

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Tuesday, April 28, 2015
Commencing at 4:20 p.m.

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

ELISE DiNARDO, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
ANTONIO MARTINEZ, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER, (Left at 5:38 p.m.)
MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

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

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 MR. CABELLO: Ready?

2 MS. DILLON: Yeah.

3 MR. CABELLO: Yeah.

4

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

7

8 **ROLL CALL:**

9

10 MR. CABELLO: All right.

11 I'm going to do roll call.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. CABELLO: Vice Chairperson Margarita
15 Gutierrez?

16 COMMISSIONER GUTIERREZ: Here.

17 MR. CABELLO: Commissioner Dottie Jetter?

18 COMMISSIONER JETTER: Here.

19 MR. CABELLO: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Here.

21 MR. CABELLO: Commissioner Tony Gonzalez

22 (sic)?

23 COMMISSIONER MARTINEZ: Martinez.

24 MR. CABELLO: Martinez?

25 Oh, I'm sorry. I put the wrong --

1 Thank you for your correction.

2 Commissioner Carlos Vallejo?

3 COMMISSIONER VALLEJO: Here.

4 And Dennis Gonzalez?

5 COMMISSIONER GONZALEZ: Here.

6 MR. CABELLO: Present.

7 Okay, they're all present.

8 Okay, I would like a motion to go into
9 Executive Session?

10 Made by Margarita Gutierrez.

11 Second?

12 CHAIRPERSON MARTINETTI: I'll second.

13 MR. CABELLO: By --

14 He can't.

15 Second by --

16 COMMISSIONER GONZALEZ: I'll second.

17 MR. CABELLO: Second by Dennis Gonzalez.

18 Okay.

19 A VOICE: Okay.

20 MR. CABELLO: Okay.

21 A VOICE: Okay.

22 MR. CABELLO: Could you please --

23 I'm sorry about this but it had to be done
24 this way.

25 (Whereupon, there was a pause in the

1 proceedings.)

2

3 (Whereupon, the Board moved to Executive
4 Session at 4:21 p.m.)

5

6 (Whereupon, the Board returned to Open
7 Session at 4:35 p.m.)

8

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

11

12 MR. CABELLO: Okay, we're back.

13 Right?

14 Okay, -- we're ready? Okay.

15

16 **APPROVAL OF MINUTES OF THE MARCH 26, 2015 REGULAR**
17 **MEETING AND EXECUTIVE SESSION:**

18

19 MR. CABELLO: Need approval of minutes from
20 last previous meeting, please.

21 CHAIRPERSON MARTINETTI: Motion.

22 COMMISSIONER GUTIERREZ: Second.

23 MR. CABELLO: Motion made by the Chairman.

24 Second by the Vice Chairperson.

25 Roll call.

1 Chairperson Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. CABELLO: Margarita Gutierrez?

4 COMMISSIONER GUTIERREZ: Yes.

5 MR. CABELLO: Commissioner Dorothy Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. CABELLO: Commissioner Ms. DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. CABELLO: Commissioner Antonio
10 Martinez?

11 COMMISSIONER MARTINEZ: Abstain.

12 MR. CABELLO: Abstain.

13 Carlos Vallejo?

14 COMMISSIONER VALLEJO: Abstain.

15 MR. CABELLO: Abstain.

16 Dennis Gonzalez?

17 COMMISSIONER GONZALEZ: Yes.

18 MR. CABELLO: Okay.

19

20 **APPROVAL OF PAYMENT OF BILLS:**

21

22 MR. CABELLO: Now, we need Approval of the
23 Payment of Bills.

24 And if you go to the first page of those
25 bills, as requested by the Board at the last

1 meeting, we have a breakdown as to the counsel's
2 billing so far.

3 Remember we had a question -- that we had
4 to do this manually right now until -- until May
5 until we get the new program.

6 So this is your breakdown as to what the
7 actual billing has been up to today -- from
8 December 1st 'til -- 'til today.

9 It was in the bottom line, the retainer is
10 16. This is based on that agreement that we had
11 that contract where the issue came about.

12 Mr. Chairman?

13 And so it's 16 -- this the retainer until
14 the end of December. And then the other is for
15 legal fees, that other amount, 'til December.

16 COMMISSIONER GUTIERREZ: Can I ask you a
17 question?

18 I wasn't here in the last meeting.

19 MR. CABELLO: Yeah, the -- the other Board
20 members had requested a breakdown of the legal
21 expenses on a -- on a monthly basis to see where
22 we are, you know, combined; this is why we have
23 this sheet. It's like a spreadsheet to tell
24 where he's at.

25 CHAIRPERSON MARTINETTI: Okay, so we still

1 have room before we hit the cap of 20, 24, --

2 MR. CABELLO: Right.

3 CHAIRPERSON MARTINETTI: -- respectively?

4 MR. CABELLO: So, this is what we have.

5 So, the 16 is the -- is permanent kind of
6 thing, right?

7 And then the other amount, the 10 is just
8 until, you know, that will be at 44 --

9 CHAIRPERSON MARTINETTI: Litigated
10 expenses, --

11 MR. CABELLO: Right.

12 CHAIRPERSON MARTINETTI: -- which was the
13 20 --

14 MR. CABELLO: Yeah, the breakdown,
15 litigations, --

16 CHAIRPERSON MARTINETTI: Right, the 24,000.

17 MR. CABELLO: -- evictions, et cetera.

18 And, you know, that's part of -- and those bills,
19 I put the number there, that checks out on the
20 regular one.

21 So, motion to approve the bills please?

22 COMMISSIONER GONZALEZ: Now what we're
23 voting on -- this is --

24 MR. CABELLO: No, no, that was just for
25 information.

1 COMMISSIONER GONZALEZ: We're voting on the
2 whole --

3 MR. CABELLO: Yeah, all that is in there.
4 That's why I put in that information, the check
5 number, so you can relate to it.

6 Okay, can I have a vote on the bills,
7 please?

8 COMMISSIONER GONZALEZ: Now, I'm -- one
9 more --

10 MR. CABELLO: Oh, sure.

11 COMMISSIONER GONZALEZ: On -- on the bills,
12 are there -- are there bills here list -- from
13 Mr. Morejon?

14 MR. CABELLO: Yes.

15 MR. NATERA: Those are the one --

16 MR. CABELLO: If you go on the first
17 page --

18 MR. MOREJON: First page.

19 MR. CABELLO: You go the first -- you see I
20 have checks 21525, 31417, 41175, 6216 (sic),
21 13458. That's what I got --

22 COMMISSIONER GONZALEZ: Yeah well that's
23 why I'm asking. Because we're not voting on this
24 page.

25 MR. CABELLO: No, no, no, no. We're voting

1 on --

2 COMMISSIONER GONZALEZ: So, is --

3 MR. CABELLO: This is just for --

4 COMMISSIONER GONZALEZ: -- is this listed
5 here?

6 MR. CABELLO: Yes.

7 That's why here --

8 Sorry, let me -- you got -

9 Go ahead, Raf.

10 CHAIRPERSON MARTINETTI: No, these are
11 Section 8 vouchers the next pages.

12 MR. CABELLO: Yeah, the next page. Yeah,
13 this is so --

14 Mr. NATERA: When I go through --

15 CHAIRPERSON MARTINETTI: I think Dennis is
16 asking for itemized bills.

17 Is that what you're asking for?

18 COMMISSIONER GONZALEZ: Yeah I thought we
19 were gonna be getting --

20 MR. NATERA: The actual bills.

21 COMMISSIONER GONZALEZ: -- the actual
22 breakdown.

23 MR. NATERA: Have them here.

24 MR. CABELLO: Here it is.

25 MR. NATERA: Okay, before -- before we

1 enter the actual bills, what you have in front of
2 you -- is the -- the record of all the payment
3 that we have issue to Mr. Morejon. Okay. And
4 each of this line is one of the -- each of the
5 programs that we have at the Housing Authority.

6 As per HUD we don't comingle the cash, the
7 funds. So we had to pay directly from the
8 different programs. So if you go one by one
9 you'll have AMP I, II, III, and IV, then Section
10 8, C.O.C.C., as well as Veteran's Housing.

11 Okay, so then across you will see each
12 month and the amount that is -- that was paid out
13 of that particular program that particular month.

14 On the last -- on the last column you will
15 find the payments in April, which is -- which --
16 those are the one that will be approved in this
17 meeting.

18 And that on that particular column you'll
19 see the actual check numbers that are in your
20 check registers for each program.

21 COMMISSIONER GONZALEZ: Oh.

22 MR. CABELLO: So, you're not voting on
23 this, it's just --

24 MR. NATERA: So, basically, this is just
25 information that you will be getting every month

1 as -- as pertaining to Mr. Morejon.

2 MR. CABELLO: As was requested. You wanted
3 the breakdown as to --

4 CHAIRPERSON MARTINETTI: And you're
5 certifying the -- the actual itemized bills?

6 MR. NATERA: Without a doubt. I have them
7 here.

8 MR. CABELLO: Yeah. Yeah, we have the
9 actual --

10 CHAIRPERSON MARTINETTI: Well, I think
11 that's what Dennis was --

12 MR. NATERA: Right, that's what --

13 MR. CABELLO: You want to show him one of
14 the bills?

15 CHAIRPERSON MARTINETTI: Dennis wants to
16 know how these bills came about.

17 MR. CABELLO: No, here it is.

18 COMMISSIONER GONZALEZ: Yes.

19 MR. CABELLO: We got it. We were ready --

20 MR. MOREJON: Well, Mr. Gonzalez, just to
21 -- this is the first time I've seen this, you
22 know, document but from what I know I submit my
23 itemized bills --

24 MR. NATERA: Right. Yes.

25 MR. MOREJON: -- to Mr. Natera and then Mr.

1 Natera then takes that information --

2 MR. CABELLO: Yeah, here --

3 MR. MOREJON: -- and then he prepares this
4 report.

5 MR. CABELLO: -- here are the bills.

6 If anybody would like to check them -- you
7 know, I just want to make copies. There's so
8 much paperwork.

9 COMMISSIONER GONZALEZ: Now is this what
10 we're gonna be doing going forward?

11 MR. CABELLO: Yes.

12 MR. NATERA: Yes. That's why it's here. I
13 mean I don't know if you want me to include it.

14 COMMISSIONER GONZALEZ: No, no, that --

15 MR. CABELLO: No.

16 COMMISSIONER GONZALEZ: No, that -- that's
17 fine.

18 MR. CABELLO: We have it handy if we need
19 it.

20 COMMISSIONER GONZALEZ: I just --

21 MR. MOREJON: The way --

22 COMMISSIONER GONZALEZ: Just it was a
23 little confusing because --

24 MR. CABELLO: No. This is the first
25 time --

1 COMMISSIONER GONZALEZ: -- until now that
2 you explained that this column is --

3 MR. CABELLO: Right.

4 COMMISSIONER GONZALEZ: -- what we're
5 voting on.

6 MR. CABELLO: Because we did not have a
7 system -- the system doesn't -- so we had to do
8 this manually. Until the issue arise, we never
9 had any need for this.

10 So, at the last meeting said, okay look, do
11 this -- and here it is. This is for illustration
12 purpose see where we are in -- in the whole
13 picture and invoices are there that match this,
14 plus, you know, the checks.

15 MR. NATERA: Yeah.

16 MR. CABELLO: And they've been certified
17 here by, you know, Rafael. We've always -- we
18 have always done that, you know, make sure that
19 work was done.

20 MR. NATERA: I mean I know for a fact that
21 basically you never saw the actual invoices. But
22 this is to make them up. Okay.

23 The certified -- the itemized are already
24 here. I verified the hourly rate, the service,
25 the court cases and everything else and then I

1 | posted the payment. And then I sign for it that
2 | it was verified on everything.

3 | So, if -- if a copy of the actual bills is
4 | required, --

5 | COMMISSIONER GONZALEZ: No, no, that's
6 | not --

7 | MR. CABELLO: Then we got to make copies
8 | for everybody.

9 | COMMISSIONER GONZALEZ: But what --

10 | MR. NATERA: If you'd like to see it, it's
11 | right here.

12 | COMMISSIONER GONZALEZ: My -- my one issue
13 | -- and I'm sorry that I'm belaboring this -- is
14 | that is there a way that we can --

15 | I mean and thank you for -- for putting
16 | this out so that we can see -- you know, the
17 | past, now and -- and going forward.

18 | -- but where we can single out what we're
19 | voting on?

20 | Because it -- it's a little confusing. It
21 | seemed that we were voting for this whole -- if
22 | we're -- we're just voting for this column.

23 | MR. NATERA: Right.

24 | COMMISSIONER GONZALEZ: And next month the
25 | same thing, just for that column.

