

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
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3911 Kennedy Boulevard  
Union City, New Jersey

Tuesday, November 25, 2014  
Commencing at 5:06 p.m.

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

DELSA T. DeMARTINEZ, COMMISSIONER  
EDWIN MARINEZ, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
MARTIN T. MARTINETTI, CHAIRPERSON

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

TERESA CORNELIO, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER  
DENNIS E. GONZALEZ, 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 (Whereupon, the Pledge of Allegiance was  
2 said.)

3

4 **ROLL CALL:**

5

6 MR. CABELLO: Okay.

7 Roll call.

8 Chairperson Martinetti?

9 CHAIRPERSON MARTINETTI: Here.

10 MR. CABELLO: Vice Chairperson Margarita  
11 Gutierrez?

12 COMMISSIONER GUTIERREZ: Here.

13 MR. CABELLO: Delsa DeMartinez?

14 COMMISSIONER DeMARTINEZ: Yes.

15 MR. CABELLO: Teresa Cornelio?

16 Absent.

17 Edwin Marinez?

18 COMMISSIONER MARINEZ: Present.

19 MR. CABELLO: Present.

20 COMMISSIONER DeMARTINEZ: Oh my God.

21 MR. CABELLO: Commissioner Gonzalez?

22 COMMISSIONER MARINEZ: (Spanish was  
23 spoken.)

24 MR. CABELLO: Absent.

25 Dorothy Jetter?

1 Absent.

2 COMMISSIONER DeMARTINEZ: No, but --

3 CHAIRPERSON MARTINETTI: Dorothy's always  
4 here.

5 MR. CABELLO: I know.

6 MR. MOREJON: Come on, she can't type --

7 MR. CABELLO: Okay, I would like to go --  
8 before we go to -- Closed -- Executive Session to  
9 discuss a couple of things that I have --

10 COMMISSIONER GUTIERREZ: Um-hum.

11 MR. CABELLO: -- regarding the Board  
12 Resolution and the website.

13 And Julio also has some items there  
14 regarding the sewer settlement that we had with  
15 HUD.

16 So, if we could go, I need a motion --

17 CHAIRPERSON MARTINETTI: Motion.

18 MR. CABELLO: -- to go into the Executive.

19 By the Chairman Martinetti.

20 Second by the Vice Chair.

21 Okay, roll call.

22 Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. CABELLO: Margarita Gutierrez?

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. CABELLO: DeMartinez?

2 COMMISSIONER DeMARTINEZ: Yes.

3 MR. CABELLO: Cornelio?

4 Absent.

5 Marinez?

6 COMMISSIONER MARINEZ: Yes.

7 MR. CABELLO: Gonzalez?

8 Absent.

9 Dorothy Jetter?

10 Absent.

11 Okay.

12

13 (Whereupon, the Board moved into Executive  
14 Session at 5:07 p.m.)

15

16 (Whereupon, the Board returned to the Open  
17 Session at 5:33 p.m.)

18

19 MR. CABELLO: Okay, we'll open to the  
20 public.

21 Bring her in.

22 All right, this is going to be quick.

23 COMMISSIONER GUTIERREZ: Oh, yes.

24 MR. CABELLO: She's the only one here. So,  
25 I go boom, boom, boom. We approve the thing

1 here.

2 COMMISSIONER MARINEZ: Yeah, I'll give you  
3 five minutes of my valuable time.

4 MR. CABELLO: Oh, yeah, you have your --

5 CHAIRPERSON MARTINETTI: We've got to take  
6 votes.

7 COMMISSIONER MARINEZ: Today we collect  
8 equipment.

9 CHAIRPERSON MARTINETTI: You want to take  
10 votes, because Eddie's going to have to leave  
11 early.

12 Let's take votes on --

13 MR. CABELLO: All right. So, let's --

14 CHAIRPERSON MARTINETTI: -- anything needs  
15 votes.

16 MR. CABELLO: -- do the Board Resolution  
17 first. That's all we need.

18 CHAIRPERSON MARTINETTI: Sure.

19 MR. CABELLO: Oh and Julio's reappointment.  
20 Hello.

21 CHAIRPERSON MARTINETTI: How are you doing?

22 COMMISSIONER MARINEZ: I'm the most  
23 important Commissioner here.

24 CHAIRPERSON MARTINETTI: Yeah, --

25 COMMISSIONER GUTIERREZ: Ha.

1 CHAIRPERSON MARTINETTI: -- let's do all  
2 the votes and then --

3 MR. CABELLO: Okay.

4 CHAIRPERSON MARTINETTI: -- because Eddie's  
5 going to leave a little early.

6 MR. CABELLO: Okay, we're back into the  
7 Open Session here.

8 COMMISSION GUTIERREZ: I'm not going to say  
9 it, Eddie.

10

11 **APPROVAL OF RESOLUTION #2014-08 - HUD'S FINANCIAL**  
12 **ASSESSMENT PLAN:**

13

14 MR. CABELLO: Okay, Board Resolution  
15 2014-08.

16 It has to do with the Financial Assessment  
17 Plan as I had explained before -- the purpose of  
18 it.

19 So, I need a vote.

20 Chair Martinetti?

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. CABELLO: Yes.

