Whereupon, there was a pause in the
16 proceedings.)

17 MS. BESHARA: Okay?

18 MS. DILLON: Yes.

19 MS. BESHARA: I just had a question for the
20 Board regarding status on any notice or any
21 activity that would address my complaints or --

22 MR. CABELLO: Julio?

23 MR. MOREJON: I don't have any -- I don't
24 have a status report.

25 MS. BESHARA: Not a --

1 MR. CABELLO: Well, that -- we received
2 that from the other tenants.

3 MR. MOREJON: You want me to reference
4 this?

5 MR. CABELLO: Sure.

6 MR. MOREJON: Okay.

7 I don't have anything to report to the
8 Board nor to you, Miss Beshara. I do know your
9 attorney requested copies of minutes. We've had
10 some communication with him. I have a disc there
11 to send to him.

12 When I walked in now this evening I was
13 handed this petition signed by apparently
14 residents of the Veterans Housing complex over at
15 44th Street -- your neighbors.

16 You want me to read this on the record, Mr.
17 Cabello?

18 MR. CABELLO: Yes, please.

19 MR. MOREJON: Okay.

20 MR. CABELLO: Because that was officially
21 handled to Waldo.

22 MR. MOREJON: Okay.

23 It says here Petition to Union City Housing
24 Authority; petition summary and background.

25 We, the undersigned, have witnessed and

1 have --

2 Sorry.

3 -- have witnessed and have encountered Ms.
4 Toni Beshara's continuous harassment towards the
5 residing neighbors of the Veterans Housing of the
6 44th Street in Union City, New Jersey.

7 Action petition for:

8 We, the undersigned, urge the Union City
9 Housing Authority to take action and stop this.

10 And it's signed by individuals residing
11 therein.

12 Again, this was handed to me when I walked
13 in this evening.

14 CHAIRPERSON MARTINETTI: Are any of those
15 individuals who signed it here tonight?

16 MR. MOREJON: Mr. Pallazzo.

17 Nancy Crespo.

18 MS. GOYANES: No. She's on vacation.

19 MR. MOREJON: Evelyn Goyanes.

20 MS. GOYANES: Um-hum.

21 MR. MOREJON: Danielle Hansen.

22 MS. GOYANES: She's not here.

23 MR. MOREJON: Heriberto Borrero.

24 MS. BORRERO: That's my husband.

25 MR. MOREJON: That's your husband. Okay.

1 Adelaida Borrero.

2 That's you, ma'am?

3 MR. BORRERO: Yes.

4 MR. MOREJON: Debra Mundorf.

5 Arthur Mundorf.

6 MR. MORIN: (Indiscernible).

7 That's it.

8 MR. MOREJON: And the rest of these names,
9 I'm told, are not here.

10 I just was reading from top to bottom and
11 apparently I've reached the point now where
12 everyone who's here their names appear. And
13 there are other names.

14 MS. BESHARA: Are you able to disclose
15 those other names?

16 MR. MOREJON: Sure, I mean they're here.

17 Right, Mr. Cabello?

18 I mean the names are here.

19 MR. CABELLO: Yeah, --

20 MR. MORIN: Yeah.

21 MR. MOREJON: They submitted it.

22 MR. CABELLO: Any objections to --

23 A VOICE: No.

24 MR. MOREJON: Well, they -- this has been
25 submitted to us, --

1 A VOICE: No.

2 MR. MOREJON: -- so.

3 After Mr. Mundorf there's a Shayeek (sic)

4 Caba, that's --

5 MS. GOYANES: Shaylene (phonetic) Caba;

6 that's --

7 MR. MOREJON: Shaylene; I'm sorry.

8 Luis Rosales.

9 MS. GOYANES: Um-hum.

10 MR. MOREJON: Rosales?

11 Alice O'Neill.

12 Lurdes -- I can't read the last name.

13 Lurdes, 405 --

14 MS. BORRERO: That's my grandmother.

15 MR. MOREJON: Okay.

16 Maria Olivera.

17 MS. GOYANES: Olivera.

18 MS. BORRERO: That's my mother.

19 MR. MOREJON: Okay.

20 W. Hutton.

21 MS. GOYANES: Um-hum.

22 A VOICE: Yes.

23 MR. MOREJON: Not to be confused with E.F.

24 Hutton, I guess.

25 A VOICE: No.

1 MR. MOREJON: Wellington Martin.

2 MS. GOYANES: Um-hum.

3 MR. MOREJON: Dennis Martinez.

4 MS. GOYANES: Um-hum.

5 MR. MOREJON: Not Gonzalez.

6 COMMISSIONER GUTIERREZ: No, not Gonzalez.

7 MR. MOREJON: Viola Thessen.

8 MS. GOYANES: Yes.

9 MR. MOREJON: And then Samantha Streddo?

10 MS. GOYANES: Um-hum.

11 MR. MOREJON: Streddo?

12 CHAIRPERSON MARTINETTI: Do you have a
13 number of the individuals who signed? How many?

14 MR. MOREJON: A total number, Mr. Chairman?
15 Eighteen; 18 signatures.

16 MR. CABELLO: Now we're also informed that
17 some of the folks there are not only residents
18 from the Veterans Housing but live on the block.