1 Can we separate that?

2 MR. NATERA: The intention was to present.

3 COMMISSIONER GONZALEZ: I know. Which is
4 excellent; thank you. Because we can --

5 MR. CABELLO: These -- these checks, these
6 payments, right, are -- are part of the -- of the
7 total check payments here.

8 COMMISSIONER GONZALEZ: Exactly. That's --
9 that's the point I was trying to --

10 MR. NATERA: Right.

11 COMMISSIONER GONZALEZ: -- drive at.

12 But can we -- can we get a separate
13 breakout then --

14 MR. CABELLO: You want -- you mean like a
15 separate --

16 COMMISSIONER GONZALEZ: That column.

17 MR. CABELLO: -- billing for this? Like a
18 separate --

19 COMMISSIONER GONZALEZ: For the month.

20 MR. MOREJON: Yeah.

21 COMMISSIONER GONZALEZ: For the month. For
22 the month that we're voting on --

23 MR. MOREJON: I mean they're -- yeah, I --

24 COMMISSIONER GONZALEZ: -- as part of this.

25 MR. NATERA: If you look at the last

1 column, that will be the month you're voting on.

2 COMMISSIONER GONZALEZ: Yeah but it's part
3 of the entire --

4 MR. NATERA: Right.

5 COMMISSIONER GONZALEZ: -- which is --

6 MR. CABELLO: So, -- so, what you're saying
7 is --

8 MR. NATERA: It's entire record.

9 MR. CABELLO: So, -- so what you're in
10 essence saying -- let me get this clear, all
11 right -- is that you want the -- all the bills,
12 except for the attorney's bills, --

13 COMMISSIONER GONZALEZ: No, no, no.

14 MR. CABELLO: -- separate. Do them
15 separate from the rest of the --

16 COMMISSIONER GONZALEZ: No. No what I'm
17 saying is that this column, --

18 MR. CABELLO: Yes.

19 COMMISSIONER GONZALEZ: -- can it be a
20 separate sheet?

21 MR. NATERA: Sure.

22 COMMISSIONER GONZALEZ: Instead of being
23 part of this -- of this --

24 COMMISSIONER GUTIERREZ: Then it won't
25 be --

1 MR. NATERA: So in other words, --

2 MR. CABELLO: Oh, --

3 COMMISSIONER GONZALEZ: -- spreadsheet, --

4 MR. CABELLO: Okay.

5 MR. NATERA: -- what I will present in that
6 case will be just the current month that is being
7 paid.

8 COMMISSIONER GONZALEZ: Oh, no, you can
9 present this too. This is fine.

10 MR. NATERA: Oh.

11 COMMISSIONER GONZALEZ: This is actually --

12 MR. MOREJON: I think what he means to
13 say, --

14 MR. NATERA: A separate one.

15 MR. MOREJON: -- Rafael, is that --

16 COMMISSIONER GUTIERREZ: In the month.

17 MR. MOREJON: -- it's hard to read this
18 report -- what it is their voting on. So if
19 there's some way you can revise it --

20 MR. NATERA: Oh.

21 MR. MOREJON: -- so, yes, they can see the
22 history and then this is what you're voting on.

23 COMMISSIONER GONZALEZ: Exactly.

24 MR. NATERA: All right.

25 MR. CABELLO: That -- the purpose of the

1 report is not to vote on that report. It was
2 just to delineate what's been going on in the
3 particular line item -- the legal thing.

4 Those bills -- and as you can see each
5 invoice has a -- has a check number attached to
6 it --

7 COMMISSIONER GONZALEZ: Um-hum.

8 MR. CABELLO: -- to have it as a reference
9 to the thing.

10 But if you want to change that, it's your
11 prowess, --

12 COMMISSIONER GONZALEZ: No, no, this is
13 fine.

14 MR. CABELLO: -- you know.

15 COMMISSIONER GONZALEZ: No, this is --

16 MR. NATERA: You just want a separate
17 column.

18 COMMISSIONER GONZALEZ: -- this is fine.

19 If you could just -- that column that we're
20 voting on, if it could be a separate sheet, --

21 MR. NATERA: Okay.

22 COMMISSIONER GONZALEZ: -- maybe attached
23 to this, --

24 MR. NATERA: Sure.

25 CHAIRPERSON MARTINETTI: For the month of

1 the meeting. For that month.

2 COMMISSIONER GONZALEZ: For the month that
3 we're voting on.

4 COMMISSIONER GUTIERREZ: Yeah. Yeah.

5 MR. NATERA: For the current month.

6 MR. CABELLO: No problem.

7 CHAIRPERSON MARTINETTI: So he wants a
8 total and then a spreadsheet total --

9 MR. CABELLO: For the current month.

10 CHAIRPERSON MARTINETTI: -- from up-to-date
11 for the year. And then just for the current what
12 we're voting on.

13 COMMISSIONER GONZALEZ: Exactly.

14 MR. NATERA: Exactly.

15 CHAIRPERSON MARTINETTI: I understand

16 MR. CABELLO: Yeah?

17 Okay, that's not a problem. Just one more
18 column.

19 COMMISSIONER GONZALEZ: I'm sorry I didn't
20 explain it a little better.

21 COMMISSIONER DiNARDO: So, the -- the April
22 column, the corresponding invoice is in the rear
23 of the bill?

24 Is that correct? It's attached?

25 MR. NATERA: If you look at the check

1 register for each program --

2 COMMISSIONER DiNARDO: I'm looking at the
3 check register then.

4 MR. NATERA: Right.

5 MR. CABELLO: Right.

6 MR. NATERA: Yeah.

7 COMMISSIONER DiNARDO: Okay. I see.

8 MR. CABELLO: Yeah, the --

9 MR. NATERA: And then, like I say, if you
10 look at the heading of the register, --

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. NATERA: -- it will tell you the
13 program that it -- it corresponds to.

14 COMMISSIONER DiNARDO: Understood. I
15 understand that.

16 MR. NATERA: All right.

17 And then if you look -- if you look at the
18 cover page, --

19 COMMISSIONER DiNARDO: Um-hum.

20 MR. NATERA: -- you'll see the check
21 number --

22 COMMISSIONER DiNARDO: Um-hum.

23 MR. NATERA: -- and you -- you can just go
24 straight to the -- to the program that it is and
25 it should be listed in the check register.

1 COMMISSIONER DiNARDO: Okay.

2 So I'm looking at the last page of the
3 bills --

4 MR. CABELLO: Here, Raf.

5 COMMISSIONER DiNARDO: -- and I see Mr.
6 Morejon has an entry of 2175 -- \$2,175.00.

7 MR. NATERA: And what is the program
8 please?

9 COMMISSIONER DiNARDO: It doesn't --

10 MR. CABELLO: This is the check --

11 MR. NATERA: The heading?

12 COMMISSIONER GONZALEZ: It's the last page.

13 MR. CABELLO: The last page.

14 COMMISSIONER DiNARDO: It's the last page
15 of the bill list.

16 MR. NATERA: The last page, that is
17 correct, yes.

18 COMMISSIONER DiNARDO: Okay.

19 So now that \$2,175.00 is then reflected on
20 the first page of the bill list under the month
21 of April, 2015, for the C.O.C.C. program?

22 MR. NATERA: That is correct.

23 COMMISSIONER DiNARDO: Is that the
24 corresponding --

25 MR. CABELLO: That is correct. Yes.

1 COMMISSIONER DiNARDO: Okay.

2 MR. CABELLO: That's why we did it this
3 way.

4 Maybe it was a little confusing on my part.

5 COMMISSIONER DiNARDO: Okay.

6 MR. CABELLO: Because this is the first
7 time we do this. So that was the idea; exactly
8 what you see, Ms. DiNardo. Have them, you know,
9 compare the totals here and there but we could
10 make it more clear for the next time.

11 COMMISSIONER DiNARDO: Oh, no, no, I
12 understand.

13 MR. CABELLO: All right.

14 COMMISSIONER DiNARDO: Okay.

15 MR. CABELLO: All right?

16 COMMISSIONER DiNARDO: Um-hum.

17 MR. CABELLO: All right, so --

18 COMMISSIONER GONZALEZ: I move to approve.

19 MR. CABELLO: Okay, move by Dennis
20 Gonzalez.

21 Second by Margarita.

22 Roll call.

23 Chairperson Martinetti?

24 CHAIRPERSON MARTINETTI: Yes.

25 MR. CABELLO: Yes.

1 CHAIRPERSON MARTINETTI: Recuse from Miguel
2 Hector.

3 MR. CABELLO: Oh, recuse for Tony, Hector--

4 CHAIRPERSON MARTINETTI: Or abstain Miguel
5 Hector.

6 MS. DILLON: Abstain from what please?

7 CHAIRPERSON MARTINETTI: Miguel Hector.

8 MR. CABELLO: Miguel Hector --

9 CHAIRPERSON MARTINETTI: Any properties
10 owned by --

11 MR. CABELLO: -- and associates.

12 CHAIRPERSON MARTINETTI: -- him.

13 MR. CABELLO: And crew.

14 CHAIRPERSON MARTINETTI: Correct.

15 MR. CABELLO: All right.

16 Vice Chair Margarita Gutierrez?

17 COMMISSIONER GUTIERREZ: Yes.

18 MR. CABELLO: Dorothy Jetter?

19 Ms. Dorothy Jetter?

20 COMMISSIONER JETTER: Yes.

21 MR. CABELLO: Yes.

22 Commissioner Miss DiNardo?

23 COMMISSIONER DiNARDO: Yes.

24 MR. CABELLO: Yes.

25 Commissioner Gonzalez?

1 COMMISSIONER GONZALEZ: Yes.

2 MR. CABELLO: Yeah.

3 Antonio Martinez?

4 Abstaining.

5 COMMISSIONER MARTINEZ: Abstain.

6 MR. CABELLO: Carlos Vallejo?

7 Abstain.

8 COMMISSIONER VALLEJO: Recuse.

9 MR. CABELLO: Recuse/abstain.

10 COMMISSIONER DiNARDO: No.

11 MR. CABELLO: Okay, next.

12 COMMISSIONER DiNARDO: Abstain.

13 COMMISSIONER VALLEJO: Abstain. I'm sorry.

14 MR. CABELLO: Abstain, yes.

15

16 **APPROVAL OF PROPOSALS:**

17 **1. Computer Consultant**

18 **2. Fee Accountant Services**

19 **3. Independent Auditors FYE 6/30/15**

20

21 MR. CABELLO: Next is the Approval of

22 Proposals.

23 This was tabled from -- from the last

24 meeting. So, all the back-up documentation, --

25 this is for the computer consultant, the fee

1 accountant and the independent audit.

2 Which by the way, Miss DiNardo, I have to
3 give you the copy of the last audit, so -- at the
4 end of the meeting. The last Housing Authority
5 audit; I have it here.

6 COMMISSIONER DiNARDO: Okay.

7 Thank you.

8 MR. CABELLO: Since I cannot give it to the
9 other folks, since I don't know what's going on
10 with that.

11 All right. So, -- and this contract is at
12 the end of this month, so.

13 Can I have a --

14 Yeah, we went through the procedures. Was
15 reviewed by our attorney that we comply with HUD
16 Regulations on this.

17 The three, those three.

18 COMMISSIONER GONZALEZ: You want a --

19 MR. CABELLO: A resolution on them.

20 COMMISSIONER GONZALEZ: On the -- all three
21 of them --

22 MR. CABELLO: The approval on the three,
23 yes.

24 COMMISSIONER GONZALEZ: -- together?

25 MR. CABELLO: Yes.

1 COMMISSIONER VALLEJO: Which one? Which is
2 the --

3 MR. CABELLO: Approval of Proposals.

4 COMMISSIONER VALLEJO: Approval of
5 Proposals.

6 CHAIRPERSON MARTINETTI: Now these are all
7 based on lowest bidder? No more --

8 MR. CABELLO: Yes, lowest bidder. You
9 know, the ranking thing. So everything --

10 CHAIRPERSON MARTINETTI: The ranking's
11 gone.

12 MR. CABELLO: -- everything is --

13 CHAIRPERSON MARTINETTI: It's all lowest
14 bidder provided they met the criteria.

15 MR. CABELLO: Exactly. Yes.

16 MR. MOREJON: If you look at it, Mr.
17 Chairman, all the -- all the paperwork, all the
18 backup data is there for you.

19 If you want to take a look at it so --

20 CHAIRPERSON MARTINETTI: Right.

21 But we're not taking this -- they're still
22 attached, the ranking forms here. They're not
23 gonna be taken into consideration.

