

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, February 26, 2015
Commencing at 12:08 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
EDWIN MARINEZ, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

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

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 MR. CABELLO: All right, --

5 MR. MOREJON: Do they still do that in
6 school now everyday?

7 COMMISSIONER MARINEZ: Every day.

8

9 **ROLL CALL:**

10

11 MR. CABELLO: Roll call.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. CABELLO: Vice Chair Margarita
15 Gutierrez?

16 COMMISSIONER GUTIERREZ: Here.

17 MR. CABELLO: Commissioners Delsa
18 DeMartinez?

19 COMMISSIONER DeMARTINEZ: Yes.

20 MR. CABELLO: Teresa Cornelio?

21 COMMISSIONER CORNELIO: Yes.

22 MR. CABELLO: Edwin Marinez?

23 COMMISSIONER MARINEZ: Present.

24 MR. CABELLO: Dorothy Jetter?

25 COMMISSIONER JETTER: Here.

1 MR. CABELLO: And Commissioner Dennis
2 Gonzalez right now is in Puerto Rico.

3 COMMISSIONER GUTIERREZ: Oh.

4 MR. CABELLO: No, not vacationing. They
5 have a major problem with healthcare reform --
6 the ObamaCare. Major disaster down there. Seems
7 like the island is going to sink any time soon.

8 COMMISSIONER GUTIERREZ: Oh my God.

9 MR. CABELLO: Yeah, he spent like -- he
10 call me yesterday. It's been like him and a
11 couple of people like a whole week in Washington.
12 Right now they have to go down and revise that
13 whole thing. It's a disaster, so.

14 COMMISSIONER GUTIERREZ: Wow.

15 CHAIRPERSON MARTINETTI: The whole island's
16 in turmoil financially.

17 MR. CABELLO: Yeah, everything is a mess
18 down there, you know.

19 All right.

20 And here. Good.

21 Now before we proceed with the agenda, I
22 have to do a couple of presentations to two Board
23 members. And I think they'll be pleased.

24 On behalf of the Rutgers University, --

25 COMMISSIONER GUTIERREZ: Wow.

1 MR. CABELLO: -- two certificates of
2 completion for the --

3 One is for Dorothy Jetter.

4 COMMISSIONER CORNELIO: Wow.

5 CHAIRPERSON MARTINETTI: Oh, that's nice.

6 MR. CABELLO: And the other one's for Edwin
7 Marinez.

8 CHAIRPERSON MARTINETTI: We never got
9 those.

10 (Applause.)

11 MR. CABELLO: I call them about that and I
12 say we got like a --

13 CHAIRPERSON MARTINETTI: Piece of paper.

14 (Whereupon, several people spoke
15 simultaneously.)

16 COMMISSIONER CORNELIO: Well, they never
17 give me -- not like this, no.

18 MR. CABELLO: Just a little paper --

19 (Whereupon, several people spoke
20 simultaneously.)

21 COMMISSIONER CORNELIO: Oh, nice.

22 COMMISSIONER DeMARTINEZ: We never have it
23 done like --

24 COMMISSIONER MARINEZ: I have like --

25 MR. CABELLO: So, --

1 COMMISSIONER MARINEZ: -- seven little
2 ones.

3 CHAIRPERSON MARTINETTI: Yeah.

4 MR. CABELLO: Yeah, the little one. That's
5 a --

6 COMMISSIONER GUTIERREZ: That's what I
7 have. The little one. Yeah.

8 MR. CABELLO: So what I'll do is, I'm going
9 to tell them and say listen the --

10 COMMISSIONER GUTIERREZ: Very nice.

11 MR. CABELLO: -- other members want the big
12 ones. I'm going to call Anthony.

13 COMMISSIONER MARINEZ: So is this
14 guaranteed money in the beginning?

15 Or does this payout as --

16 MR. CABELLO: As you go along.

17 MR. NATERA: Just the frame is yours.
18 That's it.

19 MR. CABELLO: Okay.

20 COMMISSIONER MARINEZ: I watch a lot of
21 sports.

22 COMMISSIONER JETTER: Yeah, that's nice of
23 them.

24

25

1 **APPROVAL OF PAYMENT OF BILLS and**
2 **APPROVAL OF MINUTES FROM THE NOVEMBER 25, 2014**
3 **REGULAR MEETING AND EXECUTIVE SESSION AND THE**
4 **JANUARY 29, 2015 REGULAR MEETING (CANCELLED) :**

5

6 MR. CABELLO: The Payment of Bills from the
7 previous meeting of November and the Minutes,
8 which are minutes for the November meeting, which
9 those need approval on that, which is here.

10 CHAIRPERSON MARTINETTI: Motion.

11 MR. CABELLO: A motion.

12 CHAIRPERSON MARTINETTI: And --

13 COMMISSIONER GUTIERREZ: Second.

14 MR. CABELLO: Second by Margarita
15 Gutierrez.

16 Mr. Martinetti?

17 CHAIRPERSON MARTINETTI: Yes but
18 abstention --

19 MR. CABELLO: With the abstentions, yes.

20 CHAIRPERSON MARTINETTI: -- on Miguel
21 Hector.

22 MR. CABELLO: Yes. Yes.

23 Commissioner Gutierrez?

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. CABELLO: DeMartinez?

1 COMMISSIONER DeMARTINEZ: Yes.

2 MR. CABELLO: Cornelio?

3 COMMISSIONER CORNELIO: Yes.

4 MR. CABELLO: Edwin Marinez?

5 COMMISSIONER MARINEZ: Yes.

6 MR. CABELLO: Dennis Gonzalez?

7 Absent.

8 And Dorothy Jetter?

9 COMMISSIONER JETTER: Yes.

10 MR. CABELLO: Okay.

11 Now for this month's meeting, again, the
12 Approval of the Minutes and the Payment of Bills.

13 Okay, minutes, we had no minutes because we
14 didn't have any meeting last month.

15 Just the bills with --

16 CHAIRPERSON MARTINETTI: We have to approve
17 the --

18 MR. CABELLO: The November.

19 CHAIRPERSON MARTINETTI: -- prior minutes.

20 MR. CABELLO: Yeah, which is --

21 CHAIRPERSON MARTINETTI: Right.

22 MR. CABELLO: -- the one we just did now.

23 And this is for -- this one here, the
24 payment of bills for this month.

25 COMMISSIONER JETTER: Okay.

1 MR. CABELLO: With the exceptions of Mr.
2 Martinetti.

3 All right, with an approval, Mr.
4 Martinetti?

5 CHAIRPERSON MARTINETTI: Yes with same
6 abstention.

7 MR. CABELLO: Right with abstention.
8 We got that, right?

9 Okay, Margarita Gutierrez?

10 COMMISSIONER GUTIERREZ: Yes.

11 MR. CABELLO: DeMartinez?

12 COMMISSIONER DeMARTINEZ: Yes.

13 MR. CABELLO: Cornelio?

14 COMMISSIONER CORNELIO: Yes.

15 MR. CABELLO: Marinez?

16 COMMISSIONER MARINEZ: Yes.

17 MR. CABELLO: Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. CABELLO: And Gonzalez is absent.

20 Okay.

21 MS. DILLON: I'm sorry; who was the second
22 on that?

23 MR. CABELLO: Cornelio.

24 MS. DILLON: Okay.

25 Thank you.

1 COMMISSIONER JETTER: Excuse me?

2 MR. CABELLO: Okay.

3 MR. MOREJON: Virgilio?

4 COMMISSIONER JETTER: Can I ask a question?

5 Aren't these checks supposed to come in --

6 MR. CABELLO: No, go ahead.

7 COMMISSIONER JETTER: Aren't they supposed

8 to be coming in say a session, like 201, 203,

9 204?

10 When I was going through this I noticed

11 there were some checks missing. Is that supposed

12 to be?

13 'Cause I -- I'm new here.

14 MR. CABELLO: Okay, could you give me an

15 example here, which ones --

16 COMMISSIONER JETTER: Here, I'll --

17 MR. CABELLO: This is for this month,

18 right?

19 COMMISSIONER JETTER: Yeah.

20 MR. NATERA: Depends on the amount. It

21 depends on --

22 MR. CABELLO: Okay.

23 MR. NATERA: I will answer --

24 COMMISSIONER JETTER: Because of being new

25 here, I don't know.

1 MR. CABELLO: Because of the --

2 MR. NATERA: Let's find out the question
3 first.

4 MR. CABELLO: Okay.

5 COMMISSIONER JETTER: Can you tell me?

6 MR. CABELLO: Okay, let me know which ones
7 it is.

8 COMMISSIONER JETTER: Anyway, if you
9 look --

10 COMMISSIONER GUTIERREZ: I know what she
11 means.

12 COMMISSIONER JETTER: You're the one that
13 handles --

14 COMMISSIONER GUTIERREZ: Like --

15 MR. CABELLO: Show Raf --

16 COMMISSIONER GUTIERREZ: -- they have the
17 33 here; they have the 35 and not the 34.

18 MR. CABELLO: Okay.

19 COMMISSIONER JETTER: Yeah.

20 MR. CABELLO: What page is that?

21 COMMISSIONER GUTIERREZ: We have the 36,
22 the 37, the 38, the 40 -- not the 39.

23 COMMISSIONER JETTER: Yeah.

24 MR. CABELLO: So they skip -- like one
25 skips in between?

1 COMMISSIONER GUTIERREZ: Exactly. Exactly.

2 COMMISSIONER JETTER: Yes. Yes.

3 MR. NATERA: Are you referring to the
4 sequence of it?

5 Or you're referring --

6 COMMISSIONER JETTER: Yeah, the sequence.

7 MR. NATERA: -- to the different accounts?

8 COMMISSIONER JETTER: No, the sequence of
9 it.

10 MR. NATERA: Okay, the sequence --

11 COMMISSIONER JETTER: Here.

12 I've made a mess of this but you can have
13 it.

14 MR. NATERA: No, that's fine, I --

15 MS. JETTER: 'Cause I don't want to do it
16 again.

17 COMMISSIONER MARINEZ: There's two
18 different orders.

19 COMMISSIONER GUTIERREZ: Different --

20 COMMISSIONER JETTER: Yeah.

21 COMMISSIONER MARINEZ: No, --

22 COMMISSIONER JETTER: Is that okay? Or
23 that isn't okay?

24 MR. CABELLO: Wait, he's going to explain.

25 MR. NATERA: Well, usually what happens is

1 that you have payment stubs. If you have like
2 too many invoices -- for example, the AMPS, if
3 you have too many invoices, the system will just
4 pick one invoice -- I mean one check.