19 MS. GOYANES: Surrounding --

20 MR. CABELLO: Am I correct?

21 MS. GOYANES: Yeah. Surrounding neighbors.

22 MR. MOREJON: Oh, I see. So it's not
23 just --

24 MR. CABELLO: The ones that have the
25 checkmark --

1 MS. GOYANES: It's just not --

2 MR. CABELLO: -- are the ones from --

3 MR. MOREJON: Oh, I see.

4 MS. GOYANES: Yeah.

5 MR. MOREJON: So checkmarks are not Veteran
6 Housing --

7 MR. CABELLO: Correct.

8 MR. MOREJON: -- tenants.

9 Okay.

10 Then there is a letter here; is that to us
11 or --

12 MR. CABELLO: It's part of that.

13 MR. MOREJON: All right, I'm not going to
14 read this.

15 MR. CABELLO: No, no, I don't think so.
16 For the next -- you respond to them on --

17 MR. MOREJON: All right.

18 So, that's what I received. There's some
19 other documentation.

20 That's it from the legal end.

21 MS. BESHARA: Okay, some of those people I
22 don't recognize at all. I don't know them. But
23 I will be taking --

24 So there's no action that will be taken
25 regarding my complaints --

1 MR. MOREJON: Not at this time.

2 MS. BESHARA: -- that I have made?

3 MR. MOREJON: I haven't been -- not since
4 the last meeting; I haven't been instructed to do
5 anything and I don't -- I don't make work for
6 myself, I respond to the Board's request to do
7 things and I have not been instructed to do
8 anything.

9 COMMISSIONER GONZALEZ: Well, what
10 complaint are you --

11 MS. BESHARA: Well, the ongoing complaints
12 that I have had regarding --

13 COMMISSIONER GONZALEZ: Well, I think the
14 Board has --

15 MS. BESHARA: -- the parties --

16 COMMISSIONER GONZALEZ: I mean the Board
17 has pretty much addressed them in that there's
18 nothing we can do.

19 MS. BESHARA: Okay, then I thank you.

20 I will begin to take my complaints
21 elsewhere.

22 Thank you very much.

23 MR. CABELLO: Okay, anyone else?

24 That's it?

25 Pass this down. Take one and --

1 Okay, that's it?

2 COMMISSIONER GUTIERREZ: Oh, get out quick.

3 MR. CABELLO: That's it?

4 Okay.

5 Well, thank you very much for coming.

6 That's it.

7 COMMISSIONER GUTIERREZ: Anybody have

8 something to say?

9 MR. CABELLO: No?

10 MR. MORIN: Adjournment --

11

12 **ADJOURNMENT:**

13

14 MR. CABELLO: Okay, motion to adjourn?

15 COMMISSIONER CORNELIO: Motion.

16 MR. CABELLO: By Cornelio.

17 By Cornelio; second by the Chairman, --

18 CHAIRPERSON MARTINETTI: Second.

19 MR. CABELLO: -- Mr. Martinetti.

20 Roll call.

21 Margarita Gutierrez?

22 Margarita?

23 Chairman Martinetti?

24 CHAIRPERSON MARTINETTI: Yes.

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. CABELLO: Commissioner DeMartinez?

2 COMMISSIONER DeMARTINEZ: Yes.

3 MR. CABELLO: Commissioner Cornelio?

4 COMMISSIONER CORNELIO: Yes.

5 MR. CABELLO: Edwin Marinez; absent.

6 Dennis Gonzalez?

7 COMMISSIONER GONZALEZ: Yes.

8 MR. CABELLO: Yes.

9 Dorothy Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. CABELLO: Yes.

12 Okay, thank you.

13 COMMISSIONER GUTIERREZ: Thank you.

14 MR. CABELLO: That's it.

15

16 (Whereupon, the proceedings were concluded

17 at 5:32 p.m.)

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24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, held on Thursday, October 30, 2014,
10 and digitally recorded.

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