24 It's just lowest, right?

25 Everybody recommended is lowest bidder?

1 MR. CABELLO: Let me see what we got here.
2 Yeah.
3 MR. MOREJON: That's my understanding.
4 MR. CABELLO: Let me see what we got here.
5 CHAIRPERSON MARTINETTI: Okay.
6 COMMISSIONER VALLEJO: It looks it.
7 MR. MOREJON: Right.
8 I don't participate in this.
9 CHAIRPERSON MARTINETTI: No, I know.
10 MR. MOREJON: I oversee it. But that's
11 my --
12 CHAIRPERSON MARTINETTI: Right.
13 MR. MOREJON: -- understanding.
14 COMMISSIONER VALLEJO: Are you having any
15 extra for Approval of Proposals?
16 I don't have -- I don't have that.
17 MR. CABELLO: You don't have it in your
18 package?
19 COMMISSIONER VALLEJO: No.
20 MR. NATERA: It should be there.
21 MR. CABELLO: Yeah, give him one.
22 MR. MOREJON: Like this.
23 COMMISSIONER DiNARDO: I do.
24 I don't have an extra one.
25 MR. CABELLO: You don't have one either?

1 COMMISSIONER DiNARDO: No, no, I have one.

2 MR. CABELLO: Oh.

3 COMMISSIONER VALLEJO: No, she has --

4 COMMISSIONER DiNARDO: I have one.

5 COMMISSIONER VALLEJO: She do.

6 MR. CABELLO: Okay.

7 So what about the --

8 Ralphie?

9 MR. NATERA: Yes?

10 MR. CABELLO: Since you did this. Although
11 we run the criteria, they're all the lowest --

12 MR. NATERA: Yes. Yes.

13 CHAIRPERSON MARTINETTI: You want to just
14 read the names into the record before we --

15 MR. CABELLO: Sure. Okay.

16 For the computer consultant is Angel
17 Consultant from Cliffside Park.

18 The accounting service, Balachandar
19 Jayaraman.

20 And the independent auditors is Hymanson,
21 Parnes and Giampaolo, which they completed the
22 last final audit.

23 And by the way that price is pretty good.
24 Because it went from 19,000 -- remember the
25 previous guys -- to twelve thousand five --

1 | nineteen five. So that's pretty good. And they
2 | did a very thorough job here with the audit.

3 | COMMISSIONER GONZALEZ: Motion to --

4 | COMMISSIONER DiNARDO: I have a -- I have a
5 | question.

6 | MR. CABELLO: Yes, ma'am.

7 | COMMISSIONER DiNARDO: When you -- when you
8 | take bids, do you do a -- a bid response sheet so
9 | that you know how many bidders you had that
10 | submitted --

11 | MR. CABELLO: Yes, we --

12 | COMMISSIONER DiNARDO: -- on the
13 | particular --

14 | MR. CABELLO: -- have a submittal --

15 | COMMISSIONER DiNARDO: -- service?

16 | MR. CABELLO: -- list.

17 | This is what you mean, right?

18 | A submittal list and the pickups?

19 | COMMISSIONER DiNARDO: Yeah, --

20 | MR. CABELLO: That's what we use.

21 | COMMISSIONER DiNARDO: Okay.

22 | So then for this accounting, you only had
23 | one submission?

24 | MR. CABELLO: Right.

25 | COMMISSIONER DiNARDO: And -- I see.

1 MR. CABELLO: Okay.

2 MR. NATERA: As requirement by HUD.

3 COMMISSIONER DiNARDO: Now, pickups is also
4 -- that also means that they submitted?

5 MR. CABELLO: No, the pick --

6 COMMISSIONER DiNARDO: Or they just picked
7 up the documents?

8 MR. CABELLO: They pick up the documents.
9 And then when they submit it, we have a submittal
10 list, which is same who returned that.

11 COMMISSIONER DiNARDO: The separate one?

12 MR. CABELLO: Yes.

13 COMMISSIONER DiNARDO: Okay.

14 MR. CABELLO: The separate ones.

15 Okay?

16 CHAIRPERSON MARTINETTI: Now these amounts
17 that are listed here, that's gonna be their cap?

18 MR. CABELLO: This is the -- no, the hourly
19 rates.

20 CHAIRPERSON MARTINETTI: Well, some are
21 hourly rates; some are -- have an amount. Like
22 the accountant has a \$10,500.00 fee amount.

23 MR. CABELLO: Right. That -- that's the --
24 the auditor, right?

25 CHAIRPERSON MARTINETTI: The auditor,

1 right.

2 MR. CABELLO: Right.

3 CHAIRPERSON MARTINETTI: So that's his cap
4 on that?

5 MR. NATERA: Yeah, that -- that's it.
6 That's the contract.

7 CHAIRPERSON MARTINETTI: That's it, cap?

8 MR. NATERA: Yeah. That's it.

9 CHAIRPERSON MARTINETTI: Once again, cap,
10 no more.

11 MR. NATERA: It's one bill. That's it.

12 CHAIRPERSON MARTINETTI: Not to exceed,
13 right?

14 COMMISSIONER DiNARDO: It's a set rate.
15 It's a set amount.

16 MR. NATERA: It's one set amount.

17 COMMISSIONER GONZALEZ: Motion to approve.

18 MR. CABELLO: Okay. Motion made by Dennis
19 Gonzalez.

20 Second by Margarita Gutierrez.

21 Chairperson Martinetti?

22 CHAIRPERSON MARTINETTI: Yes.

23 MR. CABELLO: Yes.

24 Margarita Gutierrez?

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. CABELLO: Commissioner Miss Dorothy
2 Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. CABELLO: Commissioner Miss Elise
5 DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. CABELLO: Commissioner Martinez?

8 COMMISSIONER MARTINEZ: Abstain.

9 MR. CABELLO: Abstaining.

10 Commissioner Vallejo?

11 COMMISSIONER VALLEJO: Abstain.

12 MR. CABELLO: Abstain.

13 Dennis Gonzalez?

14 COMMISSIONER GONZALEZ: Yes.

15 MR. CABELLO: Thank you.

16 CHAIRPERSON MARTINETTI: Could I just ask
17 the attorney a question, --

18 MR. CABELLO: Sure.

19 CHAIRPERSON MARTINETTI: Can we come back
20 and put caps on any of these vendors for whatever
21 reason? So we have more control over their --

22 MR. CABELLO: We could --

23 CHAIRPERSON MARTINETTI: -- financial state

24 --

25 MR. MOREJON: Well, initially --

1 CHAIRPERSON MARTINETTI: -- the Authority?

2 MR. MOREJON: -- they weren't bid out that
3 way.

4 CHAIRPERSON MARTINETTI: Right.

5 MR. MOREJON: So, --

6 CHAIRPERSON MARTINETTI: I know, they're on
7 the ongoing --

8 MR. MOREJON: Yeah. I mean you --

9 CHAIRPERSON MARTINETTI: -- running basis.

10 MR. MOREJON: -- you could -- you could do
11 whatever you want going forward but initially
12 these bids were not --

13 CHAIRPERSON MARTINETTI: Right.

14 I was just curious.

15 MR. MOREJON: -- were not tenured that way.

16 MR. CABELLO: If I may make a suggestion?

17 We could average it out like you had
18 requested for the attorney. We could average it
19 out say for the last five years. And -- and they
20 have been pretty much, you know, basically the
21 same. But we could do that.

22 CHAIRPERSON MARTINETTI: Could we do that
23 moving forward for the --

24 MR. CABELLO: Yeah.

25 CHAIRPERSON MARTINETTI: -- vendors?

1 MR. CABELLO: Yeah. On a -- on a five year
2 -- on a --

3 CHAIRPERSON MARTINETTI: Yeah.

4 MR. CABELLO: -- five year average.

5 Is that okay with everyone? Because that
6 will get us a pretty clear picture as to --

7 COMMISSIONER GUTIERREZ: Um-hum.

8 MR. CABELLO: Because some years are really
9 slow; others are really heavy. They do thing --
10 changes with HUD --

11 CHAIRPERSON MARTINETTI: This way we know
12 where to stand, you know, --

13 MR. CABELLO: Exactly.

14 CHAIRPERSON MARTINETTI: -- how to budget
15 appropriately.

16 MR. CABELLO: That's a perfect word.

17

18 **BOARD RESOLUTION:**

19 **1. 2015-04 - OPERATING BUDGET FOR THE HOUSING**
20 **AUTHORITY AND OPERATING BUDGET FOR THE STATE OF**
21 **NEW JERSEY**

22

23 MR. CABELLO: Okay. Next is the Board
24 Resolution 2015-04, which is our operating
25 budget, as well as the budget for the State of

1 New Jersey.

2 This year the State changed the deadline
3 from June 30th to April 30th. So we had to really
4 move on -- so that's why it was kind of difficult
5 for us. You know?

6 Okay.

7 By the way, they --

8 Okay.

9 So, Ralphie, you want to explain?

10 MR. NATERA: Well, as -- as Virgil just
11 indicated the State -- as you remember we're very
12 flexible the time that we submitted our budget to
13 HUD as well as to the State. But this year if we
14 did not submit it by the 30th we could be
15 penalized.

16 This is a new format that the State has
17 required and put us in a spot. Because we have
18 to comply with them just as much as HUD. And the
19 budget that you have in front of you was prepared
20 very carefully. We took every single expense and
21 revenues very accurately.

22 And -- and the first page that you have, as
23 I mentioned before, you had the four AMPs. The
24 four AMPs are the 455 units that we have as a
25 Public Housing Authority. And each of them had

1 -- have to be submitted with their own budget.
2 And that's what you have in front of you. And
3 each of them has a small surplus adding to
4 \$61,000.00, which is gonna go into the reserve.

5 Part of the indicator that we use -- the
6 REAC -- or Washington, D.C. or HUD requires, is
7 for us to have enough reserve of three months.
8 And as a reserve for three months -- in order for
9 -- for a score to go up.

10 And now that I mentioned the score, this
11 year, compared to prior years, we got to 20
12 points financially. If we're able to build our
13 reserve then we can go up another point or two
14 and then we could be high performance
15 financially.

16 The maximum score that we get is 25; we got
17 it at 20 right now. So if we lock those -- those
18 reserves into place and we -- we take in to
19 consideration for future years, we might be high
20 performance probably in the next two years.

21 And then on the second page we'll have
22 entity wide. Entity-wide you have the first
23 column, would be the PHA for all AMPs. And then
24 you'll have the Section 8 voucher program, which
25 is -- you might not see the expression Section 8

1 anymore. Now it's going to be Housing Choice
2 Voucher, HCV.

3 Then you have the Veteran's Housing, as
4 well as the C.O.C.C.

5 And then when you combine all the -- the
6 revenues of the -- the project reserves, surplus
7 will be \$96,000.00 all across.

8 MR. CABELLO: Which we did better than last
9 year by the way.

10 MR. NATERA: The second part of the package
11 that you have, --

12 Any questions on that first presentation?

13 COMMISSIONER GONZALEZ: No.

14 MR. NATERA: Okay.

15 MR. CABELLO: Go ahead.

16 MR. NATERA: Okay.

17 So on the second part, this is the new
18 format that we have for the State. That's a new
19 format; they're still working on it. They're
20 just trying to compile all the information. They
21 don't have the staff to go over it but if you --

22 I mean that's exactly the way they say it.

23 So, but if anybody needs any information
24 they will have it records and it will be public
25 as it is requested.

1 MR. CABELLO: Now the interesting part is
2 -- for the -- for the new Commissioners is that
3 we get zero funding from the State.

4 MR. NATERA: That's correct.

5 MR. CABELLO: This is the requirement that
6 they have. It really has complicated the -- you
7 know, the operation here. And now on top of that
8 they gave us a deadline of April instead of June.

9 So, this -- this has been like a really,
10 you know, tough situation. But, you know, that's
11 what they want, so.

12 All right, you need to approve it.

13 CHAIRPERSON MARTINETTI: Motion.

14 MR. CABELLO: Motion by Mr. Martinetti.

15 Second by Margarita Gutierrez.

16 Roll call.

17 Mr. Martinetti?

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. CABELLO: Vice Chairperson Gutierrez?

20 COMMISSIONER GUTIERREZ: Yes.

21 MR. CABELLO: Commissioner Dottie Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. CABELLO: Commissioner Miss DiNardo?

24 COMMISSIONER DiNARDO: Yes.

25 MR. CABELLO: Commissioner Martinez?

1 COMMISSIONER MARTINEZ: Abstain.

2 MR. CABELLO: Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Abstain.

4 MR. CABELLO: Commissioner Gonzalez?

5 COMMISSIONER GONZALEZ: Yes.

6 MR. CABELLO: Thank you.

7 COMMISSIONER GONZALEZ: I'm sorry; I just
8 noticed something.

9 MR. CABELLO: Yes.

10 COMMISSIONER GONZALEZ: Page C-3, where
11 your signature is.

12 MR. CABELLO: Yes.

13 COMMISSIONER GONZALEZ: I think you -- the
14 title?

15 MR. CABELLO: Oh, okay, I'll change that.

16 Thank you.

17 All right.

18

19 **ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS:**

20

21 MR. CABELLO: Okay, next one is the
22 Delinquent Accounts.

23 There's a correction here. The first
24 individual made a payment yesterday; so the --
25 the package was already out.