23 Commissioner Teresa Cornelio?

24 She's absent.

25 MS. DILLON: I'm sorry. Who moved it and

1 seconded it?

2 MR. CABELLO: Oh, I'm sorry.

3 Moved the Chairman.

4 Second by the Vice Chairperson.

5 MS. DILLON: Thank you.

6 MR. CABELLO: Okay. Sorry.

7 Roll call.

8 Martinetti?

9 Yes.

10 Teresa Cornelio?

11 Absent.

12 Delsa DeMarinez (sic)?

13 COMMISSIONER DeMARTINEZ: Yes.

14 MR. CABELLO: Margarita Gutierrez?

15 COMMISSIONER GUTIERREZ: Yes.

16 MR. CABELLO: Edwin Marinez?

17 COMMISSIONER MARINEZ: Yes.

18 MR. CABELLO: Dorothy Jetter?

19 Absent.

20 And Dennis Gonzalez?

21 Absent.

22 CHAIRPERSON MARTINETTI: And this will be  
23 appealed. Right?

24 MR. CABELLO: Yes.

25 And -- yes. We will appeal once we receive

1 the second -- the follow-up to this; then we're  
2 going to do the appeal.

3

4 **APPROVAL OF RFQ FOR GENERAL COUNSEL:**

5

6 MR. CABELLO: Next one is the RFQ for  
7 General Counsel.

8 The person submitted was Julio Morejon, our  
9 current attorney.

10 And from previous year the only thing that  
11 changed was the hourly billing rate from 125 to  
12 145. Everything else remained the same.

13 CHAIRPERSON MARTINETTI: I just have a  
14 quick question.

15 It says see page 2, A, B, C, D, E, F? I  
16 don't have that --

17 MR. CABELLO: Okay.

18 CHAIRPERSON MARTINETTI: -- in my package.

19 MR. CABELLO: I could get you that.

20 Yeah, that's from the whole --

21 Do you have it there, Julio?

22 MR. MOREJON: I don't have it here, no.

23 COMMISSIONER GUTIERREZ: This one, Marty?

24 MR. CABELLO: No, no, no, no.

25 CHAIRPERSON MARTINETTI: Yeah, right, --

1 MR. CABELLO: I know --

2 CHAIRPERSON MARTINETTI: -- over here --  
3 right here --

4 MR. CABELLO: That's the specifications for  
5 the --

6 COMMISSIONER GUTIERREZ: Oh, right here.

7 COMMISSIONER DeMARTINEZ: No.

8 CHAIRPERSON MARTINETTI: Could we go  
9 through those?

10 What are 2, A, B, --

11 MR. CABELLO: Oh, yeah, I'll get it for  
12 your right now.

13 CHAIRPERSON MARTINETTI: -- C, D, E and F?

14 MR. CABELLO: Jose's here; right?

15 MR. NATERA: He just left.

16 MR. MORIN: Let me see if it's on the desk.

17 (Whereupon, there was a pause in the  
18 proceedings.)

19 MR. MOREJON: Oh, you mean the -- that's  
20 the actual agreement.

21 MR. NATERA: No, that's your --

22 MR. MOREJON: Yeah, that's the agreement.  
23 Yeah.

24 MR. NATERA: Yeah, have to be there. He  
25 has it --

1 MR. MOREJON: Those are -- that's a  
2 reference, Marty, to the --

3 CHAIRPERSON MARTINETTI: Well, let's wait  
4 till Virgil comes back, since --

5 MR. MOREJON: Yeah.

6 CHAIRPERSON MARTINETTI: Yeah.

7 (Whereupon, there was a pause in the  
8 proceedings.)

9 MS. DILLON: Do you want me to go off the  
10 record?

11 MR. MOREJON: Um-hum.

12 (Whereupon, the Board recessed from 5:37  
13 p.m. to 5:38 p.m.)

14 MR. CABELLO: I'm sorry. I should have  
15 included that with that -- on an oversight. Here  
16 you go.

17 CHAIRPERSON MARTINETTI: So, Julio, could  
18 you just explain real quick what they are?

19 So, those will be the additional charges of  
20 145 an hour, above the 24,000 usual?

21 MR. MOREJON: Right. That's for  
22 litigation. A hundred and twenty-five dollars is  
23 for eviction matters; and the one forty-five is  
24 for other litigated matters. That's all.

25 CHAIRPERSON MARTINETTI: That's just for

1 litigated matters then?