5 It could have three or four checks. You
6 know, like for example, Pino (phonetic) and Son.
7 We buy a lot of items from them. So sometime I
8 generate about 25, 30 invoices and the check only
9 have a space for 10. So when you run that you'll
10 have three or four --

11 COMMISSIONER JETTER: Well what happens to
12 the other --

13 MR. NATERA: -- missing checks --

14 COMMISSIONER JETTER: Yeah.

15 MR. NATERA: -- and then you have the other
16 one.

17 COMMISSIONER JETTER: Well what happens to
18 the missing checks?

19 MR. CABELLO: They get voided.

20 MR. NATERA: The missing check, they just
21 void it.

22 COMMISSIONER JETTER: Okay.

23 MR. NATERA: That's all it is.

24 MR. CABELLO: So maybe -- maybe for -- in
25 the future we should have there, you know, the

1 checks --

2 COMMISSIONER JETTER: He should say voided,
3 voided.

4 MR. CABELLO: -- void.

5 COMMISSIONER GUTIERREZ: Void.

6 COMMISSIONER JETTER: Yeah.

7 MR. CABELLO: All right?

8 Is that okay with everybody?

9 COMMISSIONER JETTER: Because otherwise
10 you're looking all over for the check.

11 COMMISSIONER CORNELIO: Yeah.

12 MR. MORIN: Because they don't fit. They
13 don't fit on the check --

14 MR. CABELLO: Yeah, in other words the
15 check only has space for like six items. So if
16 we had like ten, we have to go to the following
17 check. But it's really not another check, --

18 MR. NATERA: No.

19 MR. CABELLO: -- it's just that one check.
20 So that -- those additional four we get on the
21 check receipt --

22 COMMISSIONER JETTER: Right.

23 MR. CABELLO: -- but we don't mail that
24 check, we just write it voided.

25 But let's put it; it's a good idea to do

1 | that.

2 | COMMISSIONER MARINEZ: But you don't need
3 | the void. I mean through the audit that comes
4 | out that that's the way that you do it.

5 | MR. NATERA: Exactly.

6 | COMMISSIONER MARINEZ: Yeah.

7 | MR. NATERA: Yeah. When the auditors come
8 | in, --

9 | COMMISSIONER MARINEZ: When the audit comes
10 | in they know what it is.

11 | MR. NATERA: -- they just add every single
12 | check that is there.

13 | COMMISSIONER MARINEZ: Nothing's missing.

14 | COMMISSIONER JETTER: Yeah, they know
15 | but --

16 | MR. CABELLO: Right.

17 | COMMISSIONER JETTER: -- I don't.

18 | MR. CABELLO: No, no, no, we'll --

19 | COMMISSIONER JETTER: And I'm learning.

20 | MR. CABELLO: That's a good thing. We'll
21 | put it voided.

22 | COMMISSIONER JETTER: What do you want from
23 | me?

24 | MR. CABELLO: We could put it voided,
25 | right, on the thing?

1 MR. NATERA: As a matter of fact, --

2 COMMISSIONER MARINEZ: I don't think it's
3 necessary but if you need it.

4 MR. NATERA: Another thing that --

5 MR. CABELLO: We could put voided.

6 MR. NATERA: Yeah, of course.

7 MR. CABELLO: Well, we'll do -- we'll mark
8 it voided. The ones that get voided, we'll put
9 it voided. So it will be in sequence.

10 MR. NATERA: I mean the back --

11 COMMISSIONER JETTER: That would be good be
12 good --

13 MR. CABELLO: All right?

14 COMMISSIONER JETTER: -- this way when I go
15 through it I could go through it fast.

16 MR. CABELLO: No, no, I got it. No
17 problem.

18 COMMISSIONER JETTER: Okay.

19 MR. CABELLO: We didn't think about it.

20 COMMISSIONER JETTER: And the way you
21 put --

22 MR. CABELLO: Never was brought up, so.

23 COMMISSIONER JETTER: -- these things
24 together, it's hard.

25 MR. CABELLO: But we'll do it.

1 COMMISSIONER JETTER: Look at the -- look
2 at the --

3 MR. CABELLO: I know. It's too many.

4 COMMISSIONER JETTER: Who puts them
5 together?

6 MR. CABELLO: Eh?

7 COMMISSIONER JETTER: Who puts these --

8 MR. CABELLO: Me.

9 COMMISSIONER JETTER: You do? Oh my God.

10 MR. CABELLO: It's the only way to put
11 this.

12 COMMISSIONER JETTER: I picked on the wrong
13 one.

14 MR. NATERA: Yeah, --

15 MR. CABELLO: And we got to do the front
16 and back otherwise you'll be like this, I mean.

17 COMMISSIONER JETTER: I have to tear them
18 all apart, --

19 MR. CABELLO: Otherwise you would --

20 COMMISSIONER JETTER: -- line them all over
21 the floor.

22 MR. CABELLO: -- if we don't staple it
23 they'll be flying all over.

24 COMMISSIONER GUTIERREZ: All over, yeah.

25 COMMISSIONER JETTER: Not -- the way

1 they're stapled. There's a big staple here.

2 MR. CABELLO: Maybe for yours I'll put like
3 a little one of those clips on that one?

4 COMMISSIONER JETTER: That would be nice.

5 MR. CABELLO: Okay, great. You got it.
6 I'm here to service.

7 COMMISSIONER JETTER: That's very nice.

8 MR. CABELLO: It's my mission in life to be
9 of service to the ladies.

10 COMMISSIONER JETTER: This way I can go
11 through them fast.

12

13 **APPROVAL OF BIDS:**

14 **1. BATHTUBS REGLAZING & RELATED WORK AT 660**

15 **39TH ST (NJ26-2):**

16

17 MR. CABELLO: All right, next one is the
18 Approval of Bids.

19 This is for the bathroom, re-glazing the
20 bathtubs. We're going to start with the building
21 down the hill.

22 CHAIRPERSON MARTINETTI: What happened to
23 that company Better than New?

24 They used to always bid in, right?

25 MR. CABELLO: No, that's for the regular

1 maintenance.

2 CHAIRPERSON MARTINETTI: Oh, the
3 maintenance?

4 MR. CABELLO: This is for the -- this is
5 under the Modernization Program.

6 CHAIRPERSON MARTINETTI: Oh, okay.

7 MR. CABELLO: We're going to, you know, re-
8 gut the whole thing and do it.

9 MR. MORIN: We put in a bid.

10 MR. NATERA: Yeah but they're -- did they
11 bid?

12 MR. MORIN: We don't know yet.

13 MR. CABELLO: On the page 1 is the One Day
14 Bath, that was the lowest bidder.

15 And on the following page we have, one,
16 two, three, four, five people that picked up the
17 proposals.

18 This was reviewed by our architect and it
19 was approved; as well as our attorney for the
20 legality of, you know, the contracts and stuff
21 like that, so.

22 And we estimate it was going to come out to
23 about close to a hundred thousand. The amount of
24 55, which means that we have money for the next
25 year for the following building to do that.

1 CHAIRPERSON MARTINETTI: And what's the
2 scope of the work?

3 MR. CABELLO: It's just in the bathtub
4 areas, do the window. Take out the --

5 MR. MORIN: The windowsill.

6 MR. CABELLO: What do you call --

7 MR. MORIN: The windowsill.

8 MR. CABELLO: The windowsill, the --

9 MR. MORIN: The windowsill corroded. And
10 the tubs has an enclosure, metal enclosure -- the
11 three walls.

12 MR. CABELLO: We're removing all that and
13 the tub and just --

14 MR. MORIN: He's just painting the whole
15 thing, --

16 MR. CABELLO: -- doing it again and re-
17 glazing.

18 MR. MORIN: -- re-glazing, painting, you
19 know, putting a softer surface on the bottom of
20 the tub.

21 They all corroded because of the water.
22 Then they already in pieces.

23 MR. CABELLO: So it will be brand new, you
24 know, shower, --

25 MR. MORIN: Yeah.

1 MR. CABELLO: -- and everything --
2 enclosure. Because the bathrooms were done
3 couple of years ago. Right? The entire
4 bathrooms and floors and everything. That was
5 the only area --

6 CHAIRPERSON MARTINETTI: So they're going
7 to just re-glaze everything pretty much.

8 MR. MORIN: Yeah, we're going to fix it, --

9 MR. CABELLO: And replace.

10 MR. MORIN: -- re-glaze --

11 MR. CABELLO: We're going to take out some
12 --

13 MR. MORIN: -- and replace some of the
14 areas that are corroded. Like the windowsills,
15 they're all corroded.

16 CHAIRPERSON MARTINETTI: Right. Right.

17 MR. MORIN: We have to -- we take them out
18 and we'll put in new ones.

19 CHAIRPERSON MARTINETTI: Okay.

20 MR. CABELLO: Now, --

21 CHAIRPERSON MARTINETTI: If you need any
22 help with permits, if you do --

23 MR. CABELLO: I was going to ask you.
24 Insofar as the permits, --

25 CHAIRPERSON MARTINETTI: It depends on case

1 | by case what they're --

2 | MR. CABELLO: The scope?

3 | CHAIRPERSON MARTINETTI: -- going to do.

4 | Yeah.

5 | MR. CABELLO: Okay.

6 | CHAIRPERSON MARTINETTI: We'll --

7 | MR. CABELLO: So we'll tell him to --

8 | CHAIRPERSON MARTINETTI: -- you know, we'll
9 | make sure they're expedited --

10 | MR. CABELLO: Okay.

11 | CHAIRPERSON MARTINETTI: -- so there's no
12 | further damage to their properties.

13 | MR. CABELLO: I know, right, yeah.

14 | Yeah. And will you send inspectors to
15 | check that or no?

16 | CHAIRPERSON MARTINETTI: Sure.

17 | MR. CABELLO: Or we'll do our own. Because
18 | the architect is going to inspect it. If you
19 | want to do --

20 | CHAIRPERSON MARTINETTI: Whenever there's a
21 | permit, it's state law they have to --

22 | MR. CABELLO: Okay.

23 | CHAIRPERSON MARTINETTI: -- close it out.

24 | MR. CABELLO: By the way I usually don't
25 | take time to thank people but I want to thank

1 | you, Mr. Chairman, because I mean we had a
2 | grueling winter, man. It's been like a big --
3 | taking a toll on us. And you have -- throughout
4 | the years you have given us some pointers insofar
5 | as codes and things to do here in the maintenance
6 | areas and we have implemented and it has worked
7 | out so far really good for us.

8 | It's been a big help your contribution, so
9 | I want to thank you for that.

10 | CHAIRPERSON MARTINETTI: Oh, thanks.
11 | Appreciate it.

12 | MR. CABELLO: No, really, you know. And I
13 | know people don't thank people for -- only they
14 | say, ah, you did this wrong but you did a good
15 | job with that, so thank you.

16 | CHAIRPERSON MARTINETTI: Thank you.

17 | MR. CABELLO: Yeah.

18 | All right, if -- I need a vote on the
19 | glazing thing -- on the tubs.

20 | CHAIRPERSON MARTINETTI: I'll second.

21 | MR. CABELLO: Okay, Margarita.

22 | And second by the Chairman.

23 | And call --

24 | Chairperson Martinetti?

25 | CHAIRPERSON MARTINETTI: Yes.

1 MR. CABELLO: Gutierrez?

2 COMMISSIONER GUTIERREZ: Yes.

3 MR. CABELLO: DeMartinez?

4 COMMISSIONER DeMARTINEZ: Yes.

5 MR. CABELLO: Cornelio?

6 COMMISSIONER CORNELIO: Yes.

7 MR. CABELLO: Edwin Marinez?

8 COMMISSIONER MARINEZ: Yes.

9 MR. CABELLO: Dorothy Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. CABELLO: Dennis Gonzalez?

12 Absent.

13 Okay.

14

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

16

17 MR. CABELLO: Now the Accounts Receivable,
18 that's the delinquent account.

19 I put an updated sheet in there; some
20 people came in to pay today. So that will be --
21 came down to \$9,090.00 I believe it was from what
22 it was, you know.