1 So right now we have an outstanding balance
2 of \$3,155.00 for the -- the AMPs.

3 Okay?

4 That's for your information.

5

6 **DIRECTOR'S REPORT:**

7

8 MR. CABELLO: Okay, I have some really good
9 news here. I guess everybody could use good news
10 once in a while.

11 Right?

12 COMMISSIONER GUTIERREZ: Um-hum.

13 MR. CABELLO: Okay.

14 I don't know if you folks --

15 You like that one, huh?

16 I -- there is a new program -- a new
17 initiative that HUD took about two years ago,
18 which we, the Housing Authority -- or actually
19 the Board, decided to participate in and it's
20 called RAD. That's --

21 MR. NATERA: Rental Demonstration --

22 MR. CABELLO: Rental Assistance
23 Demonstration Grant.

24 We were approved. We know we were approved
25 but unofficially. Yesterday West New York

1 Housing --

2 Actually I had that included on the
3 package, Rental Assistance Demonstration.

4 Okay.

5 The West New York Housing Authority
6 yesterday had like a little shindig going on
7 there to show they were approved officially and
8 they're already starting -- they're getting \$24
9 million.

10 You want to pass this down. Spread it
11 around.

12 We had applied for this and we were
13 approved. Okay not officially; we're waiting for
14 that. Because this is a real process to get to
15 the -- the funding and the changes. And this is
16 really the future of --

17 CHAIRPERSON MARTINETTI: Yeah, I read that
18 article.

19 MR. CABELLO: Right.

20 -- of public housing as it is, you know.

21 Where the hell is my notes?

22 I had a note here. I could shoot from the
23 hip.

24 Okay. Basically what it is is the Housing
25 Authority becomes like a Section 8 voucher

1 program. Okay. We have to put a development
2 team together which consists of architects,
3 finance team, the engineers, attorneys, to put
4 this whole package together.

5 Based on the numbers that we have and what
6 we had presented to HUD and the reply, we were
7 contemplating receiving \$16 million -- not
8 receiving \$16 million dollars, we have been
9 approved for 16 million bucks. West New York got
10 24; we got 16, based on the configuration of the
11 sites.

12 MR. MOREJON: So West New York got how
13 much?

14 MR. CABELLO: It comes about -- about --

15 MR. NATERA: Twenty-four.

16 MR. CABELLO: -- \$35,000.00 per unit.

17 MR. MOREJON: I'm sorry, Mr. Chair -- Mr.
18 Cabello, --

19 MR. CABELLO: Yes?

20 MR. MOREJON: -- West New York got --
21 received how much --

22 MR. CABELLO: Twenty-four. Twenty-four
23 million.

24 And that's based on a maximum of
25 \$35,000.00.

1 So the first thing that we need to do is
2 the Rental Assistance Demonstration Grant; have a
3 physical condition assessment.

4 What you do we bring in -- as a matter of
5 fact our Modernization person's already working
6 putting the whole thing together to advertise up
7 there. Once we have the approval -- because we
8 have 90 days to complete a whole physical needs
9 assessment.

10 And this will be for a 20 year plan that's
11 going to be implemented at Housing.

12 CHAIRPERSON MARTINETTI: Who does the
13 assessment?

14 MR. CABELLO: We'll put it out there, you
15 know, --

16 CHAIRPERSON MARTINETTI: Oh. All right.

17 MR. CABELLO: -- on a proposal --

18 CHAIRPERSON MARTINETTI: Okay.

19 MR. CABELLO: -- and people will bid.

20 No, everything's gonna be by proposal. The
21 financial people. We're also going to get assist
22 funding from the HMFA, the four percent, you
23 know, tax.

24 It -- this is more like a tax credit kind
25 of thing. It's a combination tax credits, you

1 know, the private sector, you know banks --
2 (indiscernible) -- cash come in there.

3 So I have Bill Snyder, which we were hired
4 to, you know, assist us with this. He'll come in
5 at the next meeting; asked him to come in and --
6 so he could explain more in detail. Because this
7 is new to me. This is something new. And this
8 is nationwide by the way that this is happening.

9 By the way, Miss DiNardo, Bill Snyder is
10 one of the instructors at Rutgers University for
11 the courses the Commissioners have to take. So,
12 you'll get --

13 COMMISSIONER DiNARDO: Terrific. I was
14 gonna ask you about that today.

15 MR. CABELLO: Yeah -- yes. I -- I -- I
16 used to be a Boy --

17 COMMISSIONER DiNARDO: You have the
18 brochure for me?

19 MR. CABELLO: I come from a banana country
20 but I'm a Boy Scout; always ready.

21 CHAIRPERSON MARTINETTI: He was also head
22 of Secaucus Housing Authority.

23 MR. CABELLO: Yeah, he retired from there.
24 He retired, yeah.

25 So, this is the Demonstration. It's a good

1 plan. I mean we're gonna get a lot of money.
2 Once -- but, you know, it's gonna take a lot of
3 people to put this whole thing together. And the
4 -- the icing on the cake is this.

5 Since for all practical purposes we have
6 become like project-based, there are fees that
7 will be given to the Authority to manage the
8 entire Authority.

9 We figure it out; it's gonna be around
10 \$850,000.00 a year that we're gonna receive.
11 Which that's a nice thing. 'Cause right now we
12 just get the subsidy. But the way this program
13 is they froze --

14 Not -- what is the word that they use?

15 MR. NATERA: They cap the rent.

16 MR. CABELLO: They cap the rents.

17 MR. NATERA: As of two thousand --

18 MR. CABELLO: Twelve.

19 MR. NATERA: -- twelve rent levels. There
20 were operation levels, over 95 percent at the
21 time.

22 In 2013 we're going to the sequestration
23 period and the subsidies and everything else was
24 operated at 82 percent.

25 So when they went back in 2013 and took in

1 | consideration this program they used the 2012
2 | cap, which was 95 percent. So that that would
3 | increase the revenues that we get.

4 | And in this particular equation in this
5 | program you have subsidies that still gonna be --
6 | will have a place on it. And then you have the
7 | fair market rent that will be part of it. And
8 | then you have the Modernization funds. They all
9 | get combined and then we get a freeze out of
10 | that.

11 | There is one glitch in the program that HUD
12 | has not taken in consideration there but it works
13 | to our favor. Once we become -- our units, 455,
14 | become project-based program, there -- there's an
15 | extra administrative fee that counts for each
16 | unit. And that's where they will jack up the --
17 | those revenues up to about \$850,000.00.

18 | CHAIRPERSON MARTINETTI: Do those fees have
19 | to be allocated to anything specific or they
20 | go --

21 | MR. CABELLO: No, no, this --

22 | CHAIRPERSON MARTINETTI: -- back in the
23 | general fund?

24 | MR. CABELLO: -- general fund.

25 | MR. NATERA: Yeah.

1 MR. CABELLO: I think. Yeah, so you could
2 use it for whatever discretion of the Board they
3 want to use those funds for.

4 Now, the reason why the 2012 is important,
5 why this program's so attractive --

6 And I feel bad for the folks who didn't do
7 it because the money's gonna run out. I mean
8 this was an issue when initiative you go now or
9 then you wait because this money has to come from
10 somewhere. They're gonna start the depleting
11 from the subsidies from the other -- the other
12 agencies. Is that the reason they capped that at
13 the 2012.

14 Let's say if -- if the expenses for that
15 apartment, including the rent, so let's say
16 \$500.00 a month, correct? If at some point in
17 time the revenue in the apartment and the rents
18 go down, we'll still be getting the --
19 (indiscernible) -- at the 500 level. If it goes
20 up, we still get the \$500.00.

21 So either way you -- you never lose on this
22 thing. I mean not losing but you never -- your
23 reserves will never go down because you'll always
24 have a fixed amount of subsidy. If your subsidy
25 goes down, meaning rents, you're still getting

1 the -- the complete subsidy.

2 If for any reason the rents go up, you
3 still get the 500, so that's a profit that --

4 Not a profit but, you know, --

5 MR. NATERA: The rent compensates.

6 MR. CABELLO: Yeah.

7 CHAIRPERSON MARTINETTI: Surplus.

8 MR. CABELLO: Surplus. Thank you.

9 Yeah. This is gonna make profits here.

10 Okay?

11 So I think it's a great program. I'm
12 glad -- thank you, Mr. Chairman, for having the
13 initiative two years ago to participate in this.
14 This is like a real venture, 'cause nobody knew
15 what was gonna happen. And this has been coming
16 a long time. At some point in time really,
17 honestly, HUD wanted to do away with Housing.
18 They didn't want to deal with this anymore --
19 with the funding.

20 And this is the best way they -- they
21 thought about doing it and they made it very
22 attractive to the Authorities to participate in
23 this program.

24 So it's like a win/win situation for
25 everybody.

1 Now, we're gonna upgrade all the
2 apartments, you know, all the sites, every --

3 It's like a 20 year plan and it will be
4 done in priorities. That's why we'll bring in
5 those folks --

6 CHAIRPERSON MARTINETTI: Right.

7 MR. CABELLO: -- to do the assessment.
8 Look, you need to do this immediately and so
9 forth down the line.

10 But we have to put the whole package
11 together, a development team. Which, again, will
12 be, you know, put it out there as proposals.
13 There's a lot of people here in Hudson County who
14 has good experience on that and, you know, other
15 -- other areas.

16 So, okay?

17 All right.

18 COMMISSIONER JETTER: Virgil, can I ask a
19 question?

20 MR. CABELLO: Yes.

21 COMMISSIONER JETTER: I read in -- that's
22 why I asked you for the financial book, if you
23 knew.

24 I read in the books I got from college that
25 we should know all the names of the banks and

1 | what --

2 | MR. CABELLO: Yeah.

3 | COMMISSIONER JETTER: -- insurance --

4 | MR. CABELLO: I could give you that list.

5 | COMMISSIONER JETTER: -- companies.

6 | And also what accounts go in which bank.

7 | MR. CABELLO: Sure.

8 | COMMISSIONER JETTER: You know.

9 | MR. CABELLO: Right. Let me write that
10 | down.

11 | COMMISSIONER JETTER: Let me see.

12 | MR. CABELLO: I'll have that ready for the
13 | next meeting.

14 | COMMISSIONER JETTER: Yeah, that'd be good.
15 | Name of all the employees and how much they
16 | get and what jobs they have.

17 | MR. CABELLO: Sure, no problem. I'll give
18 | you a list.

19 | COMMISSIONER JETTER: Okay.

20 | MR. CABELLO: All banks.

21 | You want the name of the accounts in the
22 | bank, --

23 | COMMISSIONER JETTER: Everybody.

24 | MR. CABELLO: -- right?

25 | COMMISSIONER JETTER: Yeah. Everybody

1 | should have a list --

2 | MR. CABELLO: Yes.

3 | COMMISSIONER JETTER: -- of that. You
4 | know, --

5 | MR. CABELLO: Not a problem.

6 | COMMISSIONER JETTER: -- it would be easier
7 | to go through these numbers, which --

8 | MR. CABELLO: Okay.

9 | COMMISSIONER JETTER: -- when you see what
10 | you're doing --

11 | MR. CABELLO: So you want each particular
12 | account for each bank?

13 | COMMISSIONER JETTER: Yeah.

14 | MR. CABELLO: Okay.

15 | All right, no problem. We'll have you --
16 | that ready for the next Board --

17 | COMMISSIONER JETTER: And each employee, --

18 | MR. CABELLO: Yeah.

19 | COMMISSIONER JETTER: -- what they get,
20 | what kind of work they do, --

21 | MR. CABELLO: Sure.

22 | COMMISSIONER JETTER: -- you know.

23 | MR. CABELLO: No problem.

24 | COMMISSIONER JETTER: It says it in the
25 | book. This isn't me. Read the book.