2 MR. MOREJON: Yes.

3 If you go to paragraph -- let me see, page  
4 2, let's see here, --

5 CHAIRPERSON MARTINETTI: Well it says  
6 drafting resolutions, too.

7 Right?

8 MR. MOREJON: That -- that's part of the  
9 usual fee. This is -- the usual --

10 CHAIRPERSON MARTINETTI: Oh, go to page 2.  
11 Okay, I see it.

12 MR. MOREJON: Yeah.

13 The usual -- if you read from paragraph 3,  
14 this agreement shall -- and contain -- okay --  
15 local Authority pays attorney --

16 That's the retainer; that's the 24,000.  
17 Attend meetings, draft resolution; I attend the  
18 -- you know, I sit here with --

19 MR. MORIN: And the bid openings and all  
20 that.

21 MR. MOREJON: The bid openings; correct.

22 Anything that's rudimentary day-to-day  
23 stuff, that's factored in to the retainage.

24 And then paragraph 5 now, -- yeah, page 2,  
25 paragraph 5.

1 Right?

2 CHAIRPERSON MARTINETTI: Attending any non-  
3 regularly scheduled meetings.

4 MR. MOREJON: Right. That's -- okay,  
5 that's -- let me see, that's the 145 an hour.  
6 And it breaks it down.

7 Attendance at special meetings.

8 CHAIRPERSON MARTINETTI: Well, what if we  
9 have a special meeting that takes the place of  
10 the regular meetings; not an additional meeting?

11 MR. MOREJON: Well, I mean that would  
12 probably fall into this paragraph.

13 CHAIRPERSON MARTINETTI: Into the --

14 MR. MOREJON: Paragraph 5.

15 CHAIRPERSON MARTINETTI: Into the 145?

16 MR. MOREJON: Right.

17 I mean --

18 CHAIRPERSON MARTINETTI: No special  
19 meetings here.

20 MR. MOREJON: I mean I've never had it.

21 Well, listen, I'll -- I always work with  
22 you guys. I mean -- you know what I mean, I  
23 don't -- it's not like I bill every penny.

24 MR. CABELLO: You mean like an additional  
25 meeting?

1           That's what I look at as --

2           CHAIRPERSON MARTINETTI: Like sometimes we  
3 move meetings and we'll have a special meeting.

4           MR. MOREJON: Oh, no, that --

5           MR. CABELLO: No, that's what I'm saying.

6           MR. MOREJON: -- that's included. Yeah,  
7 like --

8           MR. CABELLO: That will be the same thing.

9           CHAIRPERSON MARTINETTI: All right.

10          MR. MOREJON: Yeah, like in June when we  
11 had a special meeting, --

12          MR. CABELLO: Yeah, that we had during  
13 July.

14          MR. MOREJON: No, we had a -- we had a  
15 meeting in June. I didn't bill for that.

16          Like when we did the --

17          MR. CABELLO: Right. That's what I mean.

18          MR. MORIN: Telephone --

19          MR. CABELLO: No, this would be like a  
20 special meeting --

21          MR. MOREJON: Yeah, telephone meetings,  
22 yes, yes.

23          MR. MORIN: Telephone meeting, telephone  
24 meetings that we have?

25          MS. DILLON: Wait. Wait. Wait.

1 MR. CABELLO: Whoa.

2 MR. MOREJON: Sorry.

3 COMMISSIONER GUTIERREZ: One at a time.

4 CHAIRPERSON MARTINETTI: An emergency  
5 meeting.

6 MR. MOREJON: Yes.

7 CHAIRPERSON MARTINETTI: All right.

8 MR. CABELLO: An emergency, yes.

9 MR. MOREJON: I think that's -- yeah, no,  
10 we've had -- like in June we had two meetings.

11 MR. MORIN: June two telephone meetings.

12 MR. MOREJON: Right.

13 No, I've never billed for that. That's  
14 factored into the retainage.

15 This is just, I guess, you know whatever a  
16 special meeting; I've never had one.

17 CHAIRPERSON MARTINETTI: What's the 20,000?

18 MR. MOREJON: That -- my understanding is  
19 that's, you know, --

20 MR. NATERA: That's a cap.

21 MR. MOREJON: -- a cap for the additional  
22 fees, which are, you know, part of the 145.

23 MR. CABELLO: In other words the 145 should  
24 access the 20,000?

25 CHAIRPERSON MARTINETTI: What was total

1 billable last year?

2 MR. MOREJON: Oh, I don't know.

3 MR. CABELLO: Do you know, Raffie?

4 MR. NATERA: The total -- twelve, twenty-  
5 four -- I don't want to give a wrong number.

6 I could look at it. I could look --

7 MR. CABELLO: Can you --

8 MR. NATERA: -- for it right now. I'll let  
9 you know.

10 MR. MOREJON: I mean I don't know.

11 CHAIRPERSON MARTINETTI: Yeah, just out of  
12 curiosity.

13 MR. NATERA: Huh?

14 MR. CABELLO: Yeah, go ahead.

15 CHAIRPERSON MARTINETTI: Yeah, sure.

16 MR. NATERA: Sure. Okay.

17 MR. MOREJON: I mean I -- to be honest,  
18 I --

19 COMMISSIONER GUTIERREZ: Thank you, Rafael.

20 MR. MOREJON: -- I haven't tabulated on my  
21 end.

22 MR. NATERA: That would be last fiscal  
23 year, right?

24 Or last contract.

25 CHAIRPERSON MARTINETTI: And there was only

1 | one respondent.