23 So, we've been very aggressive in getting
24 these people to court.

25 Julio, you have anything to add to this?

1 MR. MOREJON: I didn't get the updated --
2 because I still have the --

3 MR. CABELLO: Okay.

4 MR. MOREJON: -- the packets from the
5 January meeting.

6 MR. CABELLO: You don't -- you didn't have
7 the one there?

8 MR. MOREJON: I didn't get this. Let me
9 see. Oh, no this is --

10 Oh, is this it?

11 MR. NATERA: No, this one.

12 MR. MOREJON: This?

13 COMMISSIONER GUTIERREZ: In the back.

14 MR. MOREJON: Oh, I'm sorry.

15 COMMISSIONER GUTIERREZ: In the back. In
16 the back.

17 MR. CABELLO: In the back.

18 MR. MOREJON: I only saw the letter from --
19 I'm sorry. I thought that was all related to --

20 Let me take a look. I'm sorry.

21 MR. CABELLO: Yeah. Those two people pay.

22 MR. MOREJON: Excuse me.

23 Just that the last meeting I think was in
24 December.

25 MR. CABELLO: That's it. Those are the two

1 folks that paid.

2 MR. MOREJON: Yeah.

3 MR. CABELLO: As of 11 o'clock this
4 morning.

5 Give me the time.

6 MR. MOREJON: Okay. Yeah, I can add a few
7 things here.

8 MR. CABELLO: Go ahead.

9 MR. MOREJON: Okay, Aleman, still -- that
10 hasn't changed.

11 Let me see.

12 Ordonez hasn't changed.

13 Severino.

14 Sanders; she has a court date of next
15 Thursday.

16 And I received information today from Renee
17 that she's going to be able to pay her full rent.
18 So, we'll -- but the problem is I can't accept it
19 until the court date because I got to enter an
20 agreement with her.

21 Because she's a habitual later payer, so
22 what we do is we enter an agreement that they
23 won't pay late again going forward. So that's
24 another one.

25 And Sergio Gonzalez, I got a call from his

1 attorney yesterday and, you know, he's going to
2 have his moneys next Thursday.

3 So that's two coming off the board.

4 The others I'm not -- I'm not familiar
5 with, you know, as far as where they stand other
6 than the fact they're in default so, you know.

7 That's it.

8

9 **DIRECTOR'S REPORT:**

10

11 MR. CABELLO: Okay.

12 All right, this is from the Director's
13 desk.

14 We submitted our -- well, actually we
15 received our report card. This is the unedited
16 version. And right now we have 16.93 percent of
17 -- not percent -- points really. So we are
18 standard performing, which means we're out of the
19 substandard designation that we had last year.
20 So that's completed.

21 Our auditor was completed. And I also
22 included there the letter from the auditor who
23 was -- actually, it's not a letter, it's the exit
24 conference.

25 CHAIRPERSON MARTINETTI: Any comments?

1 MR. CABELLO: The comments were things that
2 are going to be happen --

3 No, no comments in the audit.

4 CHAIRPERSON MARTINETTI: In the audit.

5 MR. CABELLO: And no findings and no
6 comments.

7 There were just suggestions to make of -- a
8 lot of changes are coming down the pike and he
9 already knew about it, so he informs us, you
10 know, as to such things. So we're already
11 working on that.

12 It was a really good audit. No findings,
13 which -- and that clears up what we had there,
14 you know.

15 Now we're anticipating -- we had a 16.93
16 but we're anticipating a 19.44; once HUD receives
17 the audit, they go over and then they respond to
18 us. So, that will probably put us like a high
19 performer I guess.

20 MR. NATERA: Almost.

21 MR. CABELLO: Almost, you know. So, you
22 know, I'm excited about that.

23 I'm sorry.

24 Then the next thing, Maria Maio, who's the
25 New Jersey State Director of HUD, there is an

1 initiative from HUD to provide housing for
2 homeless veterans, which there's a big push from
3 Washington on this.

4 She has been speaking to the mayors in the
5 state of New Jersey by counties and she came to
6 Hudson County last week and spoke to all the
7 mayors. And our Mayor suggested to her there's a
8 property, I think down on 5th Street or down
9 Summit Avenue -- down there, that the state had
10 purchased to build a school. And the school was
11 never built so it was sitting there. So she's
12 coming tomorrow to meet with me --

13 COMMISSIONER MARINEZ: City Limits.

14 MR. CABELLO: Eh?

15 COMMISSIONER MARINEZ: City Limits.

16 CHAIRPERSON MARTINETTI: Yeah, remember
17 that?

18 COMMISSIONER DeMARTINEZ: City Limits.

19 COMMISSIONER GUTIERREZ: Yeah.

20 MR. CABELLO: City -- is that what --
21 Where is that at?

22 CHAIRPERSON MARTINETTI: Used to be
23 nightclub there.

24 COMMISSIONER DeMARTINEZ: Down --

25 COMMISSIONER GUTIERREZ: Nightclub --

1 MR. CABELLO: Oh by the transfer station?

2 COMMISSIONER GUTIERREZ: Yeah. Yeah.

3 CHAIRPERSON MARTINETTI: Yeah. Down --
4 yeah.

5 MR. CABELLO: I'm going back to school
6 then.

7 MR. MOREJON: One at a time.

8 MR. CABELLO: And so she's coming tomorrow.
9 She's going to explain how the program works;
10 what's involved. So at the next Board meeting
11 I'll be able to, you know, fill you in more.

12 COMMISSIONER GUTIERREZ: Okay.

13 MR. CABELLO: I really have no idea what's
14 -- it entails. But, you know, it's a property
15 there that maybe the state will work.

16 And I believe this along the lines what we
17 have here in Homes for Heroes on 40th Street.

18 COMMISSIONER MARINEZ: Um-hum.

19 COMMISSIONER GUTIERREZ: Um-hum.

20 MR. CABELLO: Which I was proud of the West
21 New York, the County, the State.

22 COMMISSIONER GUTIERREZ: Um-hum.

23 MR. CABELLO: I know Hudson Community
24 Action and ourselves --

25 COMMISSIONER GUTIERREZ: Um-hum.

1 MR. CABELLO: -- got together, you know, to
2 put this whole thing together.

3 CHAIRPERSON MARTINETTI: Quick question.

4 Our original -- our Veteran's Housing --
5 what they call Veteran's Housing, wasn't that
6 originally designed for that purpose?

7 COMMISSIONER JETTER: Yeah.

8 MR. CABELLO: Yes.

9 CHAIRPERSON MARTINETTI: And --

10 MR. CABELLO: But --

11 COMMISSIONER JETTER: Only for veterans.

12 MR. CABELLO: -- but then all the veterans
13 just --

14 CHAIRPERSON MARTINETTI: Right.

15 MR. CABELLO: But that's a conversation for
16 another --

17 CHAIRPERSON MARTINETTI: Yeah.

18 MR. CABELLO: -- an issue for another time.

19 CHAIRPERSON MARTINETTI: Just curious.

20 MR. CABELLO: Yeah. But that was the idea
21 of that --

22 And this is something similar but this is
23 specifically for homeless veterans. They have a
24 lot of issues; I mean some serious problems. I
25 mean these people were in combat so they come in

1 a little --

2 CHAIRPERSON MARTINETTI: Is she aware that
3 we have an actual Veteran's Housing --

4 MR. CABELLO: Yes. They know. They know.
5 But this is additional.

6 CHAIRPERSON MARTINETTI: Right. Right.

7 MR. CABELLO: Because this is strictly for
8 homeless folks.

9 You could be a veteran but if you're not
10 homeless, you can't participate in the program.

11 CHAIRPERSON MARTINETTI: Then maybe they
12 can start filling them also as they become
13 vacant.

14 MR. CABELLO: Yeah, could be, you know, if
15 they qualify.

16 CHAIRPERSON MARTINETTI: To help out.

17 MR. CABELLO: But we got to see the
18 funding.

19 I mean I have no idea how this works. I
20 don't even think anybody knows. That's why she's
21 going around explaining to people.

22 CHAIRPERSON MARTINETTI: See what she has
23 to say, --

24 MR. CABELLO: Yeah.

25 CHAIRPERSON MARTINETTI: -- right?

1 MR. CABELLO: Right. Right.

2 So, but -- for the next meeting we'll have,
3 you know, --

4 COMMISSIONER GUTIERREZ: And --
5 (indiscernible) -- going in the building over
6 here, the new building there is for the veterans.
7 How's that running?

8 MR. CABELLO: Oh, it's running well.

9 COMMISSIONER GUTIERREZ: Okay.

10 MR. CABELLO: Yeah. We just do the
11 maintenance really, so. It's a new building, so
12 we don't have much --

13 At the beginning these people were like
14 destroying things. They're a little nuts, man.

15 MR. MORIN: Yeah, they have -- they have
16 bad issues.

17 MR. CABELLO: Feel bad for them, you know.
18 I mean brand new -- brand --

19 COMMISSIONER GUTIERREZ: And the apartment
20 -- and the apartment was beautiful.

21 MR. CABELLO: You saw the apartments,
22 right?

23 COMMISSIONER GUTIERREZ: I was there.

24 MR. CABELLO: Beautiful apartments.

25 COMMISSIONER GUTIERREZ: I was there for

1 the opening and everything. The apartment was
2 nice for them.

3 MR. CABELLO: Yeah.

4 All right?

5 You got anything on this, Ralph?

6 MR. NATERA: Just to inform the Board that
7 -- to inform the Board that once we finish the
8 exit meeting that we had with the auditors, this
9 time we're going to be way above the standard
10 position.

11 By doing that we eliminate all the
12 regulations and reporting that we needed to do to
13 HUD, based on the last year's audit. Just by
14 getting a good grade this year, we eliminate all
15 that. So that putting us in a much better
16 position.

17 One thing that I wanted to inform you guys
18 is that on February 18 I went to HUD once again.
19 There was a seminar on the new reporting and
20 presentation of the DCA budget. The Housing
21 Authority has to present the State with our
22 budget in their format.

23 The new lady in charge, Miss Ann Zawartkay,
24 she's a -- she's a very young lady, very capable,
25 and she informed me that -- that operation --

1 they're in a very state-of-the-art operation.

2 She's totally up-to-date.

3 We are no longer going to send that thick
4 budget -- budget that we used to send to the
5 State three or four times -- three times at
6 least. This time it's going to be uploaded to a
7 website. They have modified everything for us to
8 fill in, like basically spreadsheets, Excel
9 spreadsheets to then down -- upload it to their
10 website.

11 Along with that the Governor and that
12 division are pushing transparency. And this is
13 one new aspect of the report.

14 Every single commissioner will have to
15 disclose their salaries, their benefits, their
16 pension, okay, if they are employee by another
17 municipal institution.

18 If you work for the Board of Ed, if you
19 work for City Hall, the Building Department --
20 okay, that has to be disclosed.

21 I mean there are housing authorities out
22 there that have police officers as part of their
23 commissioners, team, members and they had to do
24 the same thing.

