

CITY OF UNION CITY  
HOUSING AUTHORITY

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

Thursday, March 26, 2015  
Commencing at 5:00 p.m.

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

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

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

EDWIN MARINEZ, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON

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

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

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1 MS. DILLON: Okay.

2 On the record.

3 MR. CABELLO: Okay. Let's salute the flag  
4 please.

5  
6 (Whereupon, the Pledge of Allegiance was  
7 said.)

8

9 **ROLL CALL:**

10

11 MR. CABELLO: All right, roll call.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. CABELLO: Vice Chairperson Margarita  
15 Gutierrez?

16 Absent.

17 Delsa DeMartinez?

18 COMMISSIONER DeMARTINEZ: Yes.

19 MR. CABELLO: Present.

20 Teresa Cornelio?

21 COMMISSIONER CORNELIO: Here.

22 MR. CABELLO: Present.

23 Commissioner Marinez?

24 Absent.

25 Commissioner Gonzalez?

1 COMMISSIONER GONZALEZ: Here.

2 MR. CABELLO: Present.

3 Dorothy Jetter?

4 COMMISSIONER JETTER: Here.

5 MR. CABELLO: Present.

6 Okay.

7 Thank you.

8

9 **APPROVAL OF MINUTES FROM THE FEBRUARY 26, 2015**

10 **REGULAR MEETING:**

11

12 MR. CABELLO: All right, the first item on  
13 the agenda is the approval of last meeting's  
14 minutes. That was for the meeting of January --  
15 February.

16 Okay, motion to approve?

17 CHAIRPERSON MARTINETTI: Motion.

18 COMMISSIONER DeMARTINEZ: I motion.

19 MR. CABELLO: Motion made by Martinetti.

20 Second by Delsa.

21 Roll call.

22 Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. CABELLO: Gutierrez?

25 MR. NATERA: Absent.

1 MR. CABELLO: Absent.

2 DeMartinez?

3 COMMISSIONER DeMARTINEZ: Yes.

4 MR. CABELLO: Cornelio?

5 COMMISSIONER CORNELIO: Yes.

6 MR. CABELLO: Marinez?

7 Absent.

8 Dennis Gonzalez?

9 COMMISSIONER GONZALEZ: Yes.

10 MR. CABELLO: Dorothy Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. CABELLO: Thank you.

13

14 **APPROVAL OF PAYMENT OF BILLS:**

15

16 MR. CABELLO: Next one is the Approval of  
17 Payment of Bills last month.

18 CHAIRPERSON MARTINETTI: Motion.

19 MR. CABELLO: Motion made by the Chairman.

20 COMMISSIONER DeMARTINEZ: Okay.

21 MR. CABELLO: And second by Cornelio.

22 MR. NATERA: Yes.

23 MR. CABELLO: Roll call.

24 Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MS. DILLON: Excuse me?  
2 Do you have any --  
3 CHAIRPERSON MARTINETTI: Oh, excuse -- my  
4 normal --  
5 MR. CABELLO: The normal abstention.  
6 CHAIRPERSON MARTINETTI: -- abstention.  
7 Yes.  
8 MS. DILLON: Can you please state them?  
9 CHAIRPERSON MARTINETTI: Yes. Mr. Miguel  
10 Hector and the --  
11 MR. CABELLO: Miguel Hector --  
12 CHAIRPERSON MARTINETTI: -- entities.  
13 MR. CABELLO: -- and related companies.  
14 MS. DILLON: Thank you.  
15 MR. CABELLO: Okay.  
16 Mr. Martinetti?  
17 CHAIRPERSON MARTINETTI: Yes.  
18 MR. CABELLO: Ms. Gutierrez?  
19 Absent.  
20 DeMartinez?  
21 COMMISSIONER DeMARTINEZ: Yes.  
22 MR. CABELLO: Ms. Cornelio?  
23 COMMISSIONER CORNELIO: Yes.  
24 MR. CABELLO: Mr. Marinez?  
25 Absent.

1 MR. CABELLO: Mr. Gonzalez?

2 COMMISSIONER GONZALEZ: Yes.

3 MR. CABELLO: And Dorothy Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. CABELLO: Present. Okay.

6

7 **APPROVAL OF BIDS/PROPOSALS:**

8 1. Computer Consultant

9 2. Fee Accountant Services

10 3. Independent Auditors FYE 6/30/15

11 4. Fire Alarm, Security System and Intercom

12 System Maintenance

13 5. Emergency/Regular Locksmith Services

14 6. Stenographer for PHA Commissioner's Meeting

15 7. Tub & Wall Glazing

16 8. Truck Mechanic

17 9. Replacement/Repair of Steps/Concrete at

18 Veteran's Housing

19 10. Landscaping Services

20 11. Boiler & HWH Fireside & Waterside Cleaning

21 12. Replacement/Repairs of Roofs at Veteran's

22 Housing

23 13. Boiler/HWH System Extraordinary Emergency

24 Calls

25

1           MR. CABELLO: Okay, next one is a Consent  
2 Agenda for the Bids and RFPs.

3           As you can see we have a list of the  
4 computer consultants, fee accountant services,  
5 independent auditor, the fire alarm and security  
6 systems, the locksmith services, the  
7 stenographer, tub glazing, truck mechanics,  
8 replacement of the Veteran's concretes,  
9 landscaping, the boilers, hot water heaters, the  
10 cleaning during the summer season, and  
11 replacement roof at the Veteran's Housing, and  
12 the extraordinary maintenance for boilers.

13           For this month there's a quite a few items;  
14 I number by the pages and put the tabs on it so  
15 you could refer to it. These were reviewed by  
16 our attorney and some of them by the -- arch and  
17 it was recommended to be accepted as presented.

18           CHAIRPERSON MARTINETTI: I just have one  
19 quick question.

20           Are we responsible for maintenance of Homes  
21 for Heroes?

22           MR. CABELLO: What we -- yes we are. But  
23 the -- well, actually, we do the maintenance.  
24 But the person responsible for that is John  
25 Lynch, who's the owner of the property.



1 CHAIRPERSON MARTINETTI: Okay.

2 Are we reimbursed for expenses?

3 MR. CABELLO: Oh, absolutely. Yes.

4 CHAIRPERSON MARTINETTI: Okay. Dollar for  
5 dollar.

6 Correct?

7 MR. CABELLO: Yes. We --

8 CHAIRPERSON MARTINETTI: Okay, because I  
9 seen some Homes for Heroes bills.

10 MR. CABELLO: Yeah what we do is we're  
11 charging by the hourly rate and whatever  
12 materials we use, the same as here, and then we  
13 get reimbursed by them. And they have been  
14 paying very well -- you know, on-time, so.

15 Okay?

16 Any questions?

17 COMMISSIONER GONZALEZ: Yeah. Question on  
18 the computer consulting.

19 Does that --

20 MR. CABELLO: That's page 1?

21 COMMISSIONER GONZALEZ: Yeah.

22 Does that include maintaining our website?

23 MR. CABELLO: Yes.

24 CHAIRPERSON MARTINETTI: I'll --

25 COMMISSIONER GONZALEZ: Okay.

1 CHAIRPERSON MARTINETTI: I'll make a motion  
2 to approve everything that was lowest bidder;  
3 table everything that had the point system  
4 awarded for further discussion.

5 MR. CABELLO: Okay.

6 CHAIRPERSON MARTINETTI: I thought we got  
7 away from that point system and -- and went  
8 strictly by lowest bidder.

9 MR. CABELLO: That was for the attorney.  
10 When Mr. Kobin had -- remember when we had Mr.  
11 Kobin to do the review?

12 CHAIRPERSON MARTINETTI: So, if we have two  
13 -- two bidders and one's higher than the other,  
14 technically the lower bidder might not get the --  
15 the contract based on a point system?