2 |           Right?

3 |           MR. NATERA: Last contract?

4 |           MR. CABELLO: All this.

5 |           MR. MOREJON: I guess.

6 |           COMMISSIONER GUTIERREZ: Yes.

7 |           MR. MORIN: This?

8 |           MR. CABELLO: Yeah. Yeah, the current --  
9 | or the -- yeah, the current contract.

10 |           (Whereupon, there was a pause in the  
11 | proceedings.)

12 |           CHAIRPERSON MARTINETTI: I'm not trying to  
13 | bust your chops; I just want it all laid out on  
14 | here so we know what --

15 |           MR. MOREJON: No, I understand. I  
16 | understand. I mean I don't -- you know, I just  
17 | -- I submit -- I submit the paperwork.

18 |           (Whereupon, there was a pause in the  
19 | proceedings.)

20 |           COMMISSIONER MARINEZ: Now is that the  
21 | going rate?

22 |           Is that the fee for the previous attorneys  
23 | that we also had?

24 |           MR. MOREJON: I was billing --

25 |           Yeah, when I came in here the previous

1 attorney was billing at 145 and 125. And I was  
2 billing -- you know, I was billing at 125 for  
3 everything for the last two years.

4 But, you know, costs go up on my end. You  
5 know, my rent goes up; you know, my secretaries.  
6 The complexity of the cases, too. So I just  
7 adjusted up based on prior usage here, yeah.

8 I mean I didn't go up above the previous --  
9 CHAIRPERSON MARTINETTI: Yeah, we had a cap  
10 on this every year.

11 COMMISSIONER MARINEZ: Yeah, I remember you  
12 saying that.

13 MR. MOREJON: Yeah. I know that -- like I  
14 said, the prior contract when I got here I think  
15 it was --

16 COMMISSIONER MARINEZ: It was 145?

17 MR. MOREJON: -- it was 145/125.

18 COMMISSIONER MARINEZ: What was it?

19 CHAIRPERSON MARTINETTI: I think the cap  
20 was 50, I think.

21 MR. MOREJON: But, you know, I was --

22 COMMISSIONER MARINEZ: Twenty-five.

23 MR. MOREJON: -- bidding at 125.

24 CHAIRPERSON MARTINETTI: Twenty-five?

25 I don't know.

1           What was our cap on this --

2           MR. MOREJON: I don't know.

3           CHAIRPERSON MARTINETTI: -- these legal.  
4           I got to check the previous resolution.

5           MR. MOREJON: I think it was always --  
6           since I've been here it's been 20. I think it  
7           was about the same.

8           COMMISSIONER MARINEZ: Oh, 20.  
9           All right.

10          CHAIRPERSON MARTINETTI: No, I meant the  
11          total legal for the year.

12          COMMISSIONER MARINEZ: Right.

13          CHAIRPERSON MARTINETTI: Yeah, it was more  
14          than 20.

15          COMMISSIONER MARINEZ: I think it was 45.

16          CHAIRPERSON MARTINETTI: Yeah, 45.

17          Let me ask the Executive Director.

18          MR. CABELLO: Yeah, we have to get it by  
19          sight, that's why it's taking --

20          CHAIRPERSON MARTINETTI: Virg, we just have  
21          a quick question, Eddie and myself.

22          What was the cap on the legal that we put  
23          on here? Was it 45 for the total?

24          MR. CABELLO: Yeah, I think it was 45 or  
25          50. I'm not sure.

1 CHAIRPERSON MARTINETTI: Right.

2 COMMISSIONER MARINEZ: Yeah, that's what it  
3 was.

4 MR. CABELLO: I think it was 50.

5 CHAIRPERSON MARTINETTI: Okay.

6 MR. CABELLO: Yeah.

7 CHAIRPERSON MARTINETTI: And you didn't  
8 exceed that, right?

9 There was no --

10 MR. CABELLO: No, no.

11 CHAIRPERSON MARTINETTI: -- change or  
12 request?

13 MR. CABELLO: The only thing that we might  
14 have is just that litigation with the Sewer.  
15 That's what the number but -- so I told Rafael to  
16 give us that -- you know, the breakdown --

17 CHAIRPERSON MARTINETTI: But he's still  
18 under the cap?

19 MR. CABELLO: Right. Right

20 CHAIRPERSON MARTINETTI: Yeah.

21 MR. CABELLO: Hopefully, yeah. We'll see.

22 COMMISSIONER MARINEZ: He looks fine this  
23 guy.

24 MR. MOREJON: Hmm.

25 MR. CABELLO: Not really. A lot of times,

1 | you know, Julio, we call him; he comes in -- you  
2 | know?

3 |           Especially with Section 8. We've been  
4 | having a lot of problems with Section 8 lately.

5 |           MR. MOREJON: We have a couple appeals.