1 MR. CABELLO: That's okay.

2 Anything else?

3 COMMISSIONER JETTER: I should never read
4 books.

5 MR. CABELLO: Anything else?

6 COMMISSIONER JETTER: Okay.

7 MR. CABELLO: No? Okay.

8 That's it.

9 Okay, we'll have that ready for the next --

10 COMMISSIONER JETTER: Okay.

11 And I have to get the name of that book I
12 want to, that financial book, --

13 MR. CABELLO: Oh, yeah, give it to me --

14 COMMISSIONER JETTER: -- 'cause I got to
15 read it.

16 MR. CABELLO: -- later. I'll --

17 COMMISSIONER JETTER: Yeah.

18 MR. CABELLO: -- I'll get it for you.

19 COMMISSIONER JETTER: And -- 'cause we
20 don't have a library in here, --

21 MR. CABELLO: No.

22 COMMISSIONER JETTER: -- right?

23 MR. CABELLO: No.

24 COMMISSIONER JETTER: Virgil?

25 Hello?

1 MR. CABELLO: Oh, yeah, I'm sorry, if I may
2 regress for one minute, back to what we were
3 saying about the rise, I found the notes.

4 Yeah, okay the thing will be -- the
5 financial people, architectural, engineers and
6 the legal -- the legal folks. So, -- so we have
7 to go for that, too.

8 Okay, I don't have anything else.

9

10 **REPORT OF COUNSEL**

11

12 MR. CABELLO: Mr. Morejon? You have
13 anything? Or --

14 MR. MOREJON: Nothing.

15 MR. CABELLO: Okay.

16 COMMISSIONER DiNARDO: I just have a
17 question. Only because I'm -- I'm new here.

18 MR. CABELLO: Yes.

19 COMMISSIONER DiNARDO: For the program that
20 you were just talking about, --

21 MR. CABELLO: Yes, ma'am.

22 COMMISSIONER DiNARDO: -- you would have to
23 go out and do an RF -- either an RFP or an RFQ --

24 MR. CABELLO: Yes.

25 COMMISSIONER DiNARDO: -- for architectural

1 services, engineering services, --

2 MR. CABELLO: For everything.

3 COMMISSIONER DiNARDO: -- et cetera.

4 Do you already have architects-of-record
5 for -- for the Authority?

6 MR. CABELLO: Yeah, we have a fellow I work
7 with. But for this particular program we have to
8 advertise there.

9 Does that -- does that answer your
10 question?

11 COMMISSIONER DiNARDO: Yes.

12 And do you have engineers-of-record as well
13 that -- that are --

14 MR. CABELLO: It's the same for architects
15 and engineers, they're the same folks.

16 But for this particular program HUD wants
17 everything to be put out there. If they -- you
18 know, the lowest bidder and they participate,
19 they're welcome to do it.

20 COMMISSIONER DiNARDO: So, -- so, what HUD
21 is looking for is that you have separate
22 professionals handling this particular program --

23 MR. CABELLO: Right, the development.

24 COMMISSIONER DiNARDO: -- versus the
25 professionals that handle your --

1 MR. CABELLO: A separate --

2 COMMISSIONER DiNARDO: -- well, say day-to-
3 day --

4 MR. CABELLO: Exactly. Yeah.

5 COMMISSIONER DiNARDO: -- activities?

6 MR. CABELLO: This is a separate program
7 altogether. So they want to have a develop --
8 Maybe I didn't express myself well.
9 We have to get a development team that's
10 composed of all these folks, --

11 COMMISSIONER DiNARDO: Okay.

12 MR. CABELLO: -- all these professionals.
13 So it's separate and apart.

14 Now, if let's say the -- the engineer who
15 works for us, you know, he could apply for that.
16 But it's totally separate and all that.

17 So anyone out there has the opportunity.

18 CHAIRPERSON MARTINETTI: Right now we only
19 have an architect.

20 Right?

21 MR. CABELLO: Yeah.

22 CHAIRPERSON MARTINETTI: We don't have an
23 engineer-of-record.

24 MR. CABELLO: No, not an engineer. 'Cause
25 we really don't need engineers here.

1 COMMISSIONER DiNARDO: You don't really
2 have a need for it?

3 MR. CABELLO: No. No. So, --

4 CHAIRPERSON MARTINETTI: And they're bid --
5 they're bid once a year.

6 MR. CABELLO: Yeah.

7 CHAIRPERSON MARTINETTI: Right?

8 That's it.

9 MR. CABELLO: Yeah.

10 So, that will be -- yeah, this is a
11 separate deal altogether.

12 COMMISSIONER DiNARDO: Right, it's just a
13 separate program.

14 MR. CABELLO: Right. Right. So, --

15 COMMISSIONER DiNARDO: Understood.

16 MR. CABELLO: So we start with a physical
17 needs assessment. They need to know -- 'cause
18 that will give us an idea as to the cost. It
19 cannot exceed \$35,000.00. It doesn't mean that
20 some apartments might need maybe \$20,000.00. The
21 other money will be applied to the common areas.

22 COMMISSIONER DiNARDO: Right.

23 MR. CABELLO: See, so the -- the cap --
24 talking about caps -- on this program is
25 \$35,000.00. So you could play with that money --

1 Not play with it.

2 COMMISSIONER DiNARDO: Depending upon the
3 need of -- of the --

4 MR. CABELLO: Of the site.

5 COMMISSIONER DiNARDO: -- apartment.

6 Right.

7 MR. CABELLO: Maybe the sites downtown are
8 in -- in, you know, the apartments are in better
9 shape, --

10 COMMISSIONER DiNARDO: Um-hum.

11 MR. CABELLO: -- then the money will be
12 here. You know, -- that's why you need all these
13 people to put together.

14 And the most important folks are really the
15 financial people, which is then when they're
16 gonna apply for the tax credits and stuff like
17 that, you know.

18 COMMISSIONER DiNARDO: How long do you
19 think a physical assessment would take?

20 MR. CABELLO: We have a projection after we
21 put it out there is for 90 days.

22 Am I correct, Ralph?

23 MR. NATERA: Yes.

24 MR. CABELLO: Ninety days.

25 That will give us a total picture as to the

1 -- what, you know, our needs are, you know.

2 Which we have a pretty good idea right now what

3 we have because we do this on -- on a yearly

4 basis but not to the extent that they require.

5 They want like a green assessment.

6 You know?

7 COMMISSIONER DiNARDO: Right.

8 MR. CABELLO: Make sure all the appliances
9 might comply with the regulations and all that
10 stuff. So, --

11 CHAIRPERSON MARTINETTI: How about -- how
12 about looking into solar panels, too, --

13 MR. CABELLO: Yeah, this is one thing
14 they --

15 CHAIRPERSON MARTINETTI: -- as part of
16 this?

17 MR. CABELLO: -- will do. That's why they
18 need the -- the assessment to be done. You know
19 they're gonna come with a whole --

20 CHAIRPERSON MARTINETTI: Conversion from
21 oil to gas.

22 MR. CABELLO: Yeah.

23 CHAIRPERSON MARTINETTI: You could include
24 that in this program.

25 MR. CABELLO: We -- we're working on that.

1 Yeah.

2 CHAIRPERSON MARTINETTI: That would save
3 a --

4 MR. CABELLO: Because the problem was
5 Public Service.

6 CHAIRPERSON MARTINETTI: -- considerable
7 amount of money. We use oil.

8 MR. CABELLO: Yeah.

9 COMMISSIONER DiNARDO: Oh, you use oil?

10 MR. CABELLO: Yeah, Public Service had an
11 issue with -- remember the piping and all that?

12 CHAIRPERSON MARTINETTI: Yeah but we -- it
13 shouldn't, --

14 MR. CABELLO: So, --

15 CHAIRPERSON MARTINETTI: -- you know, --

16 MR. CABELLO: No, no, no.

17 As a matter of fact we're speaking with
18 them, right, the -- the gas company. And now
19 instead of using volume, I think it'll be down
20 because instead of using volume to bring gas, now
21 they use pressure. So I think the pipes that we
22 have there we will accommodate, you know, the --
23 the needs for the building -- of the gas. But
24 all that will be included in -- in the package.

25 This is -- it's a very thorough, you know,

1 assessment that they're doing, --

2 COMMISSIONER DiNARDO: Um-hum.

3 MR. CABELLO: -- you know?

4 I think it's a great program. And what I
5 really like is all the funds that come here at
6 the discretion of the Board could be used for
7 anything.

8 You know?

9 CHAIRPERSON MARTINETTI: And the gas alone
10 would save us --

11 MR. CABELLO: Yeah.

12 CHAIRPERSON MARTINETTI: -- hundreds of
13 thousands of year.

14 MR. CABELLO: Yeah.

15 MR. NATERA: Just so you know, I mean this
16 is a very popular program that came out. In
17 2013, at the beginning of it when it first came
18 out, they were -- the Congress had available
19 50,000 -- 50,000 units. Okay, and they just went
20 like this. And as of right now they're working
21 with 138,000 units.

22 MR. CABELLO: And we're a part of those.

23 MR. NATERA: And we're part of it.

24 I mean we were in the first batch that came
25 in. Yeah, that's where Billy Snyder was right on

1 top of it and he came to us directly. And then
2 we went to HUD and started -- we went through the
3 whole program with it and it was a very good
4 idea.

5 We first -- I mean those people that are
6 now just being approved, they been in that list
7 for about a year and a half at least. And we're
8 part of it.

9 CHAIRPERSON MARTINETTI: Yeah, I remember
10 Virgil brought this up a couple years ago.

11 MR. CABELLO: Yeah, that's what -- yeah,
12 it's -- it took that long to get here. HUD works
13 -- you know, they're federal government and
14 they're pretty slowly.

15 COMMISSIONER GONZALEZ: Not all.

16 MR. CABELLO: Oh, I'm sorry. I --

17 Ooh, wow.

18 Sorry about that.

19 COMMISSIONER GONZALEZ: HUD yes.

20 MR. CABELLO: HUD works really slowly. You
21 know what I mean?

22 Anyway but, you know, this is where we are
23 here. So, --

24 COMMISSIONER DiNARDO: Does the -- does the
25 program allow for outdoor space as well? For --

1 MR. CABELLO: Yes, common areas, yeah.

2 COMMISSIONER DiNARDO: -- rehabbed outdoor
3 space or playgrounds, things like that.

4 MR. CABELLO: That's why the -- the common
5 needs they require that to see where the needs
6 really are --

7 COMMISSIONER DiNARDO: Okay.

8 MR. CABELLO: -- and they will go along
9 with the funding with it.

10 So, in other words, if -- if downtown you
11 don't need so much for there, you could use for
12 other common areas. You know, we have common
13 areas or whatever it is that --

14 COMMISSIONER DiNARDO: So it's not just all
15 for living space?

16 MR. CABELLO: No, no, no. It's the entire
17 -- the entire structure.

18 COMMISSIONER DiNARDO: Facility.

19 MR. CABELLO: The facilities. Thank you.
20 The entire facility.

21 CHAIRPERSON MARTINETTI: Yeah, it would be
22 nice to update some of the outdoor amenities like
23 the sprinkler system.

24 MR. CABELLO: Yeah, yeah, we're got
25 sprinklers --

1 CHAIRPERSON MARTINETTI: Put that on a
2 motion sensor.

3 MR. CABELLO: Yeah. Yeah, the motion
4 sensor.

5 CHAIRPERSON MARTINETTI: It could stay on
6 --

7 MR. CABELLO: Right.

8 CHAIRPERSON MARTINETTI: -- for the
9 residents constantly.

10 MR. CABELLO: No, no, this is -- this is a
11 very thorough thing.

12 And they also want the green environment --
13 oh, the environment, they'll look at
14 environmental issues, --

15 COMMISSIONER DiNARDO: Um-hum.

16 MR. CABELLO: -- which we don't have any.

17 So but you know that's something they'll be
18 looking at, too. If there is any environmental
19 issues, will have to be remedied before, you
20 know, they do any work. But we don't have --
21 when we tested for asbestos and all that stuff.
22 So we're clean here.

23 COMMISSIONER DiNARDO: Okay.

24 MR. CABELLO: All right?

25 COMMISSIONER DiNARDO: Um-hum.

1 COMMISSIONER GONZALEZ: So the next step is
2 to put out the RFP?

3 MR. CABELLO: Yeah, as soon as we receive
4 the confirmation that we have been approved, --
5 and we have been approved because they told us.
6 We just -- like Ralph said, you know, there was a
7 batch and we're at the -- the end of that batch.
8 Because I mean this is nationwide, so they're
9 working --

10 But the money, they told us we're approved
11 for the program. Once I get the -- the real
12 confirmation, we got 90 days to come up with the
13 -- with a plan.

14 CHAIRPERSON MARTINETTI: Do you have any
15 idea how much the assessment will cost?

16 MR. CABELLO: Have a feeling between 40 and
17 \$90,000.00. That's what's going around. That --
18 that assessment. Depends again in, you know,
19 what they see, how much time they have to spend.