16 How's that work?

17 MR. CABELLO: Usually he goes along with it  
18 because the price is one item that is also taken  
19 into consideration.

20 But if you want to table whatever items are  
21 there, --

22 CHAIRPERSON MARTINETTI: Yeah. I'd like  
23 to --

24 MR. CABELLO: -- we'll do.

25 CHAIRPERSON MARTINETTI: -- table anything

1 | for --

2 |           MR. CABELLO: And then we'll read -- for  
3 | the next --

4 |           CHAIRPERSON MARTINETTI: -- the point  
5 | system for further review.

6 |           MR. CABELLO: Okay, good. All right.  
7 | Any other things?

8 | No?

9 | Okay.

10 | So, Mr. Martinetti, --

11 |           CHAIRPERSON MARTINETTI: Yes.

12 |           MR. CABELLO: -- approval?

13 |           COMMISSIONER DeMARTINEZ: Yeah, okay.

14 |           MR. CABELLO: Ms. Gutierrez?

15 |           MS. DILLON: I'm sorry, I don't -- who was  
16 | the mover and second?

17 |           MR. CABELLO: It's moved by Martinetti.

18 | And second by Cornelio.

19 | And roll call, Martinetti?

20 |           CHAIRPERSON MARTINETTI: Yes.

21 |           MR. CABELLO: Gutierrez?

22 | Absent.

23 | DeMartinez?

24 |           COMMISSIONER DeMARTINEZ: Yes.

25 |           MR. CABELLO: Cornelio?

1 COMMISSIONER CORNELIO: Yes.

2 MR. CABELLO: Yes.

3 Edwin Marinez?

4 Absent.

5 Dennis Gonzalez?

6 COMMISSIONER GONZALEZ: Yes.

7 MR. CABELLO: Dorothy Jetter?

8 COMMISSIONER JETTER: Yes.

9 MS. DILLON: Mr. Cabello, do you want to  
10 state which ones are tabled?

11 MR. CABELLO: Okay, let's see which ones.

12 MS. DILLON: Because they've got to show up  
13 correctly in the record.

14 MR. CABELLO: Okay. I'll tell you which  
15 ones with points.

16 Okay, one was the -- computer services --  
17 computer consultant; I'm sorry. The fee  
18 accountant. The auditors. Okay, --

19 CHAIRPERSON MARTINETTI: It's just those  
20 three?

21 MR. CABELLO: So far -- yeah, so far. Let  
22 me get to the end. I'm on page 55 now.

23 Landscaping. Page 61.

24 CHAIRPERSON MARTINETTI: Here, page 112,

25 24.

1 MR. CABELLO: Yeah, that's about it. Yeah.  
2 You got that?  
3 MS. DILLON: Thank you.  
4 MR. CABELLO: You're welcome.  
5 Okay.

6

7 **BOARD RESOLUTION:**

8 **1. 2015-01 - 2015 AGENCY PLAN/ANNUAL STATEMENT**  
9 **AND 5 YEAR PLAN**

10

11 MR. CABELLO: All right, we have Board  
12 Resolution 2015-01.

13 That has to do with the Agency -- the  
14 Annual Agency and Five Year Plan for HUD.

15 And this is our blueprint as to where we're  
16 going for the next year and the five years in  
17 terms of modernization and repairs and so forth.  
18 All the documents here.

19 Okay, motion --

20 CHAIRPERSON MARTINETTI: That's fine.

21 MR. CABELLO: -- to approve that?

22 CHAIRPERSON MARTINETTI: Motion.

23 MR. CABELLO: Made by Cornelio.

24 Second by the Chairman.

25 Roll call.

1 Mr. Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. CABELLO: Gutierrez?

4 Absent.

5 Delsa Martinez (sic)?

6 COMMISSIONER DeMARTINEZ: Yes.

7 MR. CABELLO: Teresa Cornelio?

8 COMMISSIONER CORNELIO: Yes.

9 MR. CABELLO: Edwin Marinez?

10 Absent.

11 Dennis Gonzalez?

12 COMMISSIONER GONZALEZ: Yes.

13 MR. CABELLO: And Dorothy Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. CABELLO: Okay.

16

17 **BOARD RESOLUTION:**

18 **2. 2015-02 - PURCHASE OF ELECTRIC GENERATING**

19 **SERVICES HUDSON COUNTY COOPERATIVE SYSTEM**

20

21 MR. CABELLO: Resolution 2015-02.

22 That's the Hudson County Cooperative System

23 Purchase of Electrical Generating Services, which

24 we did that in the last couple of years and it's

25 a renewal again.

1 So I'm asking for a motion?

2 CHAIRPERSON MARTINETTI: How much of a  
3 savings has the --

4 MR. CABELLO: What did we show?

5 CHAIRPERSON MARTINETTI: -- Authority  
6 realized?

7 MR. CABELLO: About 30 percent?

8 MR. NATERA: No, it was about 18 percent --

9 CHAIRPERSON MARTINETTI: Okay.

10 MR. NATERA: -- all together.

11 MR. CABELLO: No, it's been working out  
12 very well.

13 CHAIRPERSON MARTINETTI: Yeah, so it's  
14 beneficial?

15 MR. CABELLO: Yes. Yes.

16 All right, motion to approve this?

17 CHAIRPERSON MARTINETTI: Motion.

18 MR. CABELLO: Motion by the Chairman.

19 Second by Martinez (sic) -- Marinez (sic);  
20 sorry.

21 Mr. Martinetti?

22 Roll call.

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. CABELLO: Gutierrez?

25 Absent.

1 Delsa DeMartinez?

2 COMMISSIONER DeMARTINEZ: Yes.

3 MR. CABELLO: Teresa Cornelio?

4 COMMISSIONER CORNELIO: Yes.

5 MR. CABELLO: Edwin Marinez?

6 Absent.

7 Dennis Gonzalez?

8 COMMISSIONER GONZALEZ: Yes.

9 MR. CABELLO: And Dorothy Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. CABELLO: Okay.

12

13 **BOARD RESOLUTION:**

14 **3. 2015-03 - ANNUAL AUDIT REPORT FYE 6/30/14**

15 **FILE WITH LOCAL FINANCE BOARD STATE OF NEW JERSEY**

16

17 MR. CABELLO: Okay.

18 Resolution 2015-03.

19 This is the Annual Audit Report. It has to  
20 be submitted to the State. And we do this every  
21 year that we have an audit.

22 So, -- and you also did get the auditor  
23 report included with it.

24 CHAIRPERSON MARTINETTI: Any findings?

25 MR. CABELLO: No, no findings.



1 MR. NATERA: None whatsoever.

2 CHAIRPERSON MARTINETTI: Say no findings.

3 MR. CABELLO: No findings.

4 As a matter of fact, if you go to page 64  
5 and 65, yeah, they will see there is no -- no  
6 findings there.

7 Okay.

8 Have a -- okay, motion to get it approved?

9 COMMISSIONER GONZALEZ: So move.

10 MR. CABELLO: By Dennis Gonzalez.

11 Second by Marinez (sic).

12 Mr. Martinez (sic) -- Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. CABELLO: Okay.

15 Margarita Gutierrez?

16 Absent.

17 Delsa DeMartinez?

18 COMMISSIONER DeMARTINEZ: Yes. Um-hum.

19 MR. CABELLO: Teresa Cornelio?

20 COMMISSIONER CORNELIO: Yes.

21 MR. CABELLO: Edwin Marinez?

22 Absent.

23 Dennis Gonzalez?

24 COMMISSIONER GONZALEZ: Yes.

25 MR. CABELLO: And Dorothy Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. CABELLO: Okay.

3

4 **ANNUAL AUDIT FYE 6/30/14:**

5

6 MR. CABELLO: All right.

7 Now we have the Annual Report, as we just  
8 went over it, and there were no findings that we  
9 had here.

10 Any questions on the audit?

11 Marty, go over the audit.

12 CHAIRPERSON MARTINETTI: I've got this. As  
13 long as there were --

14 MR. CABELLO: Okay.

15 CHAIRPERSON MARTINETTI: -- no findings --

16 MR. CABELLO: Okay.

17 CHAIRPERSON MARTINETTI: -- by the  
18 auditors.

19 MR. NATERA: No findings from --

20 MR. CABELLO: No, no findings.

21

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

23

24 MR. CABELLO: Next is the Account's  
25 Receivable for this month.

1           And we had one, two, three, four, five,  
2 six, seven -- eight residents that we have -- in  
3 the process of having in court. And we have --  
4 there were some repayment agreements.