6 |           MR. CABELLO: Yeah.

7 |           COMMISSIONER MARINEZ: Are we on record?

8 |           MS. DILLON: Yes, you are.

9 |           MR. CABELLO: Yeah.

10 |           MR. MOREJON: Yes?

11 |           (Whereupon, there was a pause in the  
12 | proceedings.)

13 |           COMMISSIONER MARINEZ: When I'm working, I  
14 | get to bill whatever I want. I won't.

15 |           CHAIRPERSON MARTINETTI: You want to move  
16 | to bills?

17 |           And --

18 |           MR. CABELLO: Okay, why don't we do that?

19 |           CHAIRPERSON MARTINETTI: -- and then we'll  
20 | come back to that real quick.

21 |           MR. CABELLO: See, thank you.

22 |

23 | **APPROVAL OF MINUTES FROM THE OCTOBER 30, 2014**

24 | **REGULAR MEETING:**

25 |

1 MR. CABELLO: Okay, Approval of Minutes  
2 from the last --

3 CHAIRPERSON MARTINETTI: Motion.

4 MR. CABELLO: Motion by the Chairman.

5 Second --

6 COMMISSIONER GUTIERREZ: Second.

7 MR. CABELLO: -- by the Vice.

8 Roll call.

9 Mr. Martinetti?

10 CHAIRPERSON MARTINETTI: Yes.

11 MR. CABELLO: Vice Chairperson Margarita  
12 Gutierrez?

13 COMMISSIONER GUTIERREZ: Yes.

14 MR. CABELLO: Delsa DeMartinez?

15 COMMISSIONER GUTIERREZ: Delsa?

16 COMMISSIONER DeMARTINEZ: Yes. Yes.

17 MR. CABELLO: Yes.

18 Teresa Cornelio?

19 Absent.

20 Edwin Marinez?

21 COMMISSIONER MARINEZ: Yes.

22 MR. CABELLO: Dennis Gonzalez?

23 Absent.

24 Dorothy Jetter?

25 Absent.

1

2 **APPROVAL OF PAYMENT OF BILLS:**

3

4 MR. CABELLO: Okay, Payment of Bills --

5 Approval of Payment of the Bills.

6 With the exception of standard for --

7 CHAIRPERSON MARTINETTI: Yes. I --

8 COMMISSIONER GUTIERREZ: Yeah.

9 CHAIRPERSON MARTINETTI: -- I recuse from  
10 Miguel Hector or any entities owned or operated  
11 by --

12 MR. CABELLO: There you go.

13 CHAIRPERSON MARTINETTI: -- him.

14 COMMISSIONER MARINEZ: I make a motion.

15 COMMISSIONER GUTIERREZ: I'm seconding.

16 MR. CABELLO: Motion made by Commissioner  
17 Marinez.

18 Second by Vice Chairperson.

19 Roll call.

20 Martinetti?

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. CABELLO: Gutierrez?

23 COMMISSIONER GUTIERREZ: Yes.

24 MR. CABELLO: DeMartinez?

25 COMMISSIONER DeMARTINEZ: Yes.

1 MR. CABELLO: Cornelio?

2 Absent.

3 DeMarinez (sic)?

4 COMMISSIONER MARINEZ: Yes.

5 MR. CABELLO: Gonzalez?

6 Absent.

7 Dorothy Jetter?

8 Absent.

9

10 **DIRECTOR'S REPORT:**

11

12 MR. CABELLO: Okay, next one is the Report  
13 of Counsel, which he's going to do.

14 From the Executive Director; and that is  
15 the website that we already have discussed.

16 It's up and running and it's up-to-date;  
17 except for the minutes that's quite voluminous.

18 COMMISSIONER MARINEZ: You can just Google  
19 it and it appears.

20 Right?

21 MR. CABELLO: Yeah, --

22 COMMISSIONER MARINEZ: Do we have --

23 MR. CABELLO: Yeah, go to [unioncityha.org](http://unioncityha.org).

24 CHAIRPERSON MARTINETTI: Yeah, just did it.

25 Just did it.

1 COMMISSIONER MARINEZ: All right.

2 MR. CABELLO: And it has all the -- yeah,  
3 you could show him there.

4 COMMISSIONER MARINEZ: All right.

5 CHAIRPERSON MARTINETTI: Nice letter from  
6 Virgil on there.

7 MR. CABELLO: So that's what we need.

8

9 **REPORT OF COUNSEL:**

10

11 MR. CABELLO: The Report of Counsel.

12 You already covered; right, Julio?

13 MR. MOREJON: Yeah, I already covered  
14 the --

15 MR. CABELLO: Okay.

16 MR. MOREJON: -- the outstanding  
17 litigation.

18 MR. CABELLO: Beautiful.

19 MR. MOREJON: Just one thing, I guess  
20 because it's legal related but also accounting.

21 The court fees went up.

22 MR. CABELLO: Oh, yeah, you got that.

23 MR. NATERA: Um-hum.

24 MR. MOREJON: There's an email here that I  
25 had sent to Renee -- just pass this down.

1           The State of New Jersey raised all the  
2 fees --

3           COMMISSIONER GUTIERREZ: Um-hum.

4           MR. MOREJON: -- for filing complaints.

5           COMMISSIONER DeMARTINEZ: Thank you.

6           MR. MOREJON: You got it? Yeah.

7           So they went from -- I think it used to be  
8 \$28.00 --

9           MR. MORIN: Twenty-eight dollars.

10          MR. MOREJON: -- to now no less -- a  
11 minimum of 53.

12          Warrants of removal, same thing; they used  
13 to be \$18.00, now they're 38.

14          That's -- you know, that's -- you know  
15 that's unfortunate it's just the state increasing  
16 their fees.

17          COMMISSIONER MARINEZ: Can't do anything  
18 about that.

19          MR. MOREJON: No, they haven't -- they  
20 haven't increased them in a number of years; I  
21 think in about 10 years, so they were due I  
22 guess. And it's everything. You know anything  
23 to do with the courts.

24          Complaints used to cost you 200 to file;  
25 now it's 250. You know, everything's, you know,

1 -- unfortunate.

2 MR. CABELLO: All right, he's getting it  
3 together.

4 All right, I'm done with that.

5 Oh, Waldo has a thing about the snow.

6 MR. MORIN: Pass it around please.

7 COMMISSIONER GUTIERREZ: We're going to  
8 have fun tomorrow.

9

10 **APPROVAL OF RFQ FOR GENERAL COUNSEL:**

11

12 CHAIRPERSON MARTINETTI: You want to move  
13 to -- move that and, you know, --

14 MR. CABELLO: Okay.

15 CHAIRPERSON MARTINETTI: That was just for  
16 information purposes.

17 MR. CABELLO: Okay, I will give you that.

18 So, move the vote on the general counsel  
19 contract.

20 CHAIRPERSON MARTINETTI: With the same cap  
21 as last year.

22 MR. CABELLO: With the same cap; everything  
23 the same -- remains the same, with the  
24 exception --

25 CHAIRPERSON MARTINETTI: Exception --

1 MR. CABELLO: -- of the --

2 CHAIRPERSON MARTINETTI: Right.

3 MR. CABELLO: -- 145 changes. Okay?

4 CHAIRPERSON MARTINETTI: Correct.

5 MR. CABELLO: All right, motion by our  
6 Chairman.

7 Second by the Vice Chairperson.

8 Roll call.

9 Chairman Martinetti?

10 CHAIRPERSON MARTINETTI: Yes.

11 MR. CABELLO: Vice Chairperson Gutierrez?

12 COMMISSIONER GUTIERREZ: Yes.

13 MR. CABELLO: Delsa DeMartinez?

14 COMMISSIONER DeMARTINEZ: Yes.

15 MR. CABELLO: Teresa Cornelio?

16 Absent.

17 Edwin Marinez?

18 COMMISSIONER MARINEZ: Yes.

19 MR. CABELLO: Dennis Gonzalez?

20 Absent.

21 Dorothy Jetter?

22 Absent.

23 Okay, approved.

24

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

1

MR. CABELLO: Now, we --

2

3

4

MR. MOREJON: Well, you also have the  
Account's Receivable.

5

MR. CABELLO: -- get that Waldo.

6

Oh, yes, the Account's Receivable.

7

Thank you.

8

CHAIRPERSON MARTINETTI: Yes.

9

MR. CABELLO: We are --

10

Do you have a copy there?

11

Okay.

12

We go to the Account's Receivable. As you  
can see we had two folks here that we're waiting  
for them to bring some documentation to examine  
because some people think they have moved out,  
they moved in, et cetera and so forth.

17

18

They're in so, you know, we are bringing it  
to court.

19

Am I correct on that?

20

21

MR. MOREJON: Yes. From this list I think  
there's --

22

MR. CABELLO: No names.

23

24

25

MR. MOREJON: -- a couple of them that have  
already reinstated their rent. So we're down to  
I think two or three; I forgot which.

1           Some of these will eventually resolve  
2 themselves but there were -- what we're deeming  
3 habitual late -- habitual late payers of rent.  
4 And those we got to take to court and try to work  
5 things out in court with them.