20 MR. NATERA: They'll get --
21 (indiscernible).

22 MR. CABELLO: Yeah.

23 So that's where we are. Most likely will
24 be around 50 I would think.

25 I mean that was like -- Bill told us

1 | between 40 and 90 because that's what's going
2 | around.

3 | COMMISSIONER DiNARDO: Um-hum.

4 | MR. CABELLO: It all depends on conditions
5 | and locations. You know, that kind of stuff. So
6 | that's pretty good.

7 | And, yeah, we have to front this money and
8 | then as part of the fees then we'll get it back.

9 | Okay?

10 | All right?

11 | Any -- any other questions? No?

12 | Okay, if we want to open to the public?

13 | COMMISSIONER GONZALEZ: Motion to --

14 | MR. CABELLO: Motion to --

15 | COMMISSIONER GONZALEZ: -- go into public
16 | session.

17 | COMMISSIONER GUTIERREZ: Second.

18 |

19 | **PUBLIC COMMENT:**

20 |

21 | MR. CABELLO: Okay.

22 | First, Richie?

23 | MR. PALLAZZO: No.

24 | MR. CABELLO: No, you're just listening?

25 | MR. PALLAZZO: No, no, I'm going but I

1 don't want to go first.

2 MS. DILLON: You can't speak from there.

3 MR. PALLAZZO: No, you -- my name is
4 Richard Pallazzo and I don't want to go first.

5 MR. CABELLO: All right.

6 MS. CRESPO: Let's get this over with
7 'cause I need to go.

8 Nancy Crespo, C-R-E-S-P-O, 301 44th Street,
9 Apartment 1.

10 So although everything got fixed in my
11 apartment from the last time that I was here.
12 What I do need is some of -- I don't know what is
13 it called. What is called when you put on the
14 tiles? Grout? Is granite?

15 MR. PALLAZZO: Grout.

16 MS. CRESPO: Grout?

17 MR. PALLAZZO: Grout.

18 MS. CRESPO: But I would like to -- you
19 bring me the grout and I'll have it grouted.
20 'Cause these people just don't know how to work.
21 They're very messy and I don't need a mess in my
22 -- in my whole house.

23 'Cause my bathroom was painted already --
24 the bathtub. So now I got to grout the -- the
25 tiles. Because all the tiles, that's where the

1 leak is coming. And all the leak is going still
2 downstairs through the basement. When we shower
3 it's still.

4 And then -- then my neighbor upstairs, you
5 know, she tells me that it's leaking. I tell her
6 well, you know, there's not much I can do. You
7 know, I can tell you about it; it can get fixed
8 or it doesn't get fixed. You know, I don't know.
9 You -- you keep calling. I'm not calling no
10 more.

11 But I do need the grout so I can -- so I
12 could have it done.

13 MR. CABELLO: Waldo? Okay, we'll get you
14 the grout.

15 What's the issue with the leak, Waldo?

16 MR. MORIN: Hmm?

17 MR. CABELLO: The leak. What -- what's the
18 issue with that?

19 MR. MORIN: No, I didn't know.

20 MS. CRESPO: Yeah. Okay, remember --

21 MR. MORIN: I was there today, you didn't
22 mention the leak.

23 MS. CRESPO: No because it was -- no 'cause
24 it was fast 'cause I was in so much --

25 MR. MORIN: Yeah I know --

1 MS. CRESPO: -- I was in so much pain in my
2 shoulder, I wasn't mentioning the leak. But no,
3 no --

4 MR. MORIN: When I was there today --

5 MR. CRESPO: He was -- Waldo was there and
6 I didn't -- I didn't mention it to him. But the
7 leak has never got fixed. Just -- just so you
8 know, the leak was never fixed.

9 They went and they -- they put that --
10 around -- you know the faucet where you open up
11 the waters?

12 MR. PALLAZZO: Sealant.

13 MS. CRESPO: Okay, so they put all the
14 sealant around there but I think because the
15 grout is not where the thing -- it's still
16 leaking on her side. When we shower, the
17 basement leaks. So I didn't know it leaked until
18 my daughter was taking a shower and I was washing
19 clothes and I said, what is that? And I was
20 hearing the noise and when I looked over it was
21 her side that -- I mean not -- not leaking
22 profusely but it, you know, it's leaking
23 nevertheless. And she complains about her washer
24 and dryer all the time.

25 MR. CABELLO: Okay.

1 MS. CRESPO: And --
2 Yes?
3 MR. CABELLO: No, it's fine.
4 MS. CRESPO: Oh.
5 MR. CABELLO: I thought you were finished.
6 MS. CRESPO: No, I don't have nothing else
7 to say.
8 MR. CABELLO: Thank you.
9 MS. CRESPO: That's it.
10 MR. CABELLO: Waldo, have Rudy check that
11 tomorrow, okay?
12 MS. CRESPO: They fixed everything -
13 MR. MUNDORF: Grout.
14 MR. CABELLO: And the grout, yeah.
15 Next?
16 MS. BORRERO: Hi.
17 MR. CABELLO: Hello.
18 MS. BORRERO: My name is Adelaida Borrero.
19 MS. DILLON: Spell your last name.
20 MS. BORRERO: It's B-O-R-R-E-R-O.
21 MS. DILLON: And your address?
22 MS. BORRERO: Is 305 44th Street.
23 MS. DILLON: Thank you.
24 MS. BORRERO: You're welcome.
25 I'll be moving to a new apartment just to

1 resolve the issue with my neighbor Toni from
2 upstairs.

3 The issue that I'm having and the issue
4 that I being specific about is will that solve
5 the problem? I don't think that will solve
6 anything. But right now she has the excuse,
7 which I don't know if she's -- you guys gave her
8 permission to do it, as though she's bringing
9 somebody from the outside to catch cats. So now
10 she's going on my side and going around the
11 building, looking inside.

12 Is she allowed to do that?

13 Did you guys gave her permission to do
14 that?

15 MR. MOREJON: What is she doing?

16 MS. BORRERO: I guess she has somebody from
17 the outside, an organization, I -- I have no
18 idea.

19 MR. MOREJON: Are these cats -- do they
20 belong to someone?

21 MS. BORRERO: No. They're from -- we've
22 been having an issue with the cats for a while
23 now.

24 MR. MOREJON: So the cats are --

25 MS. BORRERO: But they stopped -- they

1 stopped feeding the cats.

2 MR. MOREJON: Okay.

3 MS. BORRERO: So they've been going away.

4 So now ever since now that I signed a new lease
5 that I'm moving, --

6 MR. MOREJON: Okay.

7 MS. BORRERO: -- now she's going all the
8 way on the other side with a cage, going back
9 there, going around the apartment.

10 So my thing is if I decided -- it's -- it's
11 being inconvenience for me for the things that
12 I'm going through right now. Okay? And I was
13 willing to do it with no problem just to solve
14 the issue. And my concern is would it solve
15 anything? I say no. Okay. I say -- I really
16 say no.

17 Now, if she has -- I don't know if you --
18 somebody else should I don't know come in and
19 take care of the issue of the cats or why should
20 she being doing it, I mean I have no idea.

21 MR. MOREJON: I -- I don't have an answer
22 for you, you know.

23 MR. CABELLO: May I address the Board?

24 MS. BORRERO: Um-hum.

25 MR. CABELLO: This lady has had the

1 | situation with that neighbor upstairs with the
2 | problems with the noise and all the issues that
3 | we are familiar with.

4 | You never came up with -- we transfer her
5 | to a separate unit, which is totally like -- like
6 | an L-shape thing, where she used to be -- was
7 | here on -- what's that 44th Street and she's
8 | inside the courtyard. So physically they're
9 | away. And I thought I was gonna resolve the
10 | problem 'cause that was the main issue here, you
11 | know they were always arguing, the noise, the guy
12 | smokes, plays cards, et cetera.

13 | Now the issue is the cats come in -- I
14 | didn't -- this is the first I heard about
15 | somebody, you know, that lady picking up the
16 | cats.

17 | So I don't know what the --

18 | CHAIRPERSON MARTINETTI: I'd reach out to
19 | Alex Velazquez in the Health Department. Have
20 | him reach in -- have him reach out to Animal
21 | Control to address it.

22 | MS. BORRERO: Yeah but my -- my --

23 | MR. CABELLO: But his issue is the lady
24 | going there from some kind of organization
25 | collecting cats.

1 MS. BORRERO: My issue is that she's the
2 one that she's making her business -- 'cause I
3 didn't know she works for the SPCA, whatever the
4 case may be. She's making her business now to go
5 where I'm gonna be at. Understand?

6 It was for us to just stay away from one
7 another. Like I told her, for us to stay one
8 another, no problems, et cetera. But now she's
9 making it her business to go back there to my --
10 where we're at.

11 MR. MOREJON: Oh, I see.

12 MS. BORRERO: You know what I'm saying?

13 MR. MOREJON: So that's -- that's where
14 that's going now. I was wondering --

15 MS. BORRERO: Yes.

16 MR. MOREJON: -- what was going on with the
17 cats. I see.

18 MS. BORRERO: You know what I'm saying?

19 All this time that we've been coming here
20 and discussing about the cat issue, she's never
21 done nothing about it.

22 Now all of a sudden now that I'm moving --
23 and we've been doing it quietly. There hasn't
24 been no issues. Now she's making her business of
25 going to the other side. And not only going to

1 | the other side, she walks around the building,
2 | looks inside.

3 | Like what am I doing? Yeah. Like is that
4 | gonna solve anything? If she has --
5 | (indiscernible).

6 | So, you know, I'm just trying to avoid as
7 | much as possible but how fair -- you know, how
8 | much can I take?

9 | COMMISSIONER DiNARDO: So -- so she's
10 | feeding the cats outside is what you're telling
11 | me.

12 | MS. BORRERO: No, she's not feeding it.
13 | She's -- now she's catching them herself.

14 | COMMISSIONER DiNARDO: And bringing them in
15 | -- into her apartment?

16 | MS. BORRERO: Into her house. And then
17 | that lady comes, takes them, --

18 | COMMISSIONER JETTER: My God.

19 | MS. BORRERO: -- whatever she does with
20 | them, I don't know what she does with them.

21 | But my point is who gave her permission? I
22 | mean --

23 | COMMISSIONER DiNARDO: What -- what are the
24 | rules and regulations of --

25 | MR. MORIN: Let me -- let me just say

1 something.

2 COMMISSIONER DiNARDO: -- of Housing with
3 regard to --

4 MR. CABELLO: Yeah.

5 MS. MOREJON: We don't -- we don't have --

6 MR. MORIN: Yes.

7 COMMISSIONER DiNARDO: -- animals in your
8 apartment?

9 MR. MORIN: Waldo Morin, Deputy Director of
10 Operations.

11 MR. CABELLO: Yeah, we could have pets.

12 MR. MORIN: I just want to -- I just want
13 to say that she came in a few days ago and she
14 came outside, it was lunchtime, and she gave
15 raving and panting about things with the cats
16 with this lady. And the only thing I told her --
17 and I say, you know, I'm gonna say don't go
18 around, if you want to catch one that's behind
19 your house, that's you -- that.

20 Oh, how about Madonna calls me?

21 If Madonna calls you and he's on the
22 stairs, whatever, its in apartment, fine. But
23 don't go around, whatever. That's the only
24 permission I gave her. And I'm gonna say this
25 now because I know she's gonna come back -- and

1 I'm gonna say clearly 'cause I spoke to her. And
2 that's it. I know -- I'm glad you brought it up
3 but that's the only thing I told her.

4 You can't go around but you can -- you know
5 it's your property in the back, you can do
6 something. I don't know what she's doing with
7 them. I don't know if she's taking them
8 upstairs, --

9 MS. BORRERO: I know --

10 MR. MORIN: -- that's nothing.

11 MS. BORRERO: -- that she is.

12 MR. MORIN: She just asked me for that and
13 that's what I told her.

14 Okay?

15 MS. BORRERO: Yes she is 'cause I live
16 downstairs from her. And what she does is she
17 sprays the hallway -- because I can smell it.

18 CHAIRPERSON MARTINETTI: Do we have a rule
19 on the number of cats?

20 COMMISSIONER GUTIERREZ: On the number?

21 CHAIRPERSON MARTINETTI: I know dogs we
22 have a poundage rule.

23 MR. CABELLO: No, no cats. Cats it was
24 never an issue. Or fishes, they were never, you
25 know.

1 COMMISSIONER DiNARDO: Well maybe we
2 should --

3 MR. CABELLO: Dogs because they bark, you
4 know.

5 COMMISSIONER DiNARDO: -- think about doing
6 something like that. Put some restrictions on
7 the number of cats you can have in your
8 apartment.