25 I will put a format together for us to put

1 a -- for us to -- for you guys to provide it to
2 us, so I could upload it into the new system.
3 This have to be reported to the State no later
4 than April 30th in order to adapted on time.

5 Before there was no penalties if we were
6 late in submitting the report later. But now we
7 cannot do that anymore. It has to be there on
8 time, otherwise they will -- they will come out
9 with some kind of penalties.

10 MR. CABELLO: Now if for some reason --

11 CHAIRPERSON MARTINETTI: Sorry, could I
12 just add to that?

13 I sit on a Board in the County; we just did
14 this. So I could provide you with their form if
15 you'd like and you could take some ideas from it.

16 MR. NATERA: Yeah, because they have their
17 format.

18 CHAIRPERSON MARTINETTI: Yeah.

19 MR. NATERA: It's already there.

20 CHAIRPERSON MARTINETTI: They have the
21 actual form?

22 MR. CABELLO: Yeah, they have an actual
23 form.

24 MR. NATERA: Yeah. I mean they have the --
25 they have an actual form.

1 If they have another type of format in
2 order to get a form --

3 CHAIRPERSON MARTINETTI: Right.

4 MR. NATERA: -- to get the information from
5 the Commissioners, I would love to see it.
6 Because now I have to develop mine, to structure
7 something that I will have the same information
8 that is here --

9 CHAIRPERSON MARTINETTI: Yeah.

10 MR. NATERA: -- so they could transfer it
11 over to their information.

12 Okay? So I would like -- I would love to
13 see it.

14 CHAIRPERSON MARTINETTI: What they were
15 really concerned about were any business tie-ins
16 between any employees of the Housing Authority or
17 any Commissioners. They ask you -- you'll see it
18 when it comes out, --

19 MR. NATERA: That is the --

20 CHAIRPERSON MARTINETTI: -- that is
21 really --

22 MR. NATERA: -- conflict of interest act --

23 CHAIRPERSON MARTINETTI: Right.

24 MR. NATERA: -- that they have --

25 CHAIRPERSON MARTINETTI: They're very

1 concerned about that.

2 MR. NATERA: -- over there that they're
3 enforcing as well.

4 MR. CABELLO: Yeah.

5 MR. NATERA: Right.

6 MR. CABELLO: And for some reason someone
7 doesn't feel comfortable in providing this, --
8 no, they told us not to worry, because they'll
9 have access directly into the system. They just
10 want to expedite the thing. You know what I
11 mean?

12 CHAIRPERSON MARTINETTI: Yeah, it's all
13 public information.

14 MR. CABELLO: Yeah, that's what they said,
15 you know.

16 COMMISSIONER JETTER: I had that -- I had
17 read that in the books.

18 MR. NATERA: Right.

19 COMMISSIONER JETTER: And I'd mentioned it
20 to the -- to Virgil and he knew, you know, --

21 MR. CABELLO: Yeah.

22 MR. NATERA: Well, this is just taking
23 place now.

24 COMMISSIONER JETTER: That's where I'm
25 getting this stuff from but then I'm coming here

1 and asking you am I right or are they right or
2 who's right?

3 MR. NATERA: They're always going to be
4 right.

5 MR. CABELLO: Yeah.

6 COMMISSIONER JETTER: Yeah.

7 MR. CABELLO: All right.

8 COMMISSIONER JETTER: Yeah.

9 MR. CABELLO: So, Marty, if you can send us
10 that form, --

11 CHAIRPERSON MARTINETTI: Yeah. Sure.

12 MR. CABELLO: -- we compare it --

13 CHAIRPERSON MARTINETTI: I just did it
14 actually.

15 MR. CABELLO: -- to the one they have the
16 State, --

17 MS. JETTER: And all of these --

18 MR. CABELLO: -- see if it's similar or --

19 CHAIRPERSON MARTINETTI: It says to the be
20 the same one.

21 COMMISSIONER GUTIERREZ: All the same.

22 MR. CABELLO: Probably is the same for
23 everybody, yeah.

24 COMMISSIONER MARINEZ: I just did mine.

25 It's exactly the same. You could just word it --

1 | they could just word it with titles differently.

2 | I don't see how you're going to do it. I just
3 | think that they have to just set one up for --

4 | MR. NATERA: When you say they you're
5 | saying --

6 | MR. CABELLO: The State.

7 | COMMISSIONER MARINEZ: The State.

8 | MR. NATERA: Well the State has a format
9 | here. Okay, we just have to fill that in.

10 | COMMISSIONER MARINEZ: Right.

11 | MR. NATERA: Okay, so whatever title you
12 | have and whatever different institution you work
13 | for or you're sitting --

14 | See, what they think about is -- there're
15 | two columns in this format. Okay. The left hand
16 | -- the column on the left, what it says is if you
17 | guys are getting some kind of compensation from
18 | the Housing Authority. Again, --

19 | COMMISSIONER GUTIERREZ: Umm.

20 | COMMISSIONER MARINEZ: You got --

21 | MR. NATERA: -- thank you for your service.

22 | But on the right hand side column, that's
23 | another story. You have to disclose every single
24 | thing that you are receiving. Compensation,
25 | salaries, benefits --

1 COMMISSIONER MARINEZ: Well, it's just
2 checks.

3 MR. NATERA: Huh?

4 COMMISSIONER MARINEZ: It's just check and
5 verify. Check and verify.

6 MR. CABELLO: Right.

7 COMMISSIONER MARINEZ: If you do, then you
8 add. Which, I mean --

9 COMMISSIONER GUTIERREZ: If you're not, --

10 MR. NATERA: Well, if it's --

11 COMMISSIONER GUTIERREZ: -- you don't have
12 to do anything.

13 MR. NATERA: -- not applicable, it's not
14 applicable.

15 COMMISSIONER MARINEZ: Right. That's what
16 it's mostly like.

17 MR. NATERA: Yeah, those are the boxes
18 there. But it goes anything that you guys
19 receive from another -- from City Hall, from the
20 State for whatever, it has to be disclosed.

21 CHAIRPERSON MARTINETTI: Right.

22 COMMISSIONER MARINEZ: It's real simple.

23 CHAIRPERSON MARTINETTI: It is.

24 COMMISSIONER GUTIERREZ: Yeah.

25 COMMISSIONER MARINEZ: There's nothing --

1 COMMISSIONER GUTIERREZ: Yeah. Yeah.

2 COMMISSIONER MARINEZ: -- nothing to worry
3 about.

4 COMMISSIONER GUTIERREZ: No.

5 MR. CABELLO: No.

6 MR. NATERA: It's just something new.

7 COMMISSIONER MARINEZ: Yeah.

8 MR. NATERA: Something new.

9 COMMISSIONER GUTIERREZ: I've been doing
10 for two years already --

11 MR. NATERA: Unfortunately, --

12 COMMISSIONER GUTIERREZ: -- by internet --

13 MR. CABELLO: It's pretty much the same
14 thing --

15 COMMISSIONER GUTIERREZ: I've been doing
16 it.

17 MR. CABELLO: -- that we're doing now.

18 MR. NATERA: See what happened is that in
19 this particular meeting this lady had nothing to
20 do with HUD. Yet it was HUD that was providing
21 the information.

22 So all we have there were housing
23 authorities. And there were already housing
24 authorities confronting some people. Some of the
25 Commissioners walked out of their service,

1 | because they say, no, I'm not willing to disclose
2 | whatever.

3 | COMMISSIONER GUTIERREZ: And --

4 | MR. NATERA: Another issue was that the
5 | DCA --

6 | MR. CABELLO: I'll abstain about that.

7 | MR. NATERA: Yeah.

8 | The DCA was trying to force all the Section
9 | 8 tenants -- landlords --

10 | MR. CABELLO: Landlords. To disclose that
11 | information.

12 | I'm the one who's -- personally, I'm
13 | opposed to that because --

14 | MR. NATERA: Right.

15 | MR. CABELLO: -- it has nothing to do with
16 | anything else. They just providing -- they have
17 | a contract with the housing authorities for
18 | rents. They know the story. So, --

19 | MR. NATERA: So, imagine, how many
20 | landlords -- just in the Housing Authority we
21 | have four hundred and some landlords. Yet we
22 | have to do that and so everybody complained in
23 | the State. So that was the only reason why they
24 | removed --

25 | MR. CABELLO: I think the landlords --

1 CHAIRPERSON MARTINETTI: Right.

2 MR. CABELLO: -- would be opposed to that.

3 CHAIRPERSON MARTINETTI: I brought up the
4 question about the medical benefits; if your
5 primary employer supplies medical and they said
6 no. To just list it; they assume that if you're
7 employed by that agency you receive medical. But
8 they're concerned about receiving additional
9 medical.

10 MR. CABELLO: Yeah, double.

11 MR. NATERA: Right.

12 CHAIRPERSON MARTINETTI: Right.

13 MR. CABELLO: Like there and someplace
14 else.

15 CHAIRPERSON MARTINETTI: So, if you do you
16 don't have to go crazy and calling your benefits
17 provider.

18 MR. CABELLO: Right. Right.

19 CHAIRPERSON MARTINETTI: You know, just put
20 down, you know, who you work for and, yeah,
21 medical.

22 MR. CABELLO: And the benefit -- yeah.

23 COMMISSIONER GUTIERREZ: And that's it.

24 CHAIRPERSON MARTINETTI: And medical.

25 COMMISSIONER GUTIERREZ: And that's it.

1 And that's it. Yeah.

2 MR. CABELLO: All right.

3 CHAIRPERSON MARTINETTI: It's not that
4 complicated. It's very easy.

5 MR. CABELLO: Good deal.

6 COMMISSIONER GUTIERREZ: But the one I
7 filled out --

8 CHAIRPERSON MARTINETTI: Took me two
9 minutes to fill it out.

10 COMMISSIONER GUTIERREZ: The one that fill
11 it out last year they just ask you and how many
12 board you are, --

13 CHAIRPERSON MARTINETTI: Well, yeah.

14 COMMISSIONER GUTIERREZ: -- to year -- from
15 what year to what year you are.

16 MR. CABELLO: So we need that, what, --

17 COMMISSIONER GUTIERREZ: You know, just
18 like that.

19 MR. CABELLO: -- by April.

20 Right?

21 MR. NATERA: April. Yes.

22 MR. CABELLO: So we have to provide them --

23 MR. NATERA: Yeah.

24 MR. CABELLO: -- with the forms.

25 MR. NATERA: Right.

1 COMMISSIONER GUTIERREZ: Yeah. Okay.

2 MR. NATERA: Let me see what you have
3 and --

4 CHAIRPERSON MARTINETTI: Yeah.

5 MR. CABELLO: And then we'll send one --

6 MR. NATERA: I'm going to take it from
7 here.

8 CHAIRPERSON MARTINETTI: I think it came
9 from -- I got them from the County but it might
10 be right from the Local Finance Committee.

11 MR. CABELLO: Probably. Yeah.

12 CHAIRPERSON MARTINETTI: Yeah.

13 MR. CABELLO: So we'll make a copy, pass
14 Thursday -- I could bring it the next Board
15 meeting so we could get that approved and put it
16 there.

17 And we usually do our -- our budget
18 revisions in January but since this weather was
19 so grueling we decided to do it by next month;
20 we'll have budget revision. The auditor say it
21 was okay, no problem, you know because everybody
22 sense the problems.

23 And we've been lucky. We had a lot of
24 pipes bursting but, you know, we addressed it
25 right away. And most of them were like in the

1 | lower levels, so we didn't have all those water,
2 | you know, flowing down apartments.

3 | Right, Waldo?

4 | MR. MORIN: Um-hum. Yeah, there was no
5 | major construction.

6 | MR. CABELLO: Yeah.

7 | Couple of hot water heaters the bottoms
8 | blew up, you know. I guess the overheating with
9 | the cold water, whatever, but we did well.

10 | So we'll be all ready for next -- next
11 | month.

12 | All right, nobody has anything?

13 | We conclude and then we bring the people.

14 | Whoever needs to get back to work --

15 | COMMISSIONER GUTIERREZ: Yeah, yeah, yeah.
16 | We got to go back to work.

17 | MR. CABELLO: Okay.

18 | COMMISSIONER DeMARTINEZ: I think so, yeah.

19 | MR. CABELLO: So, see you? You're going to
20 | stay, too?

21 | CHAIRPERSON MARTINETTI: No, I'm going to
22 | stay.

23 | MR. CABELLO: Ten minutes. Five minutes
24 | each, that's it.

25 | CHAIRPERSON MARTINETTI: I'm fine.

1 COMMISSIONER JETTER: Yeah.

2 MR. CABELLO: Five minutes.

3 COMMISSIONER GUTIERREZ: Five minutes.

4 MR. CABELLO: Five minutes.

5 Julio, you need to put your clock. Five
6 minutes for the people. Tell them please.

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

9

10 **PUBLIC COMMENT:**

11

12 MR. MOREJON: Good afternoon, ladies and
13 gentlemen. My name is Julio Morejon. I'm
14 attorney for the Board.

15 You've all come to this meeting; we presume
16 you want to address the Board in some form --

17 A VOICE: Yes.

18 MR. MOREJON: -- shape or form.

19 What they ask you to do is you go up to the
20 podium, give them your name and your address to
21 the court reporter so she can jot down who you
22 are. And then you'll each be given five minutes
23 to make your presentation, ask your questions, et
24 cetera.

25 All right?

1 Now, I'm always advised it is a recording
2 system. It's similar to what you have in court,
3 so it can only take, you know, one person at a
4 time speaking.

5 So, if you're speaking the Board will
6 remain quiet. If a Board member speaks, they'll
7 speak one at a time and the same for you.

8 Otherwise, if you all speak at the same
9 time in the audience, we don't know who said
10 what.

11 Okay?

12 So, having said that, the floor is yours.

13 MR. CABELLO: So, who's first?

14 MS. DILLON: Hello.

15 MS. CRESPO: Hi.

16 MR. CABELLO: Your name and address.

17 MS. DILLON: State your name. Spell it for
18 the record. And give your address.

19 MS. CRESPO: I spell my first and last or
20 just the last?

21 MS. DILLON: What is your name?

22 MS. CRESPO: Nancy. Crespo.

23 MS. DILLON: Usual way?

24 MS. CRESPO: Nancy Crespo, C-R-E-S-P-O.

25 MS. DILLON: And your address, Nancy?

1 MS. CRESPO: 301 44th Street, Apartment 1.

2 MR. CABELLO: Thank you.

3 MS. DILLON: Thank you.

4 MS. CRESPO: Two days before -- two or
5 three days before New Years, I had came over here
6 when I paid my rent and I -- I told them that I
7 had a broken window, it was really cold in my
8 apartment. So when I put the heat my neighbor
9 upstairs she suffocates. You know? 'Cause it
10 gets really hot in her house.

11 They came. They took out the window.
12 We're now, what, February what, twenty-something?
13 The window never got put in my house. So that
14 window's been like that. There's no window in
15 the inside of the apartment.

16 I called. I seen Pedro and I told Pedro,
17 what happened, you were supposed to come and put
18 the window.

19 Oh, I gave it to Housing and Housing
20 never --

21 MR. CABELLO: It's true?

22 MS. CRESPO: -- approved to put the window
23 back.

24 I said, okay, no problem, not a problem,
25 all right.

1 Last week I called the Emergency line
2 because the lady upstairs, Miss Hutton (phonetic)
3 -- her -- a pipe broke in the bathroom. Thank
4 God that I was home and they had just gotten home
5 that Miss -- the daughter was able to fix the
6 pipe because Housing never came. They never
7 showed up, they never came, I didn't even get a
8 phone call to find out how the leak was.

9 I have pictures of it cracked my whole
10 ceiling from one end to where the light fixture
11 is, that water was -- shhh -- it was just coming
12 in like rain.

13 MR. CABELLO: Was that reported in and
14 called --

15 MS. CRESPO: Yes it did. I reported --

16 MR. CABELLO: What was the date of that?
17 Do you remember?

18 I want you to write it down.

19 MR. CRESPO: It was -- that was last -- it
20 was last week. It was -- I called the Emergency;
21 it was a little after four o'clock.

22 MR. CABELLO: So we got that call?

23 MR. MORIN: Yeah, we got the call. Pedro
24 didn't go that day because he was learning --

25 MR. CABELLO: I know. Did we get the call?

1 MR. MORIN: Yeah we got the call.

2 MR. CABELLO: Okay, we'll address that
3 later.

4 MR. MORIN: And he went twice and wasn't
5 there.

6 Okay. I'll take care of it.

7 MR. CABELLO: Okay?

8 So who wasn't there?

9 MS. CRESPO: Who wasn't there?

10 MR. CABELLO: The person upstairs?

11 MS. CRESPO: I was in the home all day. I
12 was in my house all day.

13 MR. MORIN: She wasn't there. No, they
14 didn't go there. They went during the week and
15 you weren't there.

16 MS. CRESPO: Well, of course, 'cause I
17 work.

18 Well then we got to get calls. That's why
19 we have phones, right?

20 MR. CABELLO: All right. I'll --

21 MS. CRESPO: Everybody has our number.

22 MR. CABELLO: I'll address that with the
23 maintenance staff.

24 Okay.

25 MS. CRESPO: Then I move into the apartment

1 and my bathtub was painted. And not painted with
2 the regular bathtub paint that it's supposed to
3 be painted with; it was painted with a regular
4 paint. That they just painted the inside of it,
5 left the outside all that way. Now -- now my
6 bathroom is all peeling, it's all rusted, it
7 leaks.

8 'Cause they were supposed to come back
9 after they fixed -- something they fixed in the
10 bathroom, they were supposed to come back to
11 re-caulk. So every time we shower, downstairs in
12 her side it leaks all the time. So she comes to
13 me and I tell her, listen, I already called. I
14 already told them if they do not come -- I don't
15 have time for this. I don't got time. It's not
16 leaking in my house, -- I don't have time to go
17 'cause I'm always calling and nothing ever gets
18 done. Nothing.

19 Nothing ever gets done in Housing when we
20 call for these apartments to get fixed.

21 I have -- I have pictures. If you want to
22 see the pictures, I took pictures of my ceiling,
23 I took pictures of my bathtub, and I took
24 pictures of the no window being in my -- in the
25 kitchen.

1 MR. CABELLO: All right.

2 So all these issues you have called here,
3 right?

4 MS. CRESPO: Yes.

5 MR. CABELLO: So it should be all on our --

6 MS. CRESPO: It should all -- yes.

7 MR. CABELLO: -- Emergency call.

8 Okay, I'll check it out. Okay.

9 MS. CRESPO: Pedro's came for all of them,
10 so yeah. And he's written them down.

11 MR. CABELLO: Okay.

12 MS. CRESPO: But he says that they don't
13 -- you know, that they don't tell him to -- you
14 know, they don't tell him to come back so I --
15 You know?

16 MR. CABELLO: He's right. He's right. I
17 mean he doesn't get the order, he doesn't --
18 Okay.

19 MS. CRESPO: That's all.

20 Thank you.

21 MR. CABELLO: No, thank you for bringing
22 this to my attention.

23 MR. MOREJON: Do you --

24 Nancy, right?

25 Did you -- do have their number -- her

1 number?

2 MR. CABELLO: Yeah, we got all that
3 information.

4 MR. MOREJON: Okay.

5 MS. CRESPO: Yeah, everybody -- they all --
6 Housing has my number.

7 MR. CABELLO: Next?

8 MS. BORRERO: My first name is Adelaida.

9 MS. DILLON: Spell.

10 MS. BORRERO: It's A-D-E-L-A-I-D-A. Last
11 name is Borrero, B-O-R-R-E-R-O.

12 MS. DILLON: And your address?

13 MS. BORRERO: Is 305 44th Street, --

14 MS. DILLON: Thank you.

15 MS. BORRERO: -- Apartment 1.

16 MS. DILLON: Thank you.

17 MS. BORRERO: The concern that I have is
18 the cats.

19 MR. MORIN: The cats?

20 MS. BORRERO: The cats.

21 Like I leave the front entrance of my house
22 and it reeks of cat pee. It's -- it just is
23 horrible. Everywhere. The recycling barrels in
24 my back, my snow blower, all that is -- it stinks
25 of pee.

1 We were told last time that, you know, they
2 want to I think send somebody to take care of it
3 and nothing has been done.

4 MR. CABELLO: Where does these cats come
5 from?

6 Are they from there?

7 MS. BORRERO: From --

8 MR. CABELLO: Oh, they're coming --

9 MS. BORRERO: From where -- the last
10 apartment on the corner in the back, that's full
11 of cats.

12 MR. MORIN: 311?

13 MS. BORRERO: Yeah.

14 MR. MORIN: Richie lives there.

15 MS. BORRERO: Yeah.

16 MR. MORIN: Richie lives in the bottom --
17 but they from --

18 MS. BORRERO: But we --

19 A VOICE: They feed the cats.

20 MR. MORIN: -- from him? His apartment?

21 MS. BORRERO: No, --

22 MR. CABELLO: From his apartment?

23 MR. MORIN: Richie lives down there, right?

24 A VOICE: They feed the cats.

25 MS. BORRERO: They feed the cats.

1 A VOICE: They feed the cats.

2 MR. CABELLO: Oh, that's why they all go --

3 A VOICE: Him and --

4 MR. MORIN: Oh, they feed the cat from the
5 neighborhood and the neighborhood cats come
6 there.

7 MR. CABELLO: It's like pigeons. When you
8 have pigeons --

9 A VOICE: Exactly.

10 A VOICE: Exactly.

11 A VOICE: Exactly.

12 CHAIRPERSON MARTINETTI: Can you reach out
13 to --

14 COMMISSIONER MARINEZ: Can't all talk at
15 one time.

16 A VOICE: I'm sorry.

17 CHAIRPERSON MARTINETTI: Can you reach out
18 to Alex Velazquez, our Health Department, and
19 he'll address that issue.

20 MR. CABELLO: Thank you.

21 MS. BORRERO: Yes, it's a -- it's a big
22 problem.

23 And then not only that, I mean they poop
24 everywhere.

25 MR. CABELLO: Yeah, I know it's --

1 MR. BORRERO: And depending where they
2 poop, I get blamed for it 'cause of my dogs.

3 I pick after my dogs. I'm not picking
4 after no cat. There's no way. There's no way.

5 And we try to keep everything nice and
6 clean and put the garbage where it belongs and
7 stuff like that but --

8 And another issue that I have, if you guys
9 could, I don't know, send letters to tell people
10 how to recycle right. I mean it's kind of
11 disgusting. I know who it is.