5           Julio, if you want to address this please?

6           MR. MOREJON: Sure.

7           If you take a look at the -- the  
8 delinquency list report -- it's attached there.  
9 These are basically tenants that are in arrears  
10 on their rents and where we've started legal  
11 action.

12           One of the tenants on this list just --  
13 just settled. But this is pretty accurate.

14           If you have any questions, I mean you know,  
15 just -- the names and numbers are pretty self-  
16 explanatory.

17           CHAIRPERSON MARTINETTI: Do you attach  
18 vandalism charges to some of them?

19           MR. MOREJON: There are some instances,  
20 right, where they've -- you know, they've caused  
21 property damage to -- to the units.

22           So they acknowledge that they have and then  
23 we -- you know, they'll -- they'll have some form  
24 of a payment arrangement to reimburse --  
25 reimburse the Housing Authority.

1 CHAIRPERSON MARTINETTI: And they  
2 voluntarily -- voluntarily acknowledge that,  
3 Correct?

4 MR. MOREJON: Right. Yeah.

5 MR. CABELLO: Yeah. Yeah.

6 MR. MOREJON: Otherwise we would have to  
7 seek eviction action. In this instance --

8 CHAIRPERSON MARTINETTI: Because I see that  
9 -- yeah, I never seen that before.

10 MR. CABELLO: Yeah, now we put in the  
11 record that, you know, it shows there.

12 Because incase we need to go to court it  
13 will show why. Because we separate the rents  
14 from the vandalism or any other any other charges  
15 that are non-related to the -- to the rents.

16 MR. MOREJON: I think that -- that  
17 particular case might have had -- if I recall  
18 correctly, it might have been a domestic matter  
19 where --

20 MR. MORIN: I think that's what it was.

21 MR. MOREJON: Right. Because I think the  
22 --

23 MR. MORIN: There was fight.

24 MR. MOREJON: Right.

25 MR. MORIN: The boy was in there.

1 MR. MOREJON: It was a --

2 MR. MORIN: Yeah.

3 MR. MOREJON: I don't know if it was  
4 boyfriend or girlfriend or husband and wife. And  
5 then the -- the man was -- there was a case  
6 pending in the Union City Municipal Court for --  
7 for either -- I think it was either simple  
8 assault or, you know, some form of harassment.  
9 So related to that they had, you know, there were  
10 these -- these charges.

11 And one of the conditions that I had spoken  
12 to the municipal prosecutor was with respect to  
13 the -- the accused. Was it any form of  
14 resolution of the case there had to have been  
15 restitution involved.

16 CHAIRPERSON MARTINETTI: Okay. As long as  
17 they agreed to it.

18 MR. MOREJON: Sure.

19 MR. CABELLO: Yeah.

20

21 **DIRECTOR'S REPORT:**

22

23 MR. CABELLO: All right, finally from the  
24 desk.

25 First page you received that letter from

1 | Congressman Sires congratulating the Housing  
2 | Authority for receiving funding for this year's  
3 | capital fund improvements, which is a standard  
4 | routine letter they always send out.

5 |         On -- on page -- the next page, the Mayor  
6 | has sent out a flyer to all the residents in town  
7 | regarding the fire alarms and all kinds of fire  
8 | protection equipment.

9 |         We're conducting -- we do this annually, so  
10 | we're conducting an inspection of all the fire  
11 | systems. Anything needs to be modernized or  
12 | changed, we'll address that.

13 |         Now we received two requests to utilize our  
14 | space. One is from Mi Casa. That's my home.  
15 | That's one of those daycare for senior citizens.  
16 | They want to come in and make a presentation to  
17 | the seniors.

18 |         We requested that they need to put it in  
19 | writing because our policy states that only, you  
20 | know, for official businesses or --

21 |         CHAIRPERSON MARTINETTI: Correct. Well,  
22 | non-for-profits, official government entities.

23 |         MR. CABELLO: Right. Right.

24 |         Then you also got one for --

25 |         CHAIRPERSON MARTINETTI: Do they fall under

1 | that criteria?

2 | MR. CABELLO: Excuse me?

3 | CHAIRPERSON MARTINETTI: Do they fall under  
4 | that criteria?

5 | MR. CABELLO: No, they don't.

6 | CHAIRPERSON MARTINETTI: Then they would  
7 | have to be denied.

8 | MR. CABELLO: That's -- that's why we asked  
9 | for the letter.

10 | Next one is Care Point Health. Same story.  
11 | They want to come in and sell their products, so  
12 | we told them no.

13 | By the way, pass this down there; this is  
14 | the --

15 | Now, North Hudson Community Action is  
16 | interested in leasing our space back there.  
17 | They're getting -- their lease expire at the  
18 | church on 43<sup>rd</sup> Street. And they made a proposal  
19 | of trying to lease the place for \$30,000.00 a  
20 | year.

21 | We worked out the -- the numbers and  
22 | this --

23 | You want to pass it down please?

24 | Without making any profit, based on the  
25 | actual consumption that we're using right there

1 with the afterschool program, the basketball  
2 league that we have, our expenses right there now  
3 is \$38,739.00 a year to run the place.

4 For them to use it, with the amount of  
5 children -- they're getting like 30 children  
6 here, six adults, you know they're year-round, we  
7 worked out the numbers, it comes out to  
8 \$49,023.00. That would be just to cover the  
9 expenses without us making any profit.

10 And they want to lease the space for  
11 \$30,000.00. So it's really not -- it's not going  
12 to work out because we're going to lose money on  
13 this deal if we just do it for 30,000.

14 CHAIRPERSON MARTINETTI: Okay. Did you go  
15 back and inform them of that --

16 MR. CABELLO: No, no, no, I wanted --

17 CHAIRPERSON MARTINETTI: -- so they could  
18 at least cover --

19 MR. CABELLO: -- run it through the Board  
20 because they send the official letter, --

21 CHAIRPERSON MARTINETTI: Is this space  
22 being utilized by any residents of the Authority?

23 MR. CABELLO: Yes.

24 MR. MORIN: Yes.

25 MR. CABELLO: During -- we have the



1 afterschool program, the summer -- runs summer  
2 programs. So it would not really interfere --

3 CHAIRPERSON MARTINETTI: And what -- okay.

4 MR. CABELLO: -- because this program will  
5 be from 7:30 in the morning till 5:30.

6 And then ours -- our programs that we have  
7 is from like 3:30 to, what, seven o'clock.

8 But they want to use the space that was  
9 used by the College -- by the Hudson County  
10 Community College, --

11 CHAIRPERSON MARTINETTI: Right.

12 MR. CABELLO: -- which no longer had any  
13 funding so they had to stop the programs they  
14 have.

15 CHAIRPERSON MARTINETTI: So there will be  
16 zero impact on the residents --

17 MR. CABELLO: Absolutely. It's two  
18 separate --

19 CHAIRPERSON MARTINETTI: -- if we -- if we  
20 lease this space?

21 MR. CABELLO: Same location but it's  
22 separate space. It's about 2400 square feet.  
23 And we're figuring it comes to a dollar ninety-  
24 six per square foot. Which is pretty cheap by  
25 this --

1           And there's no profit on this; just to  
2 cover the expenses based on the actual  
3 consumption that we have there.