9 MR. CABELLO: I don't think her issue is
10 the number of cats. It seems that this lady is
11 picking up stray cats.

12 MS. BORRERO: Um-hum.

13 MR. MUNDORF: Stray cats.

14 MR. CABELLO: Bring it to her house and
15 then the person from the -- whatever agency, she
16 turns them over.

17 Am I right?

18 She turns them --

19 MS. BORRERO: Yeah.

20 MR. CABELLO: -- over to the agency and
21 they mutant (sic) -- or whatever they do with --
22 I think that's what --

23 COMMISSIONER DiNARDO: Yeah, well we're
24 pretty familiar with that.

25 MR. CABELLO: She's collecting the cats.

1 She's not keep --

2 COMMISSIONER DiNARDO: We have that in
3 another location and --

4 MR. CABELLO: Yeah. She's -- I don't -- I
5 don't think she's keeping the cats.

6 MS. BORRERO: No, it's --

7 MR. MUNDORF: No.

8 MS. BORRERO: -- just that instead of her
9 just doing it in her --

10 MR. MUNDORF: Side.

11 A VOICE: In her spot.

12 MS. BORRERO: -- on her -- I guess the
13 section where she -- where she's at, now she's
14 going on where I'm gonna be.

15 A VOICE: On her side. On her side.

16 COMMISSIONER GUTIERREZ: My Lord.

17 MS. BORRERO: Understand?

18 MR. MUNDORF: Looking through the window.

19 MS. CRESPO: Looking through the window.

20 MS. BORRERO: She could look through the
21 window. She -- listen, I -- like I've had it.
22 I've had it.

23 COMMISSIONER DiNARDO: Could we send her a
24 letter that says we've been, you know, notified
25 of -- of this problem and we have a complaint

1 | from neighbors? Or --

2 | MR. CABELLO: Yeah, we'll -- we'll contact
3 | Alex from the Health Department and -- saying
4 | exactly what happened and then he'll, you know,
5 | address that.

6 | COMMISSIONER GONZALEZ: But I think there's
7 | another -- there seems to be another issue here.
8 | It's not just the cats. You feel that she is --

9 | MS. BORRERO: Yeah, --

10 | COMMISSIONER GONZALEZ: -- starting to
11 | harass you again?

12 | MS. BORRERO: I -- I moved just to take
13 | care of the issue. Understand? So, it -- it
14 | won't be no more problems. So by me moving, you
15 | know, it's like quite a distance from her, we
16 | figured, okay, the problem's gonna be solved. I
17 | really thought -- even myself and my husband we
18 | were like, it's not gonna solve anything but I
19 | decided to do that, to move.

20 | COMMISSIONER GONZALEZ: So, --

21 | MS. BORRERO: And --

22 | COMMISSIONER GONZALEZ: -- you feel that
23 | she's using the cat as an excuse --

24 | MS. CRESPO: Yes.

25 | MS. BORRERO: Yes.

1 (Whereupon, several people speak at once
2 from the audience.)

3 COMMISSIONER GONZALEZ: -- just to go
4 over --

5 MS. BORRERO: Because I've -- I've dealt
6 with a gentleman called Fernando that he deals
7 with stray cats and stuff like that and he's not
8 allowed to go in there. He told me he's not
9 allowed to go in there because it's Housing. So,
10 -- and he didn't tell me to go in there with a
11 cage and catch cats.

12 But now she's making it her business but,
13 okay, do it on your -- understand -- on your
14 side, on your area. Just why you like following
15 me? And I feel harassed.

16 Understand?

17 COMMISSIONER DiNARDO: So we have a
18 commitment that we'll speak to --

19 MR. CABELLO: Tomorrow Alex --

20 MS. BORRERO: Like how far is she --

21 MR. CABELLO: -- we'll have him go in there
22 and see --

23 MS. BORRERO: -- gonna keep harassing me?

24 COMMISSIONER DiNARDO: Whether Animal
25 Control or something else --

1 MR. CABELLO: -- see what's going on with
2 this person --

3 CHAIRPERSON MARTINETTI: Could we send the
4 lady a letter reminding her not to -- to go on
5 anybody else's property to collect cats?

6 MR. MORIN: (Indiscernible). I told her
7 just to do her -- you know just to do her side
8 and that's it. I didn't tell her to go around --

9 CHAIRPERSON MARTINETTI: Certainly -- we
10 send her a letter --

11 MR. MORIN: Yeah.

12 MS. BORRERO: Please.

13 MR. CABELLO: Yeah, we could do that.

14 CHAIRPERSON MARTINETTI: It's a little
15 involved.

16 MR. CABELLO: Until Alex addresses the
17 thing -- the issue.

18 Yeah, 'cause I think that it, she's
19 collecting the cats, bring to her apartment, from
20 what you're saying.

21 Right?

22 MS. CRESPO: But --

23 MR. CABELLO: And then she turns it over to
24 this person and --

25 MS. CRESPO: -- she's never collected the

1 | cats. We've been here for months.

2 | MR. CABELLO: She never collected cats?

3 | MS. BORRERO: No.

4 | MS. CRESPO: And she never collected them.

5 | As soon as she signed that to go to the
6 | next apartment --

7 | MS. BORRERO: To move.

8 | MS. CRESPO: -- that's when she started
9 | going over there, looking in the windows, going
10 | behind the thing. That's what she's doing, she's
11 | harassing her.

12 | MS. BORRERO: I feel harassed. I don't
13 | know what else to do.

14 | MS. CRESPO: Listen, because no matter
15 | where she goes she's gonna still harass her
16 | because that's what that lady does. She's bored.

17 | MS. BORRERO: And believe me --

18 | MS. CRESPO: She's bored with her life.

19 | MS. BORRERO: -- I'm --

20 | MS. CRESPO: She needs to get one.

21 | MS. BORRERO: -- I'm staying away. I keep
22 | my mouth shut.

23 | MS. CRESPO: She is.

24 | MS. BORRERO: How much can I take?

25 | MS. CRESPO: She's bored.

1 (Whereupon, several people speak at once
2 from the audience.)

3 MS. BORRERO: Well, -- okay, all right, I'm
4 done.

5 COMMISSIONER GUTIERREZ: All right, thank
6 you.

7 COMMISSIONER DiNARDO: Thank you.

8 MR. CABELLO: Here's Richie. Go ahead,
9 Richie.

10 MR. PALLAZZO: I'm sure she mentioned my
11 name the other day.

12 MR. MORIN: She did.

13 MR. PALLAZZO: She did.

14 (Whereupon, several people speak at once
15 from the audience.)

16 CHAIRPERSON MARTINETTI: If you're -- if
17 you feel you're being harassed, --

18 Hi. Sorry.

19 If you feel you're being harassed, --

20 MR. PALLAZZO: Good evening. My name is
21 Richard --

22 MS. DILLON: Wait. Wait. Wait.

23 COMMISSIONER DiNARDO: Hold on.

24 CHAIRPERSON MARTINETTI: Rich, give me one
25 second.

1 MS. DILLON: One person at a time.

2 CHAIRPERSON MARTINETTI: -- maybe you
3 should contact the Police also if you're being
4 harassed.

5 MR. MUNDORF: That's another thing.

6 MS. BORRERO: I've -- I've had --

7 COMMISSIONER MARTINEZ: You could make a
8 Police report.

9 CHAIRPERSON MARTINETTI: Here we go.

10 COMMISSIONER MARTINEZ: Go to the Police
11 Department. You know her name. You know her
12 information. You could sign a complaint. That
13 will go to court, maybe the judge.

14 Maybe the best suggestion is, you know, you
15 send her -- this lady feels harassed, please stay
16 away from her. That's warning one.

17 If she persists then you go and you call
18 the Police Department --

19 MS. BORRERO: Because I -- I -- from all
20 the times being coming here, I have tried to do
21 my part. But like I say you guys never see what
22 she does.

23 MR. MUNDORF: No.

24 MS. BORRERO: And I feel already like I
25 can't take it.

1 MR. CABELLO: Now is that something you
2 wish to do, --

3 COMMISSIONER DiNARDO: Especially the smell
4 of cats.

5 MR. CABELLO: -- according to what the --

6 CHAIRPERSON MARTINETTI: I'd file a
7 Police --

8 MR. CABELLO: -- Commissioner mentioned?

9 CHAIRPERSON MARTINETTI: I'd file a police
10 report.

11 (Whereupon, several people speak at once.)

12 MS. BORRERO: Like for me to move and going
13 through what I'm going through now, --

14 COMMISSIONER MARTINEZ: She could file --
15 she can -- you can go to the Police Department,
16 file a report and say you want to sign a
17 complaint. They'll send out the complaint. But
18 your best -- my best suggestion also is if she
19 comes to -- pay no mind to her, just close your
20 shade, --

21 MS. BORRERO: (Indiscernible).

22 COMMISSIONER MARTINEZ: No, no, no, I
23 understand.

24 Your best -- your best bet -- your best bet
25 is if you feel -- they're gonna send a letter.

1 | If that doesn't work go to the Police Department,
2 | tell them you feel you're being harassed and you
3 | want to sign a complaint. At that point she'll
4 | have to respond. Accordingly explain to the
5 | judge I did my part by moving out. You know,
6 | unfortunately, but with people like this your
7 | best bet is just ignore them.

8 | MS. BORRERO: I do.

9 | COMMISSIONER MARTINEZ: When you ignore
10 | them --

11 | MS. BORRERO: Believe me, I do.

12 | COMMISSIONER MARTINEZ: -- that -- that
13 | makes it worse for them.

14 | MS. BORRERO: But --

15 | MS. CRESPO: No, not for her.

16 | MS. BORRERO: For her --

17 | A VOICE: She antagonizes.

18 | MS. CRESPO: Not for her.

19 | COMMISSIONER GUTIERREZ: 'Cause she's
20 | follow her.

21 | CHAIRPERSON MARTINETTI: Tony, --

22 | MS. CRESPO: Not for her.

23 | A VOICE: She antagonizes.

24 | CHAIRPERSON MARTINETTI: Tony, you have a
25 | point person she could see in the Police

1 Department?

2 (Whereupon, several people speak at once.)

3 MS. BORRERO: In the last meeting she
4 followed me here.

5 CHAIRPERSON MARTINETTI: You have
6 Molinari's cell or something?

7 COMMISSIONER MARTINEZ: No, this is just a
8 regular -- you know, --

9 MR. MOREJON: I mean the Chief -- the Chief
10 is aware of --

11 COMMISSIONER MARTINEZ: This situation?

12 MR. MOREJON: It's been an ongoing
13 situation. So if you mention the name to the
14 Chief he'll know exactly. It's been an ongoing
15 situation.

16 COMMISSIONER MARTINEZ: All right.

17 You know what you could do, let me get your
18 name and stuff. Write your name here and I'll
19 see what I could --

20 MR. CABELLO: Good ahead.

21 Okay, Richie?

22 MR. PALLAZZO: Hi, my name is Richard
23 Pallazzo. I live at 304 44th Street.

24 Good evening. I'm gonna put a little light
25 onto this.

1 I moved there four years ago. There was
2 one cat. I'm highly allergic to cats. So they
3 told me this cat was in the -- in the area; he's
4 like the community cat. Fine. He didn't bother
5 me, come near me, didn't come near my house,
6 nothing -- except dirty and pee in my yard, which
7 the smell was not good and me cleaning up all
8 that feces wasn't good either. And the neighbors
9 would laugh at me because they knew it was a lost
10 cause. This was one cat.

11 Last year there were nine cats because the
12 cats were having babies. Nobody was trapping
13 them. Nobody was doing nothing. All they were
14 doing was feeding them.

15 Richie -- what's his name -- last name --
16 Ambrosio (phonetic)?

17 MR. MORIN: Ambrosio.

18 MR. PALLAZZO: I'm sorry, I'm throwing him
19 under the bus because he's so sick but -- they
20 feed them. Constantly they fed them. The whole
21 -- I watched it. And I would say please stop
22 feeding the cat. Then they'd sneak out of the
23 house with the food to feed the cats.

24 I'm gonna throw the other one under the
25 bus; Mr. Madonna. They'd bring over bags from

1 Shop-Rite of food to feed the cats.

2 Now the other day she was over by Adele.

3 They had the trap in a shed that Richie owns.

4 That's where they had the trap. They took the

5 trap, went out around, came across the street.

6 Now they're coming over to my area. I seen them

7 go into the gate to come into our common area in

8 the back. I went out the back window.

9 I have a tendency to have a mouth on me and

10 I said what are you doing. And she said I'm

11 trapping the cats. I said I didn't get a notice.

12 Now I don't know, I just went on the whim;

13 I said did Housing tell you you could do it? Is

14 this woman licensed? Who is this lady you're

15 bringing here? You can't be putting the traps

16 back here without telling me. There are children

17 here.