12 MR. CABELLO: Who in the Health Department?

13 MS. BORRERO: How they just throw
14 garbage --

15 MR. CABELLO: Alex. Alex.

16 MS. BORRERO: -- on a sidewalk and it's
17 disgusting.

18 CHAIRPERSON MARTINETTI: Henry Munker.

19 MR. CABELLO: Munker. Henry.

20 COMMISSIONER GUTIERREZ: Henry Munker.

21 MR. CABELLO: Oh, Henry is in charge of --

22 COMMISSIONER GUTIERREZ: Yeah.

23 CHAIRPERSON MARTINETTI: Yeah.

24 MS. BORRERO: I know at one point last year
25 I got a letter from the City wanting to fine me.

1 I mean I have --

2 MR. CABELLO: Yeah, I know, that's --

3 MS. BORRERO: -- my address on my recycling
4 barrel. I recycle. And I put my recycle barrels
5 in the sidewalk -- in the area and then here
6 comes other people --

7 MR. CABELLO: I know.

8 MS. BORRERO: -- and they want to dump --

9 MR. CABELLO: I got the same problem.

10 MS. BORRERO: -- their junk on mine and I
11 get blamed for it.

12 So I call them up and I told them not me.
13 This is Housing. Not me. I recycle. Got my
14 address. But if other people don't know how to,
15 you know, recycle right --

16 It's just disgusting.

17 MR. CABELLO: Got it. Yeah.

18 All right, well there's those two things.

19 We'll have --

20 MS. BORRERO: Okay. And --

21 MR. CABELLO: -- somebody -- Alex --

22 MS. BORRERO: All right.

23 I would like to set an appointment with
24 you.

25 MR. CABELLO: Sure.

1 MS. BORRERO: I would like to speak to you
2 privately please.

3 MR. CABELLO: Got it. No problem.

4 MS. BORRERO: Thank you.

5 MR. CABELLO: We'll do it after you leave;
6 we'll set up --

7 MS. BORRERO: Okay.

8 CHAIRPERSON MARTINETTI: And, Vigil, I just
9 sent you Henry's cell phone.

10 MR. CABELLO: Okay.

11 CHAIRPERSON MARTINETTI: I just sent it to
12 you.

13 MR. CABELLO: Oh, you send him --

14 COMMISSIONER GUTIERREZ: Send it to you.

15 MR. CABELLO: Oh, you sent it to me? Okay.

16 CHAIRPERSON MARTINETTI: If you need Alex,
17 I'll give --

18 MR. CABELLO: Yeah, Alex we have, because
19 we use him all the time.

20 All right, next?

21 Anyone else?

22 (Whereupon, there was a pause in the
23 proceedings.)

24 MS. GOYANES: Hi. Evelyn Goyanes, G-O-Y-A-
25 N-E-S, 308 44th Street, 2nd floor.

1 MS. DILLON: Okay.

2 MS. GOYANES: My only issue is I don't have
3 a bell for the past 11 years that I've been
4 there.

5 COMMISSIONER GUTIERREZ: My God.

6 MS. GOYANES: Now the exterminator can't
7 get into my house because my bell doesn't work.
8 And I'm gonna get in trouble for that.

9 MR. CABELLO: We got the bell, don't worry
10 about it, it's done.

11 MS. GOYANES: See, that was so easy.

12 MR. CABELLO: Thank you.

13 MS. GOYANES: Thank you.

14 MR. CABELLO: Go ahead. Next?

15 I'm an easy guy.

16 Got the bell. Put a bell there.

17 (Whereupon, several people spoke from the
18 audience.)

19 MR. CABELLO: Thirty seconds.

20 MR. NATERA: Get a real bell.

21 MR. CABELLO: Yeah. One from the church.

22

23 **(Whereupon, LOURDES OLIVERA, 405 5th**
24 **Street, Apartment 1, Union City, New Jersey,**
25 **addressed the Board in Spanish.)**

1
2 (Waldo Morin, Deputy Director of
3 Operations, provided an email summary of Ms.
4 Lourdes Olivera's remarks and stated the
5 following:

6 Ms. Lourdes Olivera at 405 5th St, apt 1,
7 stated in Spanish at the Board Meeting held on
8 February 26, 2015 that her windows were done new
9 more than year ago, but over a month ago, she
10 informed Waldo while he was at the site that
11 somebody broker her window and has not been
12 repaired yet.)

13
14 MR. MOREJON: 405 5th Street.

15 MR. CABELLO: 5th Street; 405 5th Street.

16 MR. MOREJON: Somebody's going to have to
17 interpret.

18 MR. CABELLO: Yeah. I'll translate.

19 (Whereupon, a dialogue took place with
20 Lourdes Olivera in Spanish.)

21 MR. MORIN: A year and a half they put the
22 new windows.

23 MR. CABELLO: Right.

24 She's complaining that her window was
25 broken --

1 MR. MORIN: Somebody threw something --

2 MR. CABELLO: -- and it was never replaced.

3 Somebody threw a snowball or something.

4 COMMISSIONER GUTIERREZ: A snowball.

5 MR. CABELLO: A snowball. Yeah.

6 COMMISSIONER GUTIERREZ: Yeah.

7 (Whereupon, a dialogue took place with

8 Lourdes Olivera in Spanish.)

9 MR. CABELLO: Okay.

10 Okay.

11 (Whereupon, a dialogue took place with

12 Lourdes Olivera in Spanish.)

13 MR. CABELLO: Okay.

14 Thank you.

15 Issue with the window.

16 MS. DILLON: You'll have to give it to me.

17 CHAIRPERSON MARTINETTI: Sorry. Do we have

18 a system in place for follow-up on tenant

19 complaints --

20 MR. CABELLO: Yes, we do.

21 CHAIRPERSON MARTINETTI: -- from the

22 initial complaint to completion?

23 COMMISSIONER MARINEZ: Waldo.

24 MR. CABELLO: Of course.

25 But if the maintenance people in charge of

1 | that drop the ball, the ball gets dropped by the
2 | system.

3 | Man, we have every system to put somebody
4 | in space. Really. I mean that's how
5 | sophisticated we are. But if you don't follow
6 | through on things, that's what happens.

7 | MS. DILLON: Your name?

8 | (Whereupon, Maria Olivera addressed the
9 | Board in Spanish.)

10 | MR. CABELLO: Maria Olivera, O-L-I-V-E-R-A;
11 | 503 (sic) 4th Street, Apartment 1B.

12 | MR. MOREJON: 513.

13 | MR. NATERA: 413.

14 | MS. OLIVERA: (In English) Yes.

15 | MR. MOREJON: She said five.

16 | COMMISSIONER GUTIERREZ: 513.

17 | MS. OLIVERA: (In English) I have a big
18 | problem.

19 | MR. MORIN: 513.

20 | COMMISSIONER DeMARTINEZ: 513 4th Street.

21 | MS. DILLON: What's the address?

22 | MS. MARIA OLIVERA: (In English) 513 4th
23 | Street --

24 | MR. CABELLO: There you go.

25 | MS. MARIA OLIVERA: (In English) Apartment

1 1B.

2 MR. CABELLO: Okay. Go ahead, Senora.

3 MS. MARIA OLIVERA: (In English) Yes. I
4 have a big problem in my house.

5 MR. CABELLO: What happened in your house?

6 MS. MARIA OLIVERA: (In English) Well, the
7 mouse.

8 MR. CABELLO: Mouse.

9 MS. MARIA OLIVERA: (In English) I can't
10 asking HUD no more.

11 Last summer -- it's terrible. It's open
12 everything in the house. Eating everything --
13 the food. I can't control.

14 Housing come put the food, put this --
15 (Spanish was spoken).

16 A VOICE: Mousetraps.

17 A VOICE: Mouse --

18 MR. CABELLO: The mouse trap.

19 MS. MARIA OLIVERA: (In English) The trap.
20 Yes.

21 MR. MORIN: Oh, it's a mousetrap,
22 everything.

23 MS. MARIA OLIVERA: (In English) Yes.
24 Nothing.

25 MR. CABELLO: It's not working.

1 MS. MARIA OLIVERA: (In English) It's
2 coming now again. Everything. I have it in my
3 -- in my room, in my son room. All the room is
4 only -- (Spanish was spoken).

5 MR. CABELLO: Si. Si.

6 MS. MARIA OLIVERA: (In English) I can't --
7 I can't no more. I have a problem in my back. I
8 clean my house. I don't have -- I not rich but
9 my house is not -- I clean my house. I have
10 everything in my house.

11 The thing is I have in this apartment the
12 key for Connie's (phonetic) son is no clean the
13 apartment.

14 MR. MORIN: Eugene.

15 MS. MARIA OLIVERA: (In English) Eugene.

16 MR. CABELLO: So it's coming from there?

17 MS. MARIA OLIVERA: (In English) And the
18 father's living over there, no clean the house.

19 MR. CABELLO: So you're in between.

20 MS. MARIA OLIVERA: (In English) It's not
21 forces to clean the house; it stink in there.

22 I see the mouse coming through the wall for
23 the refrigerator. On top to the -- put --
24 (Spanish was spoken) -- put everything in there.

25 MR. CABELLO: But our guy goes there?

1 Right? The exterminator goes? But it's not
2 enough too because of the other problem?

3 MS. MARIA OLIVERA: (In English) Yeah,
4 Marco (phonetic) coming today --

5 MR. MORIN: She calls -- yeah, --

6 MS. OLIVERA: (In English) Yeah.

7 MR. MORIN: -- she call about two weeks
8 ago. I sent Marco; Marco's been going for two
9 weeks. We already talked to the --

10 MS. MARIA OLIVERA: (In English) Yeah.

11 MR. MORIN: -- to the father, Eugene.

12 We send him a letter to clean -- just the
13 kitchen that he's got to clean. So far Marco's
14 went two days ago again. So, we -- you know we
15 in the process of doing this.

16 MR. CABELLO: If not -- they don't respond,
17 give it to him so we could start eviction
18 notice --

19 MR. MORIN: Oh, yeah.

20 MR. CABELLO: -- creating a health hazard
21 here. I mean mouses running around the building
22 because of two people? Come on.

23 MS. MARIA OLIVERA: (In English) Yeah.

24 Thank you.

25 MR. CABELLO: No, thank you for bringing it

1 to my attention --

2 MS. MARIA OLIVERA: Um-hum.

3 MR. CABELLO: -- and to the Board.

4 COMMISSIONER GUTIERREZ: Thank you.

5 MR. CABELLO: All right.

6 Go ahead.

7 Hey, it's big party today.

8 MS. MUNDORF: Hi. My name is Debra
9 Mundorf. I live at 300 44th Street, Apartment 2.

10 The only issue I have is my husband, when
11 we have snow or -- the Housing has been coming,
12 they've been shoveling, throwing rock salt -- and
13 all the neighbors I know have called and that's
14 the only issue. 'Cause he can't do it anymore.
15 He had big surgery and he can't do it anymore.

16 So that's -- that's my only issue.

17 MR. MORIN: He can't do what?

18 MS. MUNDORF: He can't shovel or --

19 COMMISSIONER MARINEZ: Shovel.

20 MR. MORIN: I know but we've been doing the
21 front and the --

22 MS. MUNDORF: Yes. Yes.

23 MR. MORIN: -- all the front and sidewalk.

24 A VOICE: You guys just started doing.

25 MR. MORIN: Huh?

1 A VOICE: Because I called and complained
2 that I fell --

3 MS. MUNDORF: Yeah, I called too. We all
4 called.

5 MR. MORIN: Yeah but --

6 A VOICE: You just did it for the last two
7 snowstorms --

8 MR. MORIN: Let me say something.

9 For -- I've been here for many years. For
10 the last 23 years we have never used to --

11 MR. CABELLO: All right, so we're doing it
12 now.

13 MR. MORIN: And we've been going there.

14 MR. CABELLO: Right. Right.

15 MR. MORIN: We've been going there.

16 MR. CABELLO: We're doing it now.

17 MR. MORIN: Since last year we've been
18 going there to clean whatever now. When it falls
19 -- when the snow falls, usually at night and the
20 morning -- we go usually at the end of the day.
21 We have to --

22 MR. CABELLO: We have a lot of sites here.

23 MR. MORIN: We go at the end of the day but
24 we do clean it by the end of the day.

25 MS. MUNDORF: Yes. Yes.

1 A VOICE: Yeah.

2 MR. MORIN: I know it takes -- it might
3 take 8 to 12 hours or 15 hours but we do clean it
4 by the end of the day.

5 A VOICE: Yeah.

6 MR. MORIN: You know?

7 Because we have the other properties, too.

8 We go --

9 A VOICE: Um-hum.

10 MR. MORIN: We start on 5th Street, we come
11 all the way --

12 MR. CABELLO: All the way up, yeah.

13 MR. MORIN: -- down here. That's how we do
14 it.

15 I mean it's Cantello, 5th Street, West, 49,
16 39, 40 Street, 44th Street. But we do -- we've
17 been cleaning.

18 MR. CABELLO: Oh, yeah.

19 MR. MORIN: That much I --

20 MS. MUNDORF: Yes. Yes.

21 MR. MORIN: And I know I saw -- yeah when
22 he dropped, you know, the bag and he was salting.
23 And I even took one guy in my car one day in the
24 afternoon. In my car; I put the guy in the car
25 with the three bags of salt just to go -- go and

1 do it because I didn't have a truck. So that I
2 know we're doing.

3 I don't know -- it's hard to get done right
4 away --

5 MS. MUNDORF: Right. Right.

6 MR. MORIN: -- but by the end of the day
7 it's gonna be done.

8 A VOICE: Yeah.

9 MS. MUNDORF: All right.

10 MR. MORIN: You know?

11 CHAIRPERSON MARTINETTI: I think her
12 concern --

13 MS. MUNDORF: Okay.

14 Thank you.

15 CHAIRPERSON MARTINETTI: -- is she wants a
16 commitment that it won't be interrupted. It will
17 be on a continuous basis --

18 MR. CABELLO: Oh, no, it won't be.

19 MR. MORIN: Oh, no, no.

20 CHAIRPERSON MARTINETTI: -- going forward.
21 Right.

22 MR. CABELLO: No, this is part of the
23 program.

24 MR. MOREJON: It's really no law.

25 MR. CABELLO: No. And we have a --

1 COMMISSIONER MARINEZ: Is it 36 inches?

2 MR. MOREJON: Oh, that's -- that would be
3 local ordinance.

4 MR. MORIN: Yeah.

5 MR. CABELLO: And it's 24 hours.

6 MR. MORIN: We got 24 hours.

7 COMMISSIONER MARINEZ: Twenty-four
8 hours, --

9 MR. MOREJON: Yeah.

10 COMMISSIONER MARINEZ: -- 36 inches.
11 Right?

12 MR. MOREJON: Local ordinance.

13 MR. MORIN: Twenty-four hours --

14 COMMISSIONER MARINEZ: After the snowstorm
15 stops.

16 MR. MORIN: Don't matter. Just have a
17 ticket for --

18 MR. CABELLO: Right. Yeah. I know.

19 COMMISSIONER MARINEZ: People think that's
20 during the snowstorm.

21 MR. MOREJON: Yeah.

22 A VOICE: No.

23 MS. CRESPO: So then is there a way that
24 somebody -- that you can give salt to somebody?

25 'Cause they -- all they're -- all they're

1 shoveling really is just the sidewalk. I mean we
2 have to shovel the steps and everything. 'Cause
3 the sidewalks are getting shoveled.

4 MR. MORIN: Um-hum.

5 MS. CRESPO: But I have no more salt. And
6 I don't want to buy anymore.

7 CHAIRPERSON MARTINETTI: Well we should be
8 doing the steps also.

9 MR. CABELLO: Yeah.

10 MS. CRESPO: But the steps are not getting
11 done. All they're --

12 MR. MORIN: No, we don't --

13 MR. CABELLO: All right, we'll get it done.

14 MS. CRESPO: -- all they're doing is just
15 the sidewalk.

16 MR. CABELLO: We'll get it done.

17 MS. CRESPO: But if I can have some salt,
18 -- I mean I'll do my steps; I don't have a
19 problem.

20 MR. CABELLO: No, no.

21 CHAIRPERSON MARTINETTI: You have the
22 commitment of Virgil that --

23 MS. CRESPO: Okay.

24 CHAIRPERSON MARTINETTI: -- going forward
25 the steps will be done also.

1 MR. CABELLO: Yeah. That's like three
2 steps, man.

3 MR. MUNDORF: What about the --

4 CHAIRPERSON MARTINETTI: And if there is --

5 MR. MUNDORF: -- back of the building?

6 CHAIRPERSON MARTINETTI: -- an issue come
7 back.

8 MR. MUNDORF: What about the back of the
9 building where you have to go into the basement?

10 MR. CABELLO: Yeah, I --

11 CHAIRPERSON MARTINETTI: All public areas.

12 MR. CABELLO: That was brought up to
13 Waldo's attention and I contacted the fire
14 department, the North Hudson --

15 Whatever it's called, right?

16 MR. MUNDORF: Right.

17 MR. CABELLO: And they said that really
18 that's not a major problem because if there is an
19 emergency they have ways to get in, because the
20 snow wasn't that severe. I mean whatever snow,
21 there was no need to -- because nobody in town is
22 cleaning backyards or anything like that. You
23 know?

24 MR. MUNDORF: But it turns to ice.

25 MR. CABELLO: I know but nobody goes out

1 through the backdoor, right?

2 Usually you use the front door. As I said,
3 you know, the steps I have no problem.

4 MR. MUNDORF: No, but if we need to go back
5 there for something.

6 MS. MUNDORF: No, if I got to get down in
7 the basement.

8 MR. MORIN: Oh, they need to go back there
9 I guess.

10 MR. CABELLO: To go back there in the
11 backyard when there's snow? For what?

12 MR. MUNDORF: You have to. You got to do
13 wash. Get paper towels.

14 MR. CABELLO: Wait a minute, you go outside
15 to go down to the basement?

16 MR. MUNDORF: Yeah.

17 MR. CABELLO: Why don't --

18 (Whereupon, several people spoke at once
19 from the audience.)

20 CHAIRPERSON MARTINETTI: So let's make sure
21 everything's clean, the stairs, --

22 Plus it's a second --

23 MR. MORIN: It's gonna take --

24 CHAIRPERSON MARTINETTI: -- sounds like a
25 secondary means of egress.

1 MR. CABELLO: Yeah.

2 CHAIRPERSON MARTINETTI: So let's make sure
3 it's clean.

4 MR. CABELLO: Yeah but I don't get it.

5 MR. MUNDORF: The stairs aren't a problem.
6 It's just one straight line --

7 CHAIRPERSON MARTINETTI: Right, make a
8 path.

9 MR. MUNDORF: -- where we can walk.

10 A path. That's it.

11 MR. MORIN: You know how many property
12 there are to do that?

13 MR. MUNDORF: We can do the steps. You
14 know, you -- you clean the path, we walk down, we
15 do the steps. We do the front steps.

16 MR. CABELLO: I don't have --

17 MR. MUNDORF: It's just --

18 MR. CABELLO: I don't have a problem.

19 MR. MUNDORF: -- a path.

20 MR. CABELLO: But I want to picture in my
21 mind how is that the person on the first floor
22 can go into the basement without having to go
23 outside and the person on the second floor has to
24 go outside?

25 A VOICE: Because they have access.

1 A VOICE: Because the entrance --

2 MR. MORIN: They don't have access.

3 A VOICE: We have the entrance in our
4 apartment --

5 A VOICE: Yes. We don't.

6 MR. CABELLO: They don't have access?

7 MR. MORIN: No, only the first floor --

8 MR. CABELLO: But don't you have to come up
9 from the second floor inside the building to the
10 first floor?

11 A VOICE: No. We can go through someone's
12 apartment.

13 MR. CABELLO: It's a separate entrance?

14 A VOICE: Yes.

15 COMMISSIONER DeMARTINEZ: Yes.

16 MR. CABELLO: To go to the second floor?

17 A VOICE: Yes.

18 COMMISSIONER CORNELIO: Yes.

19 A VOICE: Right.

20 MR. MORIN: No, no, it's the same
21 entrance --

22 COMMISSIONER CORNELIO: No, the same.

23 MR. MORIN: -- to -- for the front of the
24 apartment.

25 COMMISSIONER CORNELIO: But not for the

1 | basement.

2 | MR. MORIN: But to go to the basement, the
3 | second floor can't get access.

4 | A VOICE: The second floor don't have
5 | access.

6 | COMMISSIONER CORNELIO: Yeah.

7 | MR. CABELLO: Because the access to the
8 | basement is inside the apartment on the first
9 | floor?

10 | A VOICE: Yes.

11 | A VOICE: Yes.

12 | A VOICE: On the first floor.

13 | MR. MUNDORF: On the first floor.

14 | MR. CABELLO: Now I got it clear. Yeah,
15 | we're going to clean that.

16 | Thank you.

17 | A VOICE: Yeah.

18 | MR. CABELLO: Man, unless we get the full
19 | picture you can't, you know, --

20 | COMMISSIONER CORNELIO: Yeah, they
21 | always --

22 | A VOICE: Yeah, yeah, --

23 | COMMISSIONER CORNELIO: -- need to use the
24 | second floor.

25 | COMMISSIONER GUTIERREZ: It's different

1 | access --

2 | A VOICE: Yes.

3 | MR. CABELLO: It's a different story than
4 | what I got originally. That's why --

5 | Yeah, go ahead.

6 | MR. MUNDORF: And salt it.

7 | CHAIRPERSON MARTINETTI: It will be
8 | cleaned.

9 | MR. MUNDORF: All right.

10 | CHAIRPERSON MARTINETTI: And if it's not,
11 | come back and let Virgil know. Come to the
12 | meeting.

13 | MR. MUNDORF: Yeah, no, no problem.

14 | MR. CABELLO: Yeah but we have to -- you
15 | know, like --

16 | MR. MUNDORF: I was there when Waldo came
17 | in his car and the guy --

18 | MR. CABELLO: See?

19 | No, we'll do it but, you know, we just
20 | can't -- it stopped snowing now, be there in two
21 | seconds, then everybody --

22 | A VOICE: Oh, no.

23 | MR. CABELLO: It's impossible.

24 | MR. MUNDORF: When it's over.

25 | MR. CABELLO: We start from downtown. It's

1 the best way. So we know what -- you know, we're
2 mopping up. It's --

3 MR. MUNDORF: We understand. We might be
4 even the next day.

5 MR. CABELLO: See, we're like the --

6 MR. MUNDORF: You know what I'm saying?

7 MR. CABELLO: -- Navy Seals here.

8 You were in the service, right?

9 MR. MUNDORF: Who? Me? No.

10 MR. CABELLO: We're like the Navy Seals.
11 We mop up, you know?

12 MR. MUNDORF: I was in Canada.

13 MR. CABELLO: So, we'll address that.

14 Okay?

15 Any -- Toni?

16 COMMISSIONER GUTIERREZ: Anybody else?

17 MS. BESHARA: Yes.

18 MR. CABELLO: Yes.

19 Ms. Beshara.

20 MS. BESHARA: Hi. I'm Toni Beshara, 305
21 44th, 2nd floor.

22 Addressing some of the issues like the
23 cats. I personally got a hold of one of the
24 rescue people. It's very difficult in the winter
25 but I personally assisted in catching one of the

1 cats. But they have to have a place to put them,
2 et cetera. I also donated money because these
3 people have to take it to the doctor and
4 everything. They get a discount but --

5 If anybody is interested, she will -- she
6 said she would try to come back and try to -- she
7 said it shouldn't be a problem to get the rest of
8 the colony --

9 MR. CABELLO: Colony?

10 MS. BESHARA: -- but they don't have the
11 resources.

12 If anybody wants to help out, let me know.
13 I've literally personally assisted with one, --

14 MR. MOREJON: Is that with --

15 MS. BESHARA: -- so I know that it's for
16 real.

17 Hmm?

18 MR. MOREJON: -- Fernando?

19 MS. BESHARA: No, it wasn't Fernando. It's
20 some lady Anna (phonetic). I had to call this
21 one, then that one --

22 COMMISSIONER CORNELIO: Yes, Anna.

23 MS. BESHARA: -- called that one and that
24 one -- it took forever.

25 MR. MOREJON: Because I know that there was

1 a group meeting with the Mayor --

2 MS. BESHARA: Oh.

3 MR. MOREJON: -- Stack and also from
4 Weehawken, because they're trying to
5 coordinate --

6 MS. BESHARA: That might be Mercy
7 (phonetic)?

8 MR. MOREJON: -- with the --

9 MS. BESHARA: Is Mercy involved in that?
10 Because she's the one involved in Union City.
11 But I couldn't get her.

12 MR. MOREJON: They're trying to coordinate
13 with the animal control -- you know, a plan --

14 MR. CABELLO: Board. Yeah.

15 MR. MOREJON: -- to deal with these issues.
16 It's not just --

17 MS. BESHARA: Yeah.

18 MR. CABELLO: Okay.

19 MR. MOREJON: -- on 44th Street but --

20 MR. CABELLO: All right, one less cat to
21 worry about.

22 MS. BESHARA: Yeah. And she said that she
23 would come back but, you know, she is like one
24 person dealing with her own resources.

25 So if anybody wants to help it's for real.

1 I mean I was there and I did it with her.

2 MR. CABELLO: Okay.

3 That's it?

4 COMMISSIONER GUTIERREZ: Thank you.

5 MR. CABELLO: Anyone else?

6 All right.

7 Thank you very much for coming.

8 MS. BORRERO: Oh, yes.

9 A VOICE: Wait, she -- Adele had something
10 else she forgot.

11 MR. CABELLO: Oh my God.

12 MS. BORRERO: Sorry.

13 MR. CABELLO: Just write it down next time,
14 you know?

15 MS. BORRERO: Adelaida Borrero.

16 MS. DILLON: Thank you.

17 A VOICE: That's what I do. I wrote it.

18 MS. BORRERO: The exterminator. The
19 exterminator comes to the house every --

20 MR. MORIN: One --

21 MS. BORRERO: -- every month.

22 MR. MORIN: Yeah. Um-hum.

23 MS. BORRERO: But he's not going upstairs.

24 MR. MORIN: When he goes once a month?

25 MS. BORRERO: He goes -- he goes once a

1 month.

2 MR. MORIN: And everybody knows that's
3 the --

4 MS. BORRERO: And he knows that --

5 MR. MORIN: -- day he go and there's
6 nothing we can -- we can't access the apartment.

7 MS. BORRERO: He -- he goes there early.
8 He gets there early 'cause he --

9 MR. MORIN: Um-hum.

10 MS. BORRERO: -- they already know to get
11 there early 'cause they have to go to Toni's
12 apartment first. But she leaves early.

13 MR. CABELLO: So she's not there.

14 MS. BESHARA: No, I'm --

15 MS. BORRERO: So, she's not there.

16 MS. BESHARA: I'm -- excuse me. Can you
17 hear me?

18 I'm there --

19 MS. DILLON: Stand up.

20 MS. BESHARA: I am there almost every
21 single month. The past, I think, two months I
22 had to leave before he got there.

23 But I call them and I try to get --
24 sometimes he comes, you know, late -- and I have
25 to go to work.

1 MS. BORRERO: He don't come late. He comes
2 exactly -- every month he come exactly the same
3 time. You know this.

4 MS. BESHARA: He --

5 MS. BORRERO: So, --

6 MS. BESHARA: If it's --

7 MS. BORRERO: -- it's been more than a
8 month -- it's been couple of months that you
9 don't let him upstairs.

10 Now last time that that happened he got
11 blamed for not getting there. It was told that
12 he was not getting there on time. But I'm there
13 early and I see him and --

14 MS. BESHARA: No, it's just --

15 MS. BORRERO: -- I just want to make sure
16 the apartments --

17 MR. CABELLO: Yeah.

18 MS. BORRERO: -- get exterminated.

19 MS. BESHARA: I called him.

20 MR. CABELLO: Okay.

21 CHAIRPERSON MARTINETTI: Has he been
22 charging for doing those apartments?

23 MR. CABELLO: No, no. He doesn't charge
24 where he doesn't do it.

25 MR. MORIN: No, no, no.

1 MR. CABELLO: It's a contract.

2 MR. MORIN: I get maybe -- during the year
3 I get about three people that call me that they
4 have problems with the --

5 And they go back and they do special but
6 they don't charge; just they go back.

7 But usually I don't get a complaint that
8 they don't go because they -- this has been going
9 on for like 15 years.

10 MR. CABELLO: No.

11 MR. MORIN: They go the same time --

12 MR. CABELLO: Waldo, --

13 MR. MORIN: -- and we go on.

14 MR. CABELLO: The Chairman's referring --

15 A VOICE: Yeah.

16 MR. CABELLO: -- if he doesn't have access
17 to an apartment, does they charge us for the
18 thing. And the answer is no.

19 But that's not the issue. The issue is
20 that we need to have access to the apartments.

21 CHAIRPERSON MARTINETTI: Right. No, I
22 know. That was just a side issue.

23 COMMISSIONER GUTIERREZ: Yeah, all the
24 apartment.

25 MR. CABELLO: 'Cause we have the same thing

1 with --

2 COMMISSIONER GUTIERREZ: The mouse.

3 MR. CABELLO: -- the mouse --

4 COMMISSIONER GUTIERREZ: The mouse.

5 MR. CABELLO: -- downtown, you know?

6 COMMISSIONER DeMARTINEZ: Yeah.

7 MR. CABELLO: If it's not any one place --

8 CHAIRPERSON MARTINETTI: Yeah, the reason
9 why I said it 'cause it might not be -- you know,
10 it might be incentive for him not to even go up
11 if he's getting paid for it.

12 I just want to make sure.

13 MR. CABELLO: No, no, no. No, he goes. He
14 goes. We send our building inspector with him --

15 CHAIRPERSON MARTINETTI: Okay.

16 MR. CABELLO: -- to make sure it's
17 inspected, because we had to report that to HUD,
18 you know, --

19 CHAIRPERSON MARTINETTI: Right.

20 MR. CABELLO: -- when the inspections were
21 done. So he's accompanied by someone from our
22 staff.

23 CHAIRPERSON MARTINETTI: Because when
24 you're getting paid on an individual basis, you
25 make sure --

1 MR. CABELLO: Yeah, of course.

2 CHAIRPERSON MARTINETTI: -- you get access.

3 MR. CABELLO: Yeah. That's why, you know.

4 COMMISSIONER GUTIERREZ: Yeah, --

5 CHAIRPERSON MARTINETTI: It's to his
6 benefit.

7 MR. CABELLO: But the issue is then when he
8 has no access to that and, really, we have to
9 take responsibility for that. We just can't say,
10 you know, --

11 No, really, you know what I mean?

12 If that happens then we have to follow
13 through, why was not been able to get to an
14 apartment. Well then you have the -- then we
15 have to deal with that issue.

16 CHAIRPERSON MARTINETTI: Correct.

17 MR. CABELLO: So, you know, again, the ball
18 was dropped somewhere there. You know?

19 Again, the system is in place but, you
20 know, the next step was not done. So I'll
21 address that.

22 Same thing with that mouse --

23 CHAIRPERSON MARTINETTI: Sounds like you
24 have a big staff meeting ahead of you.

25 MR. CABELLO: Oh, yeah. Well, you know

1 | it's wintertime, man. All this -- you're not
2 | kidding. No, I already my little thing before
3 | this, so I just added more. Here. Have like
4 | three pages here already for the staff come
5 | Monday.

6 | I like to do it Monday mornings to set the
7 | tone for the week.

8 | All right. Anything else?

9 | A VOICE: No.

10 | A VOICE: No.

11 | COMMISSIONER MARINEZ: Thank you.

12 | MR. CABELLO: Thank you.

13 | A VOICE: We're all done; we could leave?

14 | MR. CABELLO: All right. Yes.

15 | (Whereupon, several people spoke at once
16 | from the audience.)

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

19 | CHAIRPERSON MARTINETTI: We have no Closed
20 | Session?

21 | MR. CABELLO: Huh? No, no, no. No, no.

22 |

23 | **ADJOURNMENT:**

24 |

25 | CHAIRPERSON MARTINETTI: Adjourn?

1 MR. CABELLO: So we --

2 CHAIRPERSON MARTINETTI: Motion.

3 MR. CABELLO: -- say adjourn please?

4 CHAIRPERSON MARTINETTI: Motion.

5 MR. CABELLO: Motion by the Chairman.

6 COMMISSIONER GUTIERREZ: Second.

7 COMMISSIONER DeMARTINEZ: Close. Okay.

8 COMMISSIONER GUTIERREZ: Second.

9 MR. CABELLO: Second by the Vice Person
10 (sic).

11 Everybody yes.

12

13 (Whereupon, the proceedings were concluded
14 at 12:59 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 Thursday, February 26, 2015,
10 and digitally recorded.

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