4           CHAIRPERSON MARTINETTI: Right. But it  
5 provides a service to the community.

6           MR. CABELLO: Yes.

7           CHAIRPERSON MARTINETTI: So that's, --

8           MR. CABELLO: Exactly.

9           CHAIRPERSON MARTINETTI: -- you know, what  
10 we're here for.

11          MR. CABELLO: No, absolutely.

12          So, they'll have to come --

13          CHAIRPERSON MARTINETTI: They have to come  
14 back to cover, yes. We can't lose money on it.

15          MR. CABELLO: No, that's -- that's what I  
16 mean. So we're talking about \$19,000.00 here.

17          No, actually 14. Because they said, well,  
18 we can come up to 35. So it will be 14.

19          So if they come up with that, they'll --  
20 you know, we'll do it.

21          CHAIRPERSON MARTINETTI: That's fine.

22          MR. CABELLO: Is that agreeable to  
23 everyone?

24          CHAIRPERSON MARTINETTI: Yes, as long as  
25 there's no impact and there's no cost to the

1 Authority.

2 MR. CABELLO: Right. Okay.

3 CHAIRPERSON MARTINETTI: No impact on the  
4 residents.

5 MR. CABELLO: We'll work it out with them  
6 then.

7 Okay. No problem.

8 MR. NATERA: It should probably be 50,000.

9 MR. CABELLO: What's that?

10 Yeah, we'll round it off to fifty, yeah.

11 COMMISSIONER GONZALEZ: Now, the -- the  
12 usage is for the space that they want to -- to  
13 rent? Or is it -- are you including the --  
14 everything for the building expenses --

15 MR. CABELLO: No, just the space they want  
16 to use.

17 COMMISSIONER GONZALEZ: The space --

18 MR. CABELLO: Yeah, just the space they  
19 want to use. Yeah.

20 Yes, that will not affect the programs that  
21 we have there right now. It's -- it's two  
22 separate areas.

23 Okay, that's it.

24 We have the -- want to go into Executive  
25 Session or how do you want to work this out?

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**PUBLIC COMMENT:**

CHAIRPERSON MARTINETTI: Open the Public.

MR. MOREJON: I think we've got the  
public --

CHAIRPERSON MARTINETTI: Yeah, let's open  
to the public first.

COMMISSIONER DeMARTINEZ: Yeah. Um-hum.

MR. CABELLO: Address the public.

CHAIRPERSON MARTINETTI: Sure.

MR. CABELLO: Okay.

MR. KANE: I don't know if you want me  
to --

MR. CABELLO: Sure.

MR. KANE: -- ask my questions --

MR. CABELLO: Yeah, why not, sure.

MR. KANE: -- or --

MS. DILLON: You have to come forward and  
go to the mic please.

MR. MOREJON: Yeah, you should just --

MS. DILLON: You're not on the record over  
there.

MR. KANE: This is unusual for me but we  
can do this if we have to.

1 MS. DILLON: Please.

2 Your appearance please?

3 MR. KANE: Sure. My name is Walt Kane.  
4 I'm with News 12 New Jersey.

5 MS. DILLON: Spell your last name please?

6 MR. KANE: K-A-N-E. I am the investigative  
7 reporter there.

8 As some of you know, I've -- working on a  
9 story involving public records and public  
10 documents involving this body and contracts. And  
11 we started with a look at the legal services  
12 contract.

13 In looking at it it appears that the  
14 contract for Mr. Morejon's services should be  
15 capped at \$44,000.00 a year; 24,000 upfront and  
16 then 20 for additional services.

17 And yet a breakdown of expenses shows he  
18 was paid \$98,000.00 last year and \$94,000.00 the  
19 year before. That's a hundred and four thousand  
20 dollars above the contractual limit.

21 What's the explanation for that?

22 MR. MOREJON: May I answer it?

23 Or do you want to answer it?

24 CHAIRPERSON MARTINETTI: You submitted the  
25 bills, --

1 MR. MOREJON: Yeah.

2 CHAIRPERSON MARTINETTI: -- you should  
3 answer that question.

4 MR. MOREJON: Well, Mr. Kane, I think --  
5 because I -- I assisted the Executive Director  
6 and the staff in providing the information that  
7 was given to you. If -- if you see those figures  
8 correlated to legal services that were rendered  
9 to this Board.

10 So you did receive I think it was a  
11 package --

12 MR. KANE: Yes.

13 MR. MOREJON: -- somewhat similar this --

14 MR. KANE: We did.

15 MR. MOREJON: -- explaining the work that  
16 was done. All right.

17 If you read the contract, the contract also  
18 provides for the Authority to authorize -- to  
19 authorize for any -- any additional services to  
20 be rendered by -- by an attorney.

21 MR. KANE: Well, it says the cap is  
22 \$20,000.00 for anything. It's \$125.00 an hour  
23 but it's supposed to be capped at 20,000.

24 Was there votes and resolutions and  
25 authorizations --

1 MR. MOREJON: Well, --

2 MR. KANE: -- to go above that \$20,000.00  
3 figure?

4 MR. MOREJON: You want me to address that?

5 CHAIRPERSON MARTINETTI: That's -- I could  
6 address it; you could address it.

7 MR. MOREJON: The short answer is, no,  
8 there was no vote.

9 The long answer is there was an  
10 authorization to do the work. Okay? So there  
11 was an authorization to do the work. And that's  
12 one of the issues that we were going to discuss  
13 later today at the end of the meeting regarding  
14 interpretation of -- of that contract.

15 There's a long history. There was a -- a  
16 lawyer that preceded me and there was some  
17 discrepancy in -- as far as cap charges that were  
18 beyond the cap Board's votes. So what we wanted  
19 to do is -- because, you know, this was -- when  
20 my contract came up last year for renewal, at the  
21 end of 2014, this was one of the issues that were  
22 discussing.

23 At the last meeting we were going to  
24 discuss but there were other things that came up  
25 and we tabled it for today.

1           In -- in the interim, between the last  
2 meeting and today, coincidentally your OPRA  
3 request came in, which we responded to. And as a  
4 result of all that, those issues that you --  
5 questions that you're asking now was going to be  
6 discussed with the Board.

7           MR. KANE: Will you be reimbursing the  
8 \$104,000.00?

9           MR. MOREJON: No, I don't -- I'm not going  
10 to be reimbursing that money because as I said  
11 the work was authorized.

12           I understand, Mr. Kane, --

13           MR. KANE: No, I understand. Who -- who  
14 authorized it?

15           MR. MOREJON: I -- I --

16           The -- it's a compilation of the Board, the  
17 Executive Director. I mean it's -- it's work  
18 that I'm contracted to do.

19           You -- you obviously read the contract.  
20 You see that it specifies what work I do.  
21 There's -- there's a retainer, which is a fixed  
22 fee which incorporates certain work. For  
23 example, the meeting that I sit here today, --

24           MR. KANE: Sure.

25           MR. MOREJON: -- the bids that were



1 reviewed.

2           There's work for allowable billable for  
3 litigation. There's work for allowable billable  
4 for evictions.

5           MR. KANE: Right and it says that --

6           MR. MOREJON: Right.

7           MR. KANE: -- that shall not exceed  
8 20,000 --

9           MR. MOREJON: Right.

10          MR. KANE: -- unless said amount is  
11 increased by resolution of the local --

12          MR. MOREJON: Right.

13          MR. KANE: -- Authority.

14          And I'm asking --

15          MR. MOREJON: And --

16          MR. KANE: -- was there a resolution --

17          MR. MOREJON: And I --

18          MR. KANE: -- and you're saying --

19          MR. MOREJON: And I --

20          MR. KANE: -- no, there was not.

21          MR. MOREJON: And I answered your question.  
22 I said that there was no formal resolution -- the  
23 short answer.

24          And I said to you the long answer was  
25 during the course of my employment I was -- I

1 mean I was authorized to do the work.

2           Understand, Mr. Kane, I don't make work for  
3 myself. I would not undertake to do any work  
4 that I'm not authorized to do. And as a result,  
5 you know, you -- you did receive substantial  
6 invoice detailing the work that was done. I  
7 think there was some redacting done. And the  
8 redacting was when there were ever any -- any  
9 residents whose name were in there, you know, we  
10 wanted to protect any residents whose name might  
11 have appeared.

12           For example, in an eviction action; things  
13 of that nature.

14           MR. KANE: And I guess final question and I  
15 -- you know, if some Board members want to talk  
16 afterwards, I'd be happy to do that. I -- it's  
17 difficult with the microphone.

18           But was -- were these contracts themselves  
19 ever ratified?

20           MR. MOREJON: Yes, sir, they were.

21           You mean as far as hiring the -- the  
22 attorney?

23           MR. KANE: Yes.

24           MR. MOREJON: Yes, sir. Yes.

25           MR. KANE: They would -- okay.

1           MR. MOREJON: Yeah. There's a resolution  
2 that's passed annually.

3           The contracts go through -- there's a  
4 bidding process. It's put out to bid. We -- I  
5 respond. Whoever else wants to respond. The --  
6 there's a committee that gets together -- excuse  
7 me -- gets together. A recommendation's made to  
8 the Board. And the Board votes.

9           CHAIRPERSON MARTINETTI: Well, sorry.

10           There -- there's no committee; that was  
11 abolished. As Virgil stated earlier, it's done  
12 by lowest bidder.

13           Now I need to interject. I have to speak  
14 on behalf of this Board. I'm astounded, to be  
15 honest with you, that this amount is that large.  
16 I mean we were never asked for any adjustments as  
17 we were for previous attorneys, including your  
18 predecessor.

19           I remember your predecessor coming in; he  
20 was capped at around 50,000. He came in for a  
21 \$15,000.00 adjustment for -- he was -- he needed  
22 to complete the remaining of the year for legal  
23 work and we cut it down for 5,000.

24           And that's always been done on a case by  
25 case basis for every attorney since I've been

1 here, which is more than a dozen years. Every  
2 attorney has been capped, Mr. Morejon. I'm --  
3 you know, --

4 I understand what you're saying, --

5 MR. MOREJON: Um-hum.

6 CHAIRPERSON MARTINETTI: -- nobody's  
7 questioning your work but you cannot say the  
8 Board had knowledge that you exceeded the cap.

9 Because we've always voted and the question  
10 was asked, is this amount within the cap. Was  
11 last year's billing maintained below the cap.  
12 And we've always been told yes by the CFO and  
13 yourself and the management.

14 You know we're here, we have a fiduciary  
15 responsibility to -- to the public, mainly --  
16 especially the residents. We're -- we're here.  
17 We have to make sure their funds are allocated  
18 properly. We cannot have billing without our  
19 knowledge. I mean the people who suffer are the  
20 residents of this Authority.

21 MR. MOREJON: Mr. -- Mr. Martinetti, may I  
22 -- may I address your questions or your  
23 statement, --

24 CHAIRPERSON MARTINETTI: Sure.

25 MR. MOREJON: -- sir?

1 CHAIRPERSON MARTINETTI: No, I'm just  
2 making a statement because --

3 MR. MOREJON: Yeah, I understand that. Mr.  
4 Martinetti, with all due --

5 CHAIRPERSON MARTINETTI: -- because you're  
6 implicating --

7 MR. MOREJON: Yeah.

8 CHAIRPERSON MARTINETTI: -- that we had  
9 knowledge of this and we did not.

10 MR. MOREJON: Mr. Martinetti, I'm not --  
11 I'm not implicating anybody. I'm telling -- I'm  
12 responding to this gentleman's question.

13 With all due respect to you, sir, your  
14 statements are not factually accurate.

15 CHAIRPERSON MARTINETTI: In what sense?

16 MR. MOREJON: I -- well, this -- this is  
17 what I wanted to reserve, you know, in discussing  
18 in -- in Executive Session.

19 Because there's some issues -- there are  
20 past practices of this Board where you have paid  
21 beyond what you -- what you deem a cap and there  
22 has been authorization after the fact. But I --  
23 you know, again, you know I -- I have -- you know  
24 my documentation, it's an issue I wanted to  
25 address with the Board.

1           The way you're framing this I'm -- I'm not  
2 saying in any way, Mr. Martinetti, that the work  
3 is not authorized. I mean you do -- you do  
4 recognize that the work that I did here in all  
5 these invoices that's been billed and paid, the  
6 work was done.

7           Correct? Because I --

8           CHAIRPERSON MARTINETTI: I -- I personally  
9 have not seen --

10          MR. MOREJON: Okay.

11          CHAIRPERSON MARTINETTI: -- those invoices.

12          MR. MOREJON: Okay.

13          I --

14          CHAIRPERSON MARTINETTI: I just seen a  
15 total amount --

16          MR. MOREJON: -- I report to you --

17          CHAIRPERSON MARTINETTI: -- on the payable  
18 bills list.

19          MR. MOREJON: Right.

20          I -- I report to this Board every month.  
21 We have general counsel reports. We had -- we  
22 had a very lengthy litigation last year;  
23 remember, where I kept you abreast of things.  
24 There were even instances when you asked me to do  
25 certain work when I said to you that, you know,

1 | those are the things that we need to be careful  
2 | because of -- of cost expenses on my part.

3 | I mean there -- there's -- there's a whole  
4 | history here that, you know, for you to make the  
5 | statement that you make, I -- that's what I'm  
6 | saying is -- is not factually accurate.

7 | I'm not saying you're -- you're  
8 | misinterpreting, I'm just saying there's some  
9 | factual indiscrepancies in your statement.

10 | CHAIRPERSON MARTINETTI: I -- I just -- the  
11 | way you -- you put it forward was the Board had  
12 | knowledge of these charges and we did not.

13 | COMMISSIONER GONZALEZ: Well, can I -- can  
14 | I interject here for a second with a question.

15 | Mr. Natera, when -- when the counsel  
16 | submits a bill --

17 | MR. NATERA: Yes.

18 | COMMISSIONER GONZALEZ: -- and you pay it,  
19 | did you include it on the bill list?

20 | MR. NATERA: Yes it is.

21 | COMMISSIONER GONZALEZ: Well every month we  
22 | approve this bill list. So, all of Mr. Morejon's  
23 | charges are duly --

24 | CHAIRPERSON MARTINETTI: Correct.

25 | COMMISSIONER GONZALEZ: -- noted.

1           CHAIRPERSON MARTINETTI:  But they're --  
2 they're not tallied.  It's a month by month bill  
3 list.  You would have to save every agenda, go  
4 back and tally up every bill, which we're --  
5 we've already stipulated there's a cap put  
6 forward and -- and it's up to the attorney and  
7 Mr. Natera to make sure to bring it to the  
8 Board's knowledge if an adjustment needs to be  
9 made.

10           COMMISSIONER GONZALEZ:  So I think what we  
11 have here, Mr. Chairman, is just -- and I think  
12 it's a discussion that we should have in  
13 Executive Session, but for the sake of Mr. Kane  
14 here, I think what we have is just -- it's, I  
15 guess, a lack of communication vis-à-vis the  
16 contract says -- has something that clearly is  
17 not the intent of the Board because we want -- I  
18 mean we're not going to limit our counsel's work  
19 to certain amount of money and then allow all the  
20 other legal work that used to be done to be  
21 neglected because we have capped it at a certain  
22 amount.

23           The bills are presented to us.  So, you  
24 know, when we go through the -- through the  
25 bills, which we're supposed to do every month,



1 they're there for us.

2 Now should it be tallied like you said, Mr.  
3 Chairman, yes. Perhaps there should be going  
4 forward --

5 MR. CABELLO: And we have this now.

6 MR. MOREJON: That's one of the problems.

7 CHAIRPERSON MARTINETTI: Could -- could --

8 COMMISSIONER GONZALEZ: Yeah, going  
9 forward --

10 MR. CABELLO: We're doing manually now.

11 CHAIRPERSON MARTINETTI: -- could I just  
12 ask one question?

13 Because, like I said, I just want to make  
14 it clear that the Board had no knowledge of  
15 anything --

16 MR. CABELLO: Absolutely.

17 CHAIRPERSON MARTINETTI: -- any charges  
18 above the cap.

19 And you know this is true, Virgil.

20 MR. CABELLO: Absolutely.

21 CHAIRPERSON MARTINETTI: It's asked every  
22 year --

23 MR. CABELLO: Yeah. Yeah, it is.

24 CHAIRPERSON MARTINETTI: -- by every  
25 attorney, whether it was Mr. Morejon or any of

1 his predecessors, did the legal billing exceed  
2 cap? And we ask this every year and we were told  
3 no. I personally was told no and -- so we  
4 proceeded.

5 So for us, for you to state that the bills  
6 are the payable bills list is correct but the  
7 question is asked, these are not tallied every  
8 month, you would have to save every agenda, I'd  
9 have to rent a separate space to save every  
10 agenda for all the years I've been here and I  
11 just --

12 MR. CABELLO: Yeah. We -- we have that  
13 tally now.

14 CHAIRPERSON MARTINETTI: -- you know, I  
15 just want to make it clear, if Mr. Morejon has  
16 his own explanation, that's fine and he -- he's  
17 here to address that.

18 MR. MOREJON: Right.

19 CHAIRPERSON MARTINETTI: But the Board did  
20 not have knowledge of this.

21 MR. MOREJON: But, Mr. Martinetti, --

22 MR. CABELLO: And I agree.

23 MR. MOREJON: -- you are aware that --

24 CHAIRPERSON MARTINETTI: You agree;  
25 correct, Virgil?

1 MR. CABELLO: We didn't have this tally up  
2 to now.

3 COMMISSIONER GONZALEZ: Yeah, again, I  
4 think it's all -- it's just -- it just comes down  
5 to a lack of proper communication between staff  
6 and -- and the Board.

7 The work obviously was done. It was paid  
8 for appropriately by -- by invoice, check. It's  
9 noted in our bills, which we -- every month we  
10 approve. So Mr. Morejon did not receive payment  
11 that was not approved by the Board. We may not  
12 have known about it specifically because perhaps  
13 we didn't look at the -- the bill --

14 MR. CABELLO: No, the tally.

15 COMMISSIONER GONZALEZ: -- the bill list.

16 MR. MOREJON: Yeah.

17 MR. CABELLO: The tally is what --

18 MR. KANE: I'm sorry --

19 COMMISSIONER GONZALEZ: And we didn't get a  
20 tally list but the thing is --

21 MR. KANE: Could I just -- may I interject  
22 just one question?

23 MS. DILLON: One at a time.

24 MR. KANE: I apologize.

25 It sounds -- seems to me that what you're

1 | saying is we approved it; we may not have known  
2 | what we were approving but we approved it.

3 | Is that what you're saying?

4 | COMMISSIONER GONZALEZ: No --

5 | MR. CABELLO: No. No.

6 | COMMISSIONER GONZALEZ: -- we knew what we  
7 | were approving.

8 | CHAIRPERSON MARTINETTI: No.

9 | COMMISSIONER GONZALEZ: We knew the work  
10 | that was being done. What we --

11 | COMMISSIONER JETTER: We didn't know how  
12 | much.

13 | COMMISSIONER GONZALEZ: -- what we -- what  
14 | we perhaps didn't do properly was to check the  
15 | bills to make sure that -- that the payment that  
16 | was being made was to -- would correspond with  
17 | the assignment that we gave with the counsel.

18 | But the bottom line here, Mr. Kane, is --

19 | MR. CABELLO: But, excuse me, I want -- but  
20 | we did check that here --

21 | COMMISSIONER GONZALEZ: And staff --

22 | MR. CABELLO: -- that work --

23 | COMMISSIONER GONZALEZ: Exactly. Staff  
24 | would do that.

25 | MR. CABELLO: Okay.

1           COMMISSIONER GONZALEZ:  And, again, I go  
2 back to my previous point which is that there's a  
3 -- there's a problem with communication between  
4 staff and us here on -- on the Board, which we  
5 need to address and we will later on in this  
6 meeting.

7           But the bottom line, Mr. Kane, here is that  
8 there is -- there's no story here.  Mr. Morejon  
9 has -- has -- the work he has done is work that  
10 is appropriate, that is sanctioned by the Board.  
11 There is a lack of communication in terms of how  
12 the payments have been made but every dollar that  
13 he has made has been legitimately earned from  
14 work that it -- authorized by this Board.

15           Now, again, and I -- and the Chairman has a  
16 point that we're not -- we're not aware exactly  
17 of the total amount but again that comes down to  
18 just a -- a lack of communication between staff  
19 and -- and us that we need to address.

20           MR. CABELLO:  No, I don't think it was --  
21           If I may?  Please.

22           I don't think it was a lack of  
23 communication.  The way we had our system set up  
24 with HUD is like seven different places where the  
25 funding comes from.  We had to do this manually;

1 | it was not done.

2 |           Now we had to implement -- when this issue  
3 | came up at the last meeting or the previous  
4 | meeting, set up and we have a running tally now.  
5 | It's being done manually.

6 |           CHAIRPERSON MARTINETTI: Right. And --  
7 | and --

8 |           MR. CABELLO: And in May, that we're  
9 | getting a software system, being done  
10 | automatically. So we'll have it, you know, at  
11 | the end --

12 |           CHAIRPERSON MARTINETTI: And I'm not here  
13 | to argue but I'm -- I'm not going to be  
14 | implicated in --

15 |           MR. CABELLO: No.

16 |           CHAIRPERSON MARTINETTI: -- any of this.

17 |           MR. CABELLO: And as a --

18 |           CHAIRPERSON MARTINETTI: And neither are  
19 | any other members who didn't have knowledge of  
20 | it.

21 |           MR. CABELLO: Absolutely not.

22 |           CHAIRPERSON MARTINETTI: I have never seen  
23 | itemized bills. I don't know, have you ever seen  
24 | an itemized bill?

25 |           COMMISSIONER CORNELIO: No.

1 MR. CABELLO: No, no.

2 CHAIRPERSON MARTINETTI: I've never seen  
3 itemized bills, --

4 MR. CABELLO: No, it was not --

5 CHAIRPERSON MARTINETTI: -- so I can't --

6 MR. NATERA: May I say something?

7 CHAIRPERSON MARTINETTI: You know the cap  
8 was the cap.

9 I know Mr. Morejon was a successful bidder  
10 because he came in approximately \$5,000.00 less  
11 than his predecessor who also seeked an increase  
12 in his cap by -- and Mr. Gonzalez, from what I  
13 recall, voted against it -- \$5,000.00, which  
14 would have brought it up in the neighborhood of  
15 55,000.

16 But I know Mr. Morejon, like I said, he was  
17 a successful bidder. He came in \$5,000.00 more  
18 or less below, so he was awarded the contract.

19 So, -- there was always a cap put on.  
20 There was a cap put on, as I stated earlier,  
21 since I been here, more than 12 years. And we  
22 did not have knowledge -- the Board, that any  
23 billing has exceeded the cap. And we  
24 specifically ask that question every time --

25 MR. CABELLO: At the last meeting, yeah.

1 CHAIRPERSON MARTINETTI: -- the request  
2 for --

3 MR. CABELLO: Right.

4 CHAIRPERSON MARTINETTI: -- proposal came  
5 up.

6 MR. CABELLO: Now, I don't think Mr. Dennis  
7 Gonzalez addressed that the communication -- I  
8 think it was in my conversations with Mr. Morejon  
9 is the interpretation of the contract is  
10 interpreted to be. I think that's where the --

11 Am I correct in assuming that --

12 MR. MOREJON: Yeah, well that's -- that's  
13 another issue I wanted to address with you, Mr.  
14 Martinetti. Is I -- I think this contract going  
15 forward should be --

16 Excuse me.

17 -- should be revised.

18 I mean I -- I did see -- in -- in the past,  
19 if you look at the cap, --

20 Excuse me.

21 -- I saw my predecessor when he -- when he  
22 submitted a contract, the cap that he had on  
23 exceeded his retainer amount. So, you know,  
24 there's discrepancies in past practice of this  
25 Board.



1 CHAIRPERSON MARTINETTI: Okay.

2 Sorry.

3 MR. MOREJON: And these are issues that I  
4 wanted to address with you and the Board members  
5 because I think this contract, you know that I  
6 inherited -- that it was given to me, I didn't  
7 prepare the contract -- needs to be changed so  
8 that --

9 And also what -- what Mr. Gonzalez says,  
10 you know going forward, having a procedure in  
11 place, you know I -- I told him it's -- it's --  
12 it's like when you drive your car and you got a  
13 needle on -- on -- on the gas tank. You know and  
14 as the needle moves down, you -- you put in  
15 gasoline. Well, it's the same thing here.

16 I -- I apologize to you and the Board for  
17 not having perhaps kept you abreast. To be  
18 honest, you know, the work is being done. It's a  
19 fast-pace work. Results are given. You're  
20 satisfied with -- with the work product.

21 And, you know, -- and the contract does  
22 provide for an opportunity to -- to address this  
23 issue which is by way of resolution, which would  
24 be my presenting, you know, to the Board the --  
25 you know the work that's done and work that needs

1 to be done, an authorization to -- to go above a  
2 certain limit. I mean that's -- that's standard  
3 in -- in all governmental practice.

4 CHAIRPERSON MARTINETTI: I'm not aware of  
5 any contract that was adopted by this Board  
6 besides your bid submittal, which had the  
7 conditions back then. There was a few  
8 conditions.

9 MR. CABELLO: They're the same though.

10 CHAIRPERSON MARTINETTI: There's no actual  
11 contracts ratified by this Board, so.

12 MR. MOREJON: Yes there is, sir.

13 CHAIRPERSON MARTINETTI: Could I see it?  
14 Is it signed?

15 MR. MOREJON: It's -- you -- the contract  
16 that I signed for the bid. I mean that's --  
17 that's -- that's why I'm here. I mean --

18 CHAIRPERSON MARTINETTI: Yeah, I haven't  
19 seen any contract as per se. I've seen the bid  
20 submittal and that I remember. Because it's  
21 pretty much the same for every attorney the way  
22 it's set up.

23 MR. CABELLO: Right.

24 Well, it's there in the package --

25 MR. MOREJON: It was submitted in the

1 package --

2 MR. CABELLO: -- on the --

3 MR. MOREJON: -- when my contract was  
4 approved. You approved my contract.

5 MR. CABELLO: The Executive's --

6 CHAIRPERSON MARTINETTI: I understand it's  
7 a fast-paced world. Like I stated earlier, I  
8 just want to make sure and make it clear on the  
9 record --

10 MR. MOREJON: But I -- I --

11 CHAIRPERSON MARTINETTI: -- that the Board  
12 had no knowledge. And the question is asked, why  
13 -- why were we told yes that -- that you were  
14 under the cap every year at the end of --

15 MR. MOREJON: I -- I don't remember --

16 CHAIRPERSON MARTINETTI: -- your contract?

17 MR. MOREJON: -- that you've ever asked  
18 that question, Mr. Martinetti.

19 CHAIRPERSON MARTINETTI: I ask that  
20 question every year.

21 MR. MOREJON: Well again, with all due  
22 respect to you, sir.

23 CHAIRPERSON MARTINETTI: And, Virgil, you  
24 know it that question's been asked.

25 MR. MOREJON: With all respect to you, sir.

1 MR. CABELLO: Um-hum.

2 CHAIRPERSON MARTINETTI: Especially --

3 MR. CABELLO: I think we should discuss  
4 this -- because he had --

5 CHAIRPERSON MARTINETTI: Sure.

6 MR. CABELLO: -- some issues -- in the  
7 Executive Session.

8 Everybody agrees to that?

9 MR. MOREJON: But understand that contract  
10 that we're talking about, that's attached to the  
11 bid process that's presented to this Board that  
12 you vote on in. So the contract is presented to  
13 this Board.

14 CHAIRPERSON MARTINETTI: I know when we  
15 vote on something --

16 MR. MOREJON: You may not --

17 CHAIRPERSON MARTINETTI: -- it's signed by  
18 us. It's signed by myself or any acting --

19 MR. CABELLO: Anyone -- right.

20 CHAIRPERSON MARTINETTI: -- chairperson at  
21 that time.

22 MR. CABELLO: Okay.

23 COMMISSIONER GONZALEZ: Well, there's a  
24 copy of the contract --

25 MR. CABELLO: Should we go in Executive

1 Session?

2 MR. MOREJON: Well, let's -- let's --

3 COMMISSIONER GONZALEZ: Well, let's finish  
4 with the --

5 MR. CABELLO: Oh.

6 MR. MOREJON: We have Mr. Kane, we have  
7 these --

8 MR. CABELLO: Okay.

9 MR. MOREJON: -- folks here. You know,  
10 let's -- let's finish the meeting.

11 MR. CABELLO: Okay.

12 MR. MOREJON: I mean this part of the  
13 meeting.

14 MR. KANE: I'm finished. I appreciate your  
15 time.

16 Thank you.

17 MR. CABELLO: Thank you, sir.

18 MR. MOREJON: All right.

19 Thank you, sir.

20 COMMISSIONER GONZALEZ: Anyone else?

21 MR. CABELLO: Okay, any -- anybody in the  
22 public?

23 MR. MORIN: Any other residents?

24 MR. CABELLO: No?

25 Everybody okay?

1           Okay.

2           Okay, since no one in the public wants to  
3 address the Board, --

4           COMMISSIONER GONZALEZ: I move that we go  
5 into the Executive Session.

6           MR. CABELLO: -- and go in Executive --

7           CHAIRPERSON MARTINETTI: Don't be shy. Go  
8 ahead.

9           MR. CABELLO: -- Executive Session.

10          MR. MOREJON: Hold on a second.

11          MR. CABELLO: Okay. Let's go in Executive  
12 Session.

13          MR. MOREJON: No.

14          CHAIRPERSON MARTINETTI: Go ahead. You're  
15 here for some -- for some reason.

16          MR. CABELLO: Okay.

17          COMMISSIONER DeMARTINEZ: Yes.

18          MR. MOREJON: We're not going there yet.

19          MR. CABELLO: Oh.

20          MS. DILLON: Name and address for the  
21 record?

22          MS. CRESPO: Nancy Crespo, 301 44<sup>th</sup> Street,  
23 Apartment 1.

24          MS. DILLON: Okay.

25          MS. CRESPO: Well I just called to say that

1 everything was fixed in my -- in my apartment.

2 And I have --

3 MR. CABELLO: Thank you.

4 MS. CRESPO: -- I got everything fixed.

5 MR. CABELLO: You happy now?

6 MS. CRESPO: I'm happy.

7 MR. CABELLO: Good.

8 MS. CRESPO: Well, 75 percent.

9 I just -- I just want to know if there's --  
10 if there's a way -- because these windows that I  
11 have they just don't sit right. When they come  
12 and put these windows in, -- like they did the  
13 one in the kitchen, the one in the bedroom, those  
14 -- they always get loose.

15 I mean is there a way --

16 MR. CABELLO: Yes.

17 MS. CRESPO: -- that we can -- I don't  
18 know, change -- I don't -- change them?

19 I mean I -- listen, if you have somebody,  
20 I'd be willing to put half. But I just can't do  
21 all. There's 12 and a half windows.

22 MR. CABELLO: What you mean loose, is they  
23 fall down?

24 MS. CRESPO: No, no, no, not fall down.

25 MR. CABELLO: Oh.

1 MS. CRESPO: No, they get loose. Like the  
2 window itself.

3 MR. CABELLO: Okay.

4 MS. CRESPO: Like the glass itself and --

5 MR. CABELLO: We'll look into it.

6 MS. CRESPO: -- they've changed it three or  
7 four times and they -- you know they do it but  
8 then after a while for some reason they just --  
9 they get loose again. I don't know -- I don't  
10 know why but they just don't stay on the wood  
11 properly.

12 CHAIRPERSON MARTINETTI: Is this the -- are  
13 you having the same problem you had last month or  
14 is this a different issue?

15 MR. CABELLO: No, different issue.

16 MS. CRESPO: No, no, no, --

17 COMMISSIONER DeMARTINEZ: No, different.

18 MS. CRESPO: -- everything was taken care  
19 of --

20 CHAIRPERSON MARTINETTI: Okay.

21 MS. CRESPO: -- the one -- for that.

22 CHAIRPERSON MARTINETTI: Okay, I just --

23 MS. CRESPO: Everything was taken care of  
24 that one.

25 CHAIRPERSON MARTINETTI: Thank you.



1 MS. CRESPO: I just wanted to come and see  
2 about -- you know, just to see about the windows  
3 because the windows are just -- is that every  
4 time you touch them --

5 MR. CABELLO: Well, we'll take a --

6 MS. CRESPO: -- if you just --

7 MR. CABELLO: I'll talk to you and we'll  
8 take --

9 MS. CRESPO: Okay.

10 COMMISSIONER DeMARTINEZ: Okay.

11 MS. CRESPO: Thank you.

12 MR. CABELLO: Okay.

13 COMMISSIONER DeMARTINEZ: Thank you, too.

14 MR. CABELLO: Next?

15 Please.

16 MS. DILLON: Name and address for the  
17 record please?

18 MS. MUNDORF: Debra Mundorf, --

19 MS. DILLON: And your --

20 MS. MUNDORF: -- 300 44<sup>th</sup> Street.

21 MS. DILLON: Okay.

22 MS. MUNDORF: I just want to say thank you  
23 to Waldo and all of you; everything was taken  
24 care of by me, too.

25 And I'm very happy.

1 MR. MORIN: Thank you.

2 MS. MUNDORF: That's all I have to say.

3 MR. MORIN: Okay.

4 MS. MUNDORF: Okay. You're doing a great  
5 job.

6 MR. CABELLO: That's why I'm wearing this  
7 shirt today.

8 MR. MUNDORF: Yeah, I noticed that.

9 MR. CABELLO: See that.

10 MS. CRESPO: I've seen that.

11 MR. CABELLO: I'm cracking the whip out  
12 there.

13 MS. CRESPO: I picked that up.

14 MR. MUNDORF: And brown pants, too.

15 MS. CRESPO: He has a whole --

16 MR. NATERA: The full uniform.

17 MR. CABELLO: Full uniform, combat boots.  
18 You want to come up?

19 No? You're okay?

20 Anyone else?

21 A VOICE: Eddie? You good?

22 MR. MUNDORF: We're good.

23 MS. BORRERO: We're good.

24 MR. MUNDORF: Because everything is getting  
25 worked out.

1 MR. CABELLO: Good. Good. We removed your  
2 snow.

3 Right?

4 MR. MOREJON: It's nice to hear the good  
5 news.

6 MS. CRESPO: Yes. That is -- that -- that  
7 is done, too.

8 MS. MUNDORF: Yes.

9 MS. CRESPO: Now, -- now, I don't know if  
10 it's because we asked for a lot of salt?

11 MR. CABELLO: No.

12 MS. CRESPO: Now the amount of salt that  
13 they put on those steps, we got to sweep them  
14 off.

15 MR. MORIN: But I just -- I just want to --  
16 I just want to mention something that we went one  
17 day at seven o'clock, which you thanked me for,  
18 when we did the work.

19 MR. MUNDORF: Yup.

20 MR. MORIN: Well, somebody called  
21 anonymously from the --

22 MR. CABELLO: Yeah.

23 MR. MORIN: -- from 44<sup>th</sup> Street saying that  
24 it was seven o'clock in the morning, why you guys  
25 are here, we don't -- you're making too much

1 noise, you should do this another time.

2 So, you know, I'm going to go when I can.

3 Doesn't matter whether it's five, six in the

4 morning, when done, I'm going to do the work.

5 And whoever doesn't like it, -- I can't -- you

6 know, I just got to do what I have to do.

7 And to let you know that somebody

8 complained --

9 MR. MUNDORF: You don't have Caller ID?

10 MR. MORIN: -- because we're doing the work

11 now. So, --

12 A VOICE: Do it ourselves. This is good.

13 MR. MORIN: So, --

14 MR. CABELLO: All right?

15 That's it?

16 Okay, if we're going to Executive Session?

17 CHAIRPERSON MARTINETTI: Sure.

18 Motion.

19 MR. CABELLO: Make a motion to go in

20 Executive Session.

21 Moved by Cornelio.

22 Second by Martinetti.

23 Roll call.

24 Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. CABELLO: Gutierrez?

2 Absent.

3 A VOICE: Thank you, guys.

4 MR. CABELLO: DeMartinez?

5 A VOICE: Thank you guys. Bye.

6 COMMISSIONER CORNELIO: Bye. Thank you for  
7 coming.

8 COMMISSIONER DeMARTINEZ: Yes.

9 MR. CABELLO: Teresa Cornelio?

10 Edwin Marinez?

11 Absent.

12 Dennis Gonzalez?

13 COMMISSIONER GONZALEZ: Yes.

14 MR. CABELLO: And Dorothy Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. CABELLO: Okay.

17 COMMISSIONER CORNELIO: Yes, yes, yes.

18 MS. DILLON: I'll go off the record while  
19 you clear the room?

20 MR. CABELLO: Right. Yes.

21

22 (Whereupon, the Board moved into Executive  
23 Session at 5:38 p.m.)

24

25 (Whereupon, the Board returned to Open

1 Session at 6:19 p.m.)

2

3 (Whereupon, there was a pause in the  
4 proceedings.)

5

6 **ADJOURNMENT**

7

8 COMMISSIONER GONZALEZ: Actually, you know  
9 what we should do, we should adjourn the meeting.

10 So, I make a --

11 Virgil? Virgil, let's adjourn the meeting  
12 first.

13 MR. CABELLO: Oh, okay.

14 COMMISSIONER GONZALEZ: So I make a motion  
15 to adjourn.

16 COMMISSIONER CORNELIO: Second.

17 MR. CABELLO: Second. Okay. Second by --  
18 Got it?

19 Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. CABELLO: Gutierrez?

22 Absent.

23 DeMartinez?

24 COMMISSIONER DeMARTINEZ: Yes.

25 MR. CABELLO: Cornelio?

1 COMMISSIONER CORNELIO: Yes.

2 MR. CABELLO: Marinez?

3 Absent.

4 Gonzalez?

5 COMMISSIONER GONZALEZ: Yes.

6 MR. CABELLO: And Dorothy Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. CABELLO: Okay.

9

10 (Whereupon, the proceedings were concluded  
11 at 6:20 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, March 26, 2015 and  
10 digitally recorded.

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