6           From this list a few were already removed.

7           MR. CABELLO: All right, congratulations on  
8 your reappointment.

9           MR. MOREJON: Oh, thank you. Thanks. I  
10 appreciate it.

11

12 **SNOW REMOVAL DISCUSSION:**

13

14           MR. MORIN: Now, everybody -- everybody got  
15 this.

16           Right?

17           COMMISSIONER MARINEZ: Yes, sir.

18           MR. MORIN: I just want to --

19           COMMISSIONER GUTIERREZ: Yes.

20           MR. MOREJON: This is important.

21 Tomorrow's --

22           CHAIRPERSON MARTINETTI: Yeah, I just have  
23 -- I have one comment about the --

24           MR. MORIN: I just want everybody to know  
25 and understand -- I just want to know and

1 understand this sign right now is posted on the  
2 senior citizen building --

3 CHAIRPERSON MARTINETTI: Right. I just  
4 have one comment on the --

5 MR. MORIN: -- in the back.

6 CHAIRPERSON MARTINETTI: -- signs.

7 MR. MORIN: Now we are going to do these  
8 same signs and we're going to post it along the  
9 Pavilion.

10 MR. CABELLO: No towing. No towing.

11 COMMISSIONER GUTIERREZ: Okay. Okay.

12 MR. MORIN: So we be able to clean the  
13 parking lot, --

14 MR. CABELLO: Here it is --

15 MR. MORIN: -- to put the snow there, and  
16 that way there's somewhere to put there.

17 CHAIRPERSON MARTINETTI: Right.

18 COMMISSIONER DeMARTINEZ: Yeah.

19 CHAIRPERSON MARTINETTI: But could we --  
20 the way this is worded, you know, and the way  
21 snow is cleaned, we could theoretically block  
22 every spot.

23 MR. CABELLO: Right.

24 CHAIRPERSON MARTINETTI: So could we try  
25 not to and keep it in -- you know, pile it up in

1 a certain area?

2 MR. CABELLO: That's the idea.

3 CHAIRPERSON MARTINETTI: A localized area?

4 MR. CABELLO: Those signs are going to be  
5 at the end. You know, as you come in, you know  
6 you face the Pavilion on the right side, which is  
7 like really a dead area. Well, it's not dead,  
8 people use it. So, we'll accumulate it back  
9 there.

10 CHAIRPERSON MARTINETTI: Right. Let's pile  
11 as much as --

12 MR. CABELLO: So it's only be like three or  
13 four -- three or four spots.

14 CHAIRPERSON MARTINETTI: Pile as much as we  
15 can in one area.

16 MR. CABELLO: Yeah, that's --

17 COMMISSIONER DeMARTINEZ: One area.

18 CHAIRPERSON MARTINETTI: Instead of piling  
19 a little --

20 MR. CABELLO: No, that --

21 CHAIRPERSON MARTINETTI: -- every area.

22 MR. MORIN: No, no, no.

23 MR. CABELLO: -- that's the idea --

24 COMMISSIONER MARINEZ: Right.

25 MR. CABELLO: -- of this.

1 CHAIRPERSON MARTINETTI: Right.

2 MR. CABELLO: That people need to --

3 COMMISSIONER MARINEZ: So then this --

4 MR. CABELLO: -- move their cars --

5 COMMISSIONER GUTIERREZ: Yeah, they move  
6 their car; --

7 COMMISSIONER MARINEZ: -- is only in a  
8 certain section of the lot.

9 COMMISSIONER GUTIERREZ: -- they don't  
10 park --

11 MR. CABELLO: Right.

12 COMMISSIONER GUTIERREZ: So they don't  
13 park.

14 COMMISSIONER MARINEZ: This is only in a  
15 certain section of the --

16 MR. CABELLO: At the end of the parking  
17 lot, --

18 COMMISSIONER MARINEZ: Of the end to the  
19 right.

20 MR. CABELLO: -- on the right side,  
21 maybe --

22 COMMISSIONER MARINEZ: The right side of  
23 the Pavilion.

24 MR. CABELLO: -- four spots. And then we  
25 have like the end of the sidewalk, which is like

1 a dead space.

2 CHAIRPERSON MARTINETTI: Correct.

3 So this is not on every single --

4 MR. CABELLO: No, no, no, --

5 MR. MORIN: No.

6 MR. CABELLO: -- no.

7 COMMISSIONER MARINEZ: No.

8 COMMISSIONER GUTIERREZ: No.

9 COMMISSIONER MARINEZ: No.

10 MR. MORIN: We're just using a corner so we  
11 can --

12 MR. CABELLO: Just in the corner.

13 CHAIRPERSON MARTINETTI: Just want to make  
14 sure.

15 MR. MORIN: And then there's a second one  
16 for the parking -- no parking. And this is just  
17 temporary. This is just in the winter now  
18 because last week they were delivering the oil  
19 and there was a tenant that starting cursing the  
20 guy because you moving -- you know, we're putting  
21 oil so we have -- you know, we don't run out of  
22 oil -- and the lady's like, well I gotta go, I  
23 gotta go.

24 So now we're going to post signs saying  
25 that, you know, from this time, this time,

1 | there's a delivery. You're there and the guy's  
2 | delivering, tough luck, you gotta wait.

3 |           COMMISSIONER GUTIERREZ: You have to wait.

4 |           MR. MORIN: You know what I mean?

5 |           CHAIRPERSON MARTINETTI: Correct.

6 |           MR. MORIN: I mean we're giving you a  
7 | service, so we -- we have to work it out somehow.

8 |           All right?

9 |           COMMISSIONER GUTIERREZ: Yeah. No way you  
10 | can do with all the cars there.

11 |           MR. MORIN: Let everybody know. Can't  
12 | please everybody.

13 |           COMMISSIONER GUTIERREZ: With the car  
14 | there --

15 |           MR. MORIN: I know.

16 |           (Whereupon, there was a pause in the  
17 | proceeding.)

18 |           MR. CABELLO: All right, anything else?

19 |           So we could open to the public since we  
20 | have Miss Toni Beshara.

21 |           COMMISSIONER GUTIERREZ: We can open to the  
22 | public.

23 |           CHAIRPERSON MARTINETTI: No, just if you  
24 | could just hand everybody, you know, what the  
25 | amount -- what the billable was for legal --

1 MR. CABELLO: Okay.

2 CHAIRPERSON MARTINETTI: -- for our  
3 records.

4 MR. CABELLO: Yeah.

5 But -- maybe she could --

6 CHAIRPERSON MARTINETTI: And then we could  
7 open it up, sure.

8 MR. CABELLO: Okay.

9 COMMISSIONER GUTIERREZ: Yeah, yeah. Um-  
10 hum.

11 COMMISSIONER DeMARTINEZ: Yeah, yeah.

12

13 **PUBLIC COMMENT:**

14

15 CHAIRPERSON MARTINETTI: Julio, you want to  
16 open to the public?

17 COMMISSIONER MARINEZ: We have to close the  
18 regular meeting, no?

19 COMMISSIONER DeMARTINEZ: No, we are.

20 MR. MOREJON: No, we are.

21 MR. MORIN: Open to the public.

22 COMMISSIONER DeMARTINEZ: We're open to the  
23 public.

24 CHAIRPERSON MARTINETTI: We closed Closed.

25 COMMISSIONER MARINEZ: Okay. We closed

1 Closed.

2 MR. MORIN: Just the one person.

3 MR. MOREJON: Okay, we're done with the  
4 regular agenda.

5 MR. MORIN: Yeah.

6 COMMISSIONER GUTIERREZ: Yeah.

7 MR. MORIN: Yeah, you're going to open it  
8 up to the public.

9 MR. MOREJON: All right, Miss Beshara, I'm  
10 informed by the Board that they're going to open  
11 up the public meeting.

12 So if you want to address the Board,  
13 there's the microphone. Give the young lady your  
14 name.

15 MS. BESHARA: I don't have anything to  
16 bring --

17 MR. MOREJON: Oh, okay.

18 MS. BESHARA: -- at this time. Unless you  
19 have something for me?

20 MS. DILLON: I can't get your comments over  
21 there, Ms. Beshara.

22 I'm sorry.

23 MS. BESHARA: Toni Beshara.

24 I don't have anything to bring at this  
25 time.

1           If you have anything for me, fine.

2   Otherwise, Happy Thanksgiving, I'll see you --

3           MR. MOREJON: Oh, okay.

4           The only thing is I do have your -- your  
5   attorney made a request for, I think, some  
6   minutes.

7           MS. BESHARA: Um-hum.

8           MR. MOREJON: And then once those minutes  
9   were approved by the Board, then they can release  
10   them to him.

11           I think it was the last meeting that we met  
12   in October.

13           MS. BESHARA: Okay.

14           MR. MOREJON: So, after today then I can  
15   release those minutes to your attorney.

16           MS. BESHARA: Okay.

17           MR. MOREJON: All right, ma'am?

18           MS. BESHARA: Unless you have something  
19   else, I'm -- I don't have anything to bring at  
20   this time.

21           MR. MOREJON: No, --

22           COMMISSIONER GUTIERREZ: Okay.

23           MR. MOREJON: -- I'm not aware of anything  
24   from the Board.

25           COMMISSIONER GUTIERREZ: Well, thank you

1 | for coming, --

2 | MR. MOREJON: All right then.

3 | COMMISSIONER GUTIERREZ: -- Happy  
4 | Thanksgiving.

5 | MR. MOREJON: Thank you.

6 | COMMISSIONER DeMARTINEZ: Happy  
7 | Thanksgiving.

8 | MR. MOREJON: Happy Thanksgiving.

9 |

10 | **ADJOURNMENT :**

11 |

12 | MR. MOREJON: Is there a motion to close  
13 | the meeting?

14 | COMMISSIONER GUTIERREZ: I make a motion.

15 | MR. MOREJON: Adjourn the meeting.

16 | COMMISSIONER DeMARTINEZ: Motion.

17 | CHAIRPERSON MARTINETTI: Second.

18 | MS. DILLON: All in favor?

19 | MR. MORIN: All in favor?

20 |

21 | (Whereupon, there was a chorus of ayes.)

22 |

23 | MS. DILLON: Meeting adjourned.

24 | MR. MORIN: Meeting adjourned.

25 |

1                   (Whereupon, the proceedings were concluded  
2 at 5:54 p.m.)  
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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 Tuesday, November 25, 2014,  
10 and digitally recorded.

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24 Monitored and Proofread by: Deborah Dillon