18 The woman proceeded to berate me; telling

19 me it's a good thing that people feed the cats.

20 And then I said something nasty and she proceeded

21 to say to me, oh you're the gay? So that means

22 to me that Toni must have told her watch the gay

23 guy 'cause he could be a handful.

24 So they proceeded to talk to the Madonnas

25 and they left. That's when they came to you --

1 | Waldo. And now she's looking in my windows. And
2 | I have no cats in my back. They're over by
3 | cable. I told her take the trap and put it by
4 | cable. But they can't go by cable because that's
5 | private property. I assumed -- and I don't want
6 | to assume anything -- that you would have to tell
7 | me you're gonna trap cats. We had a man come,
8 | put up signs, he couldn't go because it's private
9 | property. It's Housing property. You may call
10 | it public property but it's not. And that's
11 | where this problem came in, is that --

12 | And they're catching the cats. There's two
13 | of them pregnant right now. There's two cats
14 | pregnant. I showed them to Adele. There's two
15 | cats pregnant. This cat has littered this area
16 | with -- with kittens. They're over by cable
17 | right now. And there's -- now there's only two
18 | of them left that I see. But this is the issue.

19 | I'm the one that sees her go by Adele. I'm
20 | the one that sees her looking in her windows
21 | because I have the advantage.

22 | I know she don't like that sit on the porch
23 | because I see everything. I'm disabled. Can't
24 | work in the yard no more. Can't -- can't stand.
25 | And if you could ever rip out all those bushes by

1 | those houses I would kiss each one of yours. They
2 | smell. They're horrible. It's -- you can't sit
3 | outside when it's humid, when it's wet. You
4 | can't even walk up the block. 'Cause as you're
5 | passing the shrubs, it's horrible. It's really
6 | -- it's gotten out of control.

7 | And, yes, Toni did -- she didn't feed the
8 | cats but she brings them up in her house. And
9 | she's been trapping them now. She's not a
10 | trapper. She's not licensed. I know that much.
11 | You have to be licensed to do this.

12 | So, if you can really straighten that
13 | situation out it would be a great thing.

14 | You want a cat, keep it in your house.
15 | Shouldn't be outside. I understand people throw
16 | cats out and -- but if you don't feed them they
17 | won't stay. And now that Richie is in the
18 | hospital, nobody's been really feeding them, so
19 | they left. Now she's trapping.

20 | So, we'll see what happens.

21 | MS. CRESPO: She ain't trapping, she's
22 | scoping --

23 | MR. PALLAZZO: Good luck with that.

24 | She's scoping Adele is what she's doing.
25 | She's harassing my friend.

1 Thank you.

2 MR. CABELLO: Okay, Richie, well we said,
3 we're gonna see with the Health Inspector so he
4 could, you know, address those issues.

5 I'm not sure if you want to speak with
6 him --

7 MR. PALLAZZO: I'll give him a call, too.
8 He loves hearing from me.

9 MR. CABELLO: Okay.

10 COMMISSIONER GUTIERREZ: Thank you.

11 COMMISSIONER MARTINEZ: I have a question.

12 Do you have any rules and regs when these
13 people lease the apartment against harassment or
14 knowing other residents?

15 Is there anything in writing that they have
16 to sign off on?

17 MR. CABELLO: About harassment?

18 COMMISSIONER MARTINEZ: Well, --

19 MR. CABELLO: Yeah, you violate -- yeah, in
20 the lease --

21 MR. MOREJON: They have house rules.

22 MR. CABELLO: The lease states -- yeah.

23 The lease states, you know, whatever you do
24 should not disturb the neighbors. You know, the
25 regular contractual lease on that.

1 MR. MOREJON: I sent a notice out last --
2 Last year?

3 COMMISSIONER GUTIERREZ: Last year, yeah.

4 MR. MOREJON: To all the -- all of you,
5 right? Remember when this all started I sent a
6 notice to everyone. I didn't discriminate. Even
7 -- we even had some people coming here, why'd I
8 get a notice.

9 MR. CABELLO: Yeah.

10 MR. MOREJON: We sent it to everybody.

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MR. MOREJON: Just a reminder, these are
13 the house rules, please be in compliance, thank
14 you very much. So, yeah, there are. You know, I
15 mean -- but it's a gray area. You know, it's --
16 it's a gray area.

17 COMMISSIONER MARTINEZ: It is. But if she
18 feels harassed, maybe we should let her know.
19 This lady presence of -- you know, complaining,
20 you found -- we could technically take action
21 to --

22 MR. PALLAZZO: She feels that since she's
23 lived there so long, --

24 MS. DILLON: You can't speak from there.

25 MR. PALLAZZO: Oh, Madone de mia

1 (phonetic).

2 Do I have to tell you who I am again?

3 MS. DILLON: Yes, you do.

4 MR. PALLAZZO: Hi, it's Richard Pallazzo
5 from 304 44th Street.

6 It's just plain harassment. She -- she
7 just feels that she's lived there for 50 years
8 she is entitled to tell you what to do, tell you
9 how to live, tell you what you can do, tell you
10 what you can't do. She feels that nothing is
11 private; everything is her.

12 A VOICE: Her.

13 MR. PALLAZZO: Her. Her. Her.

14 Can I?

15 She screws with her washing machine. She
16 screws with Adele's washing machine. She shuts
17 her water off.

18 COMMISSIONER GUTIERREZ: Wow.

19 MR. PALLAZZO: There's lists --

20 COMMISSIONER VALLEJO: Richie, but I have
21 to go; I have another meeting.

22 MR. PALLAZZO: Bye.

23 COMMISSIONER VALLEJO: Have a good
24 afternoon, everyone.

25 COMMISSIONER GUTIERREZ: Bye.

1 MR. CABELLO: Bye, Carlos. Take care,
2 buddy.

3
4 (Whereupon, Commissioner Vallejo left the
5 meeting at 5:38 p.m.)

6
7 MR. MOREJON: I think -- you know my
8 suggestion is --

9 MR. PALLAZZO: Okay, this is what the issue
10 really is, is that she's -- she thinks she's
11 entitled.

12 There's a couple of them there that think
13 they're entitled.

14 MR. MOREJON: I think what you should do is
15 if you -- I mean these are legitimate concerns.
16 If you -- you know, you come -- you come here
17 every month or so and you -- but maybe you should
18 submit something and advise the Executive
19 Director exactly what it is -- you know these
20 issues are so that he can address them if need
21 be.

22 MR. PALLAZZO: I mean I know she comes here
23 and she complains about us and she says things
24 about us. Ninety percent of the time we don't
25 even look at her, we don't bother with her. And

1 I didn't even know she was looking in my windows.
2 My friend told me she was looking in my -- trying
3 to look in my windows when she's crossing the
4 street.

5 So, see what you could do with her. Good
6 luck.

7 MR. CABELLO: Maybe we'll settle --

8 COMMISSIONER GUTIERREZ: Thank you.

9 MR. CABELLO: Anyone else?

10 Oh, one more. Okay.

11 MS. DILLON: Name and address for the
12 record.

13 MR. HEINIS: Yeah, John Heinis, 78
14 Montclair Ave, Little Falls.

15 So, ladies and gentlemen of the Board, so
16 as you're all aware last month there was a news
17 report on News 12, Kane In Your Corner,
18 questioning the billing of Mr. Morejon. So, I
19 know we spoke about this issue in detail at the
20 beginning of the meeting but I just wanted to
21 pose the question to the Board as a whole, are we
22 satisfied with this whole situation regarding the
23 legal billing there?

24 CHAIRPERSON MARTINETTI: I had an emergency
25 call. What was -- exactly what's your question?

1 MR. HEINIS: Yeah, sure.

2 So my question was just in light of the
3 Kane In Your Corner report regarding the billing
4 for this Authority, I just wanted to see if the
5 Board was at a point where they were satisfied
6 with how this issue was resolved.

7 I know -- again, I know we spoke at this at
8 length in the beginning here but, you know, I was
9 -- I didn't have a clear picture if this was
10 something that was settled, if we've heard
11 anything from HUD or just where this situation
12 stands?

13 CHAIRPERSON MARTINETTI: The issue's not
14 resolved. HUD has not responded yet. There was,
15 as we stated in previous meetings, there was a
16 cap put on legal. The cap was exceeded. It was
17 given to HUD for their advice on how we should
18 proceed. We still haven't received a response.

19 They're actually requesting an in-person
20 meeting with some of the Commissioners to speak
21 of this matter further.

22 MR. HEINIS: Okay, very good.

23 Now, on another note I notice that two of
24 the new members, Commissioners Martinez and
25 Vallejo, I notice they were abstaining, if I'm

1 not mistaken on everything. So is that something
2 that's standard for new members or does that have
3 something to do with the Closed Session?

4 Or, you know, maybe my mind's just a little
5 foggy, you know, been a long day, long week for
6 me but, you know, from what I can recall with new
7 members in West New York and, you know, in North
8 Bergen, Hoboken, et cetera, I don't recall that
9 being standard.

10 So I was just curious if there was a
11 particular reason why that was the case today?

12 CHAIRPERSON MARTINETTI: I'd like counsel
13 to answer that question.

14 MR. HEINIS: Okay.

15 MR. MOREJON: Sure.

16 There was a question asked of the -- of the
17 Executive Director, then communicated to the
18 Board, regarding the new appointments because
19 there's a State -- State law and Administrative
20 Code that allows no more than one municipal
21 employee on the Board.

22 So in asking the Executive Director who the
23 new appointees were and the information is going
24 to be communicated, you know, it's an issue that
25 has to be addressed that we do have a more than

1 one of the nominated Board members are municipal
2 employees.

3 MR. HEINIS: So is that something that has
4 to go through HUD?

5 Or how does that get resolved?

6 MR. MOREJON: Well, the first instance it's
7 -- it's a legal compliance issue. So we can't
8 have more than one.

9 So if we do, then we would have to go back
10 to the nominating body, which would be the -- the
11 City of Union City to advise them and then they
12 would have to submit names of new appointees who
13 are not municipal employees.

14 MR. HEINIS: All right. Very -- very good.
15 Thank you.

16 And then finally I'll close on a positive
17 note here.

18 You know, as far as the RAD funding goes,
19 you know maybe my perspective's a little bias but
20 I think a press conference may have been a good
21 thing for the Union City Housing Authority
22 residents, you know?

23 MR. CABELLO: I want to address that.

24 We haven't been informed officially yet, so
25 I don't want to have a press conference and then

1 HUD says forget it, we're gonna -- you know,
2 we're not interested in you. So, --

3 CHAIRPERSON MARTINETTI: We'll make sure
4 you're invited when we have that.

5 MR. CABELLO: Yeah, that's a good one.

6 CHAIRPERSON MARTINETTI: How's that?

7 MR. CABELLO: Yeah, once -- no, we'll --
8 we'll have a press conference about it because
9 it's a nice thing, you know? But officially we
10 haven't been -- you know, received that letter
11 saying you have been approved to participate in
12 this program. That's why we haven't done
13 anything.

14 MR. HEINIS: Just to clarify now, are you
15 and West -- and West New York Housing Authorities
16 in the same process for the RAD application or
17 are they further along than you?

18 MR. CABELLO: They're further along because
19 obviously they already got the approval.

20 So what they're approving is in groups and
21 we're probably one of the last groups, that's why
22 we haven't got the -- the approval from them yet
23 officially.

24 MR. HEINIS: I just wanted -- that was my
25 real discrepancy. You know I wasn't sure if it

1 was just you guys were in two separate groups or
2 if you were at the exact same place. I wasn't
3 exactly sure.

4 MR. CABELLO: Honestly, I didn't know where
5 West New York fell into that. I mean I have no
6 access to that information. All I know I was
7 communicated. Yes, you've been approved; we're
8 going through the process of formally approve
9 you.

10 So I don't know how, you know, West New
11 York worked with that.

12 MR. HEINIS: Okay.

13 MR. CABELLO: Okay?

14 MR. HEINIS: Very good.

15 Thank you so much.

16 MR. CABELLO: Thank you.

17 CHAIRPERSON MARTINETTI: Thanks.

18 MR. CABELLO: All right.

19 Anyone else?

20

21 **ADJOURNMENT:**

22

23 MR. CABELLO: Motion to close?

24 CHAIRPERSON MARTINETTI: Motion.

25 COMMISSIONER GUTIERREZ: Second.

1 MR. CABELLO: Second by Margarita.

2 Thank you.

3 All in favor?

4

5 (Whereupon, there was a chorus of ayes.)

6

7 MR. CABELLO: Okay.

8 All right.

9 Thank you very much.

10

11 (Whereupon, the proceedings were concluded

12 at 5:45 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, held on Tuesday, April 28, 2015 and
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon