

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Wednesday, September 30, 2015
Commencing at 5:04 p.m.

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

FRANK CARNEY, COMMISSIONER, (Arrived at 5:09 p.m.)
ELISE DiNARDO, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
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
KARA A. KACZYNSKI, ESQ., INTERIM COUNSEL
KRYSTLE NOVA, ESQ., INTERIM COUNSEL
RAFAEL NATERA, CHIEF FINANCIAL OFFICER
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	4
BOARD RESOLUTION	
2015-12 - AUTHORIZING EXECUTIVE SESSION	4
APPROVAL OF MINUTES	8
APPROVAL OF PAYMENT OF BILLS	10/176
BOARD RESOLUTION	
2015-09 - TO EXTEND TIME PERIOD FOR CORPORATION COUNSEL TO PROVIDE INTERIM, EMERGENCY LEGAL SERVICES TO THE UNION CITY HOUSING AUTHORITY FOR AN ADDITIONAL 60 DAYS	31
2015-10 - TO RENEW MEMBERSHIP IN THE N.J. PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND	36
2015-11 - HUD DECLARATION OF TRUST AND ACC AMENDMENT OF 9/25/95	38
APPROVAL OF MAINTENANCE BIDS	41
DIRECTOR'S REPORT	51
REPORT OF COUNSEL	64
PUBLIC COMMENT	183
ADJOURNMENT	184

1 MR. CABELLO: Okay, we're ready?

2 Let's do the -

3

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

6

7 COMMISSIONER GUTIERREZ: Why the flag --

8 CHAIRPERSON MARTINETTI: Yeah, your flag's
9 at half-staff over there.

10 MR. CABELLO: Yeah, I know it just fell
11 down, man.

12 We're in mourning 'cause Kara's leaving.
13 That's why.

14 COMMISSIONER DiNARDO: Aaw -- retirement.

15 MR. CABELLO: I forgot the purple thing for
16 Kara. You know --

17 CHAIRPERSON MARTINETTI: Aaw, poor Kara.
18 Let Kara announce to everybody.

19 MS. KACZYNSKI: That's how you treat
20 someone you like.

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. CABELLO: All right, everybody, welcome
23 back. I hope you had a great summer or, you
24 know, whatever it was.

25

1 **ROLL CALL:**

2

3 MR. CABELLO: Roll call.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Here.

6 MR. CABELLO: Vice Chairperson Margarita

7 Gutierrez?

8 COMMISSIONER GUTIERREZ: Yes.

9 MR. CABELLO: Commissioners Dorothy Jetter?

10 COMMISSIONER JETTER: Here.

11 MR. CABELLO: Elise DiNardo?

12 COMMISSIONER DiNARDO: Here.

13 MR. CABELLO: Dennis Gonzalez?

14 COMMISSIONER GONZALEZ: Here.

15 MR. CABELLO: Frank Carney?

16 Absent.

17 And Debra Mundorf?

18 COMMISSIONER MUNDORF: Here.

19 MR. CABELLO: Present. Okay.

20 We're going to jump around a little bit.

21

22 **RESOLUTION NO. 2015-12:**

23 **AUTHORIZING EXECUTIVE SESSION**

24

25 MR. CABELLO: Let's go to Resolution

1 2015-12 on the Resolution package.

2 And that's a Resolution authorizing us to
3 go into Executive Session.

4 This is something that Kara suggested that
5 we do from now on.

6 So, if we get a vote --

7 COMMISSIONER JETTER: Not without my
8 glasses --

9 MR. CABELLO: -- on that Resolution --

10 COMMISSIONER JETTER: -- I can't see.

11 MR. CABELLO: -- to go into closed session?

12 MS. KACZYNSKI: And do we have another
13 reason for going in?

14 MR. CABELLO: No. The only reason is
15 personnel matters.

16 CHAIRPERSON MARTINETTI: Well, we're not --
17 we're going right now or we're voting on the
18 Resolution that will allow us in the future to
19 go?

20 MR. CABELLO: It's going to be one at a
21 time.

22 CHAIRPERSON MARTINETTI: Oh. Okay.

23 MR. CABELLO: Every time there's a need, --
24 it's going to be like a standby resolution.

25 CHAIRPERSON MARTINETTI: Right.

1 MR. CABELLO: If we ever need it at a
2 meeting, then we'll assign the number and --

3 CHAIRPERSON MARTINETTI: Right. Right.

4 MR. CABELLO: -- the reason why.

5 MS. KACZYNSKI: Yeah, Mr. Chairman, I don't
6 think we need to vote on the form itself but if
7 you want to do Executive Session first, we just
8 need a motion from the floor to go into Executive
9 Session.

10 CHAIRPERSON MARTINETTI: Motion.

11 MR. CABELLO: Yeah.

12 Okay, motion --

13 MS. KACZYNSKI: And the reason, just to put
14 it on the record, is to discuss personnel issues.

15 COMMISSIONER GUTIERREZ: Second.

16 MR. CABELLO: Second by Vice Chairperson
17 Gutierrez.

18 Roll call.

19 Mr. Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. CABELLO: Ms. Gutierrez?

22 COMMISSIONER GUTIERREZ: Yes.

23 MR. CABELLO: Dorothy Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. CABELLO: Elise DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. CABELLO: Mr. Dennis Gonzalez?

3 COMMISSIONER GONZALEZ: Yes.

4 CHAIRPERSON MARTINETTI: Anybody here?

5 MR. CABELLO: Frank Carney?

6 Absent.

7 MR. MORIN: Tenants outside.

8 CHAIRPERSON MARTINETTI: How many?

9 MR. MORIN: Three of them.

10 MR. CABELLO: And Ms. Debra Mundorf?

11 COMMISSIONER JETTER: Yes.

12 COMMISSIONER MUNDORF: Yes.

13 MR. CABELLO: Yes.

14 Okay.

15 COMMISSIONER MUNDORF: Yes. I was just --

16 MS. DILLON: Hold on one second.

17 COMMISSIONER JETTER: You're just staring

18 away there.

19 MS. DILLON: Let me just mark the file.

20 MR. CABELLO: Yeah.

21

22 (Whereupon, the Board moved to Executive

23 Session at 5:16 p.m.)

24

25 (Whereupon, Frank Carney arrived at 5:09

1 p.m.)

2

3 (Whereupon, the Board returned to the
4 Regular Meeting at 5:21 p.m.)

5

6 MR. CABELLO: Okay, open to the public.

7

8 (Whereupon, there was a pause in the
9 proceedings; waiting to return to order.)

10 (Whereupon, the Board returned to order at
11 5:23 p.m.)

12

13 MR. CABELLO: Okay. Okay, let's go.

14

15 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
16 **JUNE 30, 2015, THE EXECUTIVE SESSION MEETING OF**
17 **JUNE 30, 2015 AND THE AUGUST 13, 2015 REGULAR**
18 **MEETING:**

19

20 MR. CABELLO: First thing, Approval of
21 Minutes from the last three meetings. They were
22 quite voluminous.

23 Okay, motion Mr. Chairman?

24 Approval, Mr. Chairman?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. CABELLO: Yes?

2 CHAIRPERSON MARTINETTI: Motion. Yes.

3 MR. CABELLO: Okay.

4 Second, Margarita?

5 COMMISSIONER CARNEY: I mean you got to
6 understand, --

7 MR. CABELLO: Roll call.

8 Chairman Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. CABELLO: Margarita Gutierrez?

11 COMMISSIONER GUTIERREZ: Yes.

12 MR. CABELLO: Ms. Dorothy Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. CABELLO: Ms. Elise DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. CABELLO: Mr. Dennis Gonzalez?

17 COMMISSIONER GONZALEZ: Yes.

18 MR. CABELLO: Mr. Frank Carney?

19 COMMISSIONER CARNEY: Yes.

20 MR. CABELLO: Mrs. Debra Mundorf?

21 COMMISSIONER MUNDORF: Yes.

22 COMMISSIONER CARNEY: Yes.

23 MR. CABELLO: Thank you very much.

24 COMMISSIONER CARNEY: Yes.

25

1 **APPROVAL OF PAYMENT OF BILLS:**

2

3 MR. CABELLO: Okay, next one is the
4 Approval of Payment of Bills.

5 COMMISSIONER CARNEY: Let's see where that
6 one is.

7 MR. CABELLO: For the Chairman with
8 exception Tony Hector and affiliate organizations
9 and companies.

10 COMMISSIONER CARNEY: And this one, yeah.
11 Excuse me.

12 MR. CABELLO: Okay.

13 COMMISSIONER CARNEY: I read this. I read
14 almost all of these.

15 MR. CABELLO: Mr. Martinetti?

16 CHAIRPERSON MARTINETTI: Yes.

17 COMMISSIONER CARNEY: Approval of --

18 MR. CABELLO: Ms. Gutierrez?

19 COMMISSIONER GUTIERREZ: Yes.

20 MS. DILLON: Wait. Wait. Wait.

21 I'm sorry. I'm sorry. I don't know who
22 moved and seconded that.

23 MR. CABELLO: Who moved?

24 Moved by the Chairman.

25 And seconded --

1 COMMISSIONER CARNEY: I seconded.

2 COMMISSIONER GUTIERREZ: And I'm seconding.

3 MR. CABELLO: -- by Frank Carney.

4 MS. DILLON: I'm sorry, who's the second?

5 COMMISSIONER CARNEY: Got to speak loud.

6 MR. CABELLO: Mr. Frank Carney.

7 MS. DILLON: Okay.

8 MR. CABELLO: Okay.

9 Chairperson Martinetti?

10 CHAIRPERSON MARTINETTI: Yes, with
11 exceptions noted.

12 MR. CABELLO: Of Tony Hector --

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. CABELLO: -- and affiliate --

15 CHAIRPERSON MARTINETTI: Correct.

16 MR. CABELLO: -- associations and
17 companies.

18 Vice Chairperson Margarita Gutierrez?

19 COMMISSIONER GUTIERREZ: Yes.

20 MR. CABELLO: Ms. Dorothy Jetter?

21 COMMISSIONER JETTER: No, because I found
22 about 35 numbers that don't match -- check
23 numbers.

24 MR. CABELLO: The check numbers --

25 COMMISSIONER JETTER: Again.

1 MR. CABELLO: -- do not match?

2 Okay.

3 COMMISSIONER JETTER: And remember you said
4 you're gonna put void on it if it was void.

5 I wrote them down.

6 MR. CABELLO: I'll have to --

7 COMMISSIONER JETTER: Where is --

8 CHAIRPERSON MARTINETTI: Rafael.

9 MR. CABELLO: -- speak to Rafael.

10 COMMISSIONER JETTER: Here he is.

11 MR. NATERA: Yes?

12 COMMISSIONER JETTER: Yeah.

13 CHAIRPERSON MARTINETTI: Dorothy has a
14 issue with --

15 MR. CABELLO: There's a question regarding
16 35 checks that the numbers are not in sequence
17 and they do not match.

18 Ms. Dorothy Jetter --

19 COMMISSIONER JETTER: Their -- their
20 numbers aren't there.

21 MR. CABELLO: Which ones are you --

22 MR. NATERA: Which one you say was that?

23 COMMISSIONER JETTER: Here you go.

24 COMMISSIONER CARNEY: When was that?

25 September meeting or June meeting?

1 MR. CABELLO: No, the current one.
2 September.

3 MS. KACZYNSKI: September.

4 MR. CABELLO: The bills.

5 COMMISSIONER CARNEY: That's this one,
6 right?

7 MS. KACZYNSKI: No, that's the minutes.

8 COMMISSIONER JETTER: Thank you.

9 MS. KACZYNSKI: Here you go.

10 COMMISSIONER JETTER: I need them back
11 'cause I don't have a copy.

12 COMMISSIONER CARNEY: See I mixed them up
13 when I put them down.

14 MR. NATERA: You need a copy of this one?

15 MS. KACZYNSKI: That's all right, it
16 happens.

17 COMMISSIONER CARNEY: I like young people
18 next to me.

19 MR. NATERA: I'm going to make copies; I'll
20 give it back to you right away.

21 MR. CABELLO: All right.

22 COMMISSIONER JETTER: Thanks. Thanks,
23 Waldo.

24 CHAIRPERSON MARTINETTI: Quick question.
25 Our legal's still within the monthly cap,

1 right?

2 COMMISSIONER JETTER: And then --

3 MR. CABELLO: Yes. Yes. It was 3875 this
4 month.

5 CHAIRPERSON MARTINETTI: Thank you, Kara.

6 MS. KACZYNSKI: Yes that is correct, Mr.
7 Chairman.

8 MR. CABELLO: Thirty-eight seventy-five
9 this month.

10 So it was right under cap. We're keeping
11 close monitoring of that.

12 MS. KACZYNSKI: As are we.

13 MR. CABELLO: Yes.

14 COMMISSIONER CARNEY: So what about them
15 checks you didn't find?

16 MR. CABELLO: This is what we're checking
17 out.

18 COMMISSIONER JETTER: Well, we're gonna
19 check them out.

20 My friend here, and I go over -- we talk on
21 the phone and we go over to --

22 MR. CABELLO: That's good. No, --

23 COMMISSIONER CARNEY: I don't talk to
24 nobody. I don't like nobody.

25 A VOICE: Nobody likes you.

1 COMMISSIONER CARNEY: I'm only here 'cause
2 Brian put a gun to my head.

3 COMMISSIONER JETTER: Well, I like you.

4 COMMISSIONER CARNEY: No, nobody --

5 COMMISSIONER JETTER: You're -- you're
6 okay.

7 COMMISSIONER CARNEY: I'm only kidding,
8 sweetheart.

9 I'm the easiest guy in the world to get
10 along with.

11 COMMISSIONER JETTER: Thank you.

12 COMMISSIONER CARNEY: As long as you don't
13 rub me the wrong way.

14 COMMISSIONER JETTER: There you go.

15 MR. CABELLO: All right, which -- which
16 checks are those?

17 COMMISSIONER JETTER: Do you want -- oh.
18 Do you want --

19 MR. CABELLO: No, no, he's --

20 COMMISSIONER JETTER: Well, he has it, --

21 MS. KACZYNSKI: He's got a copy.

22 COMMISSIONER JETTER: -- so you don't have
23 to worry. He has it.

24 MS. KACZYNSKI: A page number or something?

25 MR. NATERA: I have -- I have the whole

1 entire register there. Just want to take a look
2 at it.

3 Let me see what -- to the entire --

4 MS. DILLON: Can you speak up, Mr. Natera?
5 You're -- you're not --

6 MR. NATERA: Oh.

7 COMMISSIONER JETTER: I don't know why --
8 why one -- you know, like, you know, some are --
9 are missing, one after the other. And then
10 there's about ten missing at one time.

11 COMMISSIONER CARNEY: Are they -- are they
12 checks in concession (sic)?

13 You know what I mean? In --

14 COMMISSIONER JETTER: Yeah.

15 COMMISSIONER CARNEY: -- in rotation?

16 COMMISSIONER JETTER: Yeah. Yeah.

17 COMMISSIONER CARNEY: They're not one check
18 and then a skip and skip and then a check? Or
19 they're all together?

20 COMMISSIONER JETTER: No. There's --

21 COMMISSIONER CARNEY: In other words
22 they're following rotation?

23 COMMISSIONER JETTER: Yeah.

24 MR. CABELLO: You need this?

25 MR. NATERA: Yeah.

1 COMMISSIONER JETTER: And the ones --

2 MR. CABELLO: Take this.

3 COMMISSIONER JETTER: -- we're missing --
4 (indiscernible) --

5 MR. NATERA: No, I just want to see if --

6 COMMISSIONER JETTER: -- ones I picked up.

7 COMMISSIONER CARNEY: Could it be a
8 possibility of a mistake at the bank? They
9 didn't return the checks properly?

10 COMMISSIONER JETTER: I have no idea.

11 MR. NATERA: This is Section 8.

12 COMMISSIONER JETTER: Where is he?

13 MR. NATERA: Because she just got this --

14 COMMISSIONER JETTER: Rafael will -- will
15 let me know or will let us know --

16 COMMISSIONER CARNEY: All right.

17 COMMISSIONER JETTER: -- and then I can
18 know what I'm doing.

19 MR. NATERA: Ms. Jetter, is this register
20 -- these checks are they're in the -- this
21 month's register or the previous month?

22 COMMISSIONER JETTER: This month.

23 MR. NATERA: They're on this month
24 register.

25 You want me to go over it right now and

1 | then -- them come back to you?

2 | You want --

3 | COMMISSIONER JETTER: Well, no, we could do
4 | it after if you want to or -- I don't care.

5 | MR. NATERA: Okay, I could address the
6 | Board later if you want me to.

7 | COMMISSIONER JETTER: Yeah.

8 | MR. NATERA: But I have to take a look at
9 | exactly what you have. I just have to log on to
10 | the computer.

11 | COMMISSIONER JETTER: But you want the --

12 | MR. NATERA: I have -- I'll look at it in my
13 | computer.

14 | COMMISSIONER JETTER: You have it.

15 | Okay.

16 | MR. NATERA: Okay?

17 | COMMISSIONER JETTER: Go ahead.

18 | MS. KACZYNSKI: So now we have to re-
19 | vote --

20 | CHAIRPERSON MARTINETTI: Yeah, table --

21 | MS. KACZYNSKI: -- to approve the bills
22 | that --

23 | CHAIRPERSON MARTINETTI: -- table the
24 | paying of the bills.

25 | MR. CABELLO: Table the bills so -- yeah.

1 Okay?

2 MS. DILLON: You're in the middle of a roll
3 call.

4 MS. KACZYNSKI: All right. So, we're going
5 to --

6 MS. DILLON: So, --

7 MS. KACZYNSKI: -- put that aside, --

8 COMMISSIONER JETTER: This is also for
9 section 8.

10 MS. KACZYNSKI: -- take the --

11 COMMISSIONER MUNDORF: Yeah, Section 8.

12 MS. KACZYNSKI: -- we're going to take the
13 vote to approve --

14 COMMISSIONER JETTER: Tell him it's also in
15 Section 8.

16 MS. KACZYNSKI: -- motion to approve off --
17 off the table.

18 MR. MORIN: Yeah. He saw. Yeah.

19 COMMISSIONER JETTER: Yeah.

20 CHAIRPERSON MARTINETTI: Yeah.

21 COMMISSIONER CARNEY: Yeah, off the
22 table --

23 MS. KACZYNSKI: You want to make another
24 motion?

25 COMMISSIONER CARNEY: -- 'til we get the --

1 MS. KACZYNSKI: Until we get the
2 information --

3 CHAIRPERSON MARTINETTI: Motion to table
4 based --

5 COMMISSIONER CARNEY: 'Til we get the
6 results from him.

7 CHAIRPERSON MARTINETTI: -- on concerns
8 raised by --

9 MR. CABELLO: By Commissioner --

10 CHAIRPERSON MARTINETTI: -- Commissioner
11 Jetter.

12 MR. CABELLO: -- Dorothy Jetter.

13 Okay.

14 MS. KACZYNSKI: Okay.

15 MR. CABELLO: And a roll call, right?

16 MS. DILLON: I don't know what you just
17 did.

18 MS. KACZYNSKI: It's okay. It's okay.

19 We're just going to take -- took the --

20 MS. DILLON: Okay.

21 MS. KACZYNSKI: -- motion to approve off
22 the table.

23 MS. DILLON: Right.

24 COMMISSIONER JETTER: Yeah.

25 MS. KACZYNSKI: And we'll make another

1 motion.

2 MR. CABELLO: Okay.

3 COMMISSIONER JETTER: That's another thing
4 I was wondering.

5 Why do we give money that we have that we
6 can't get people to go on Section 8 here to other
7 -- other towns?

8 Don't they get their own money?

9 MR. CABELLO: Okay. When President George
10 Bush the 1st -- the father -- was in power, --

11 COMMISSIONER JETTER: Yeah.

12 MR. CABELLO: -- came always under each
13 municipality was assigned X-amount of vouchers.
14 But it was such a great need nationwide of
15 affordable housing or, you know, Section 8
16 funding for apartments, that Congress decided at
17 the time what they call mobility.

18 So you could apply in Union City for a
19 Section 8 voucher; a year later you could move to
20 West New York and we'll have to pay West New
21 York.

22 COMMISSIONER CARNEY: Right.

23 MR. CABELLO: And the City will lose a
24 voucher, which, you know, we adamantly protested
25 that because it was ridiculous.

1 COMMISSIONER JETTER: Yeah.

2 MR. CABELLO: We didn't get any additional
3 ones.

4 And the same thing the other way around.
5 People from New York City might come to Union
6 City and we'll get the funding from New York City
7 for them.

8 COMMISSIONER JETTER: But we gave money
9 from -- because we couldn't get anyone to rent to
10 these people it says in here.

11 But I'm gonna use just any figure. We paid
12 a hundred dollars for an apartment but they got
13 -- they -- the landlord wanted more money.

14 MR. CABELLO: Right.

15 COMMISSIONER JETTER: You know. And I was
16 wondering why -- how could you do that and then
17 any moneys --

18 COMMISSIONER CARNEY: I think the thing on
19 that is --

20 COMMISSIONER JETTER: -- you guys had
21 leftover --

22 COMMISSIONER CARNEY: Wasn't the --

23 COMMISSIONER JETTER: -- you didn't keep
24 it.

25 COMMISSIONER CARNEY: Wasn't the limit on

1 | that \$1200.00?

2 | MR. CABELLO: Yeah.

3 | We have the --

4 | COMMISSIONER JETTER: Yeah it is 1200.

5 | MR. CABELLO: -- the fair market -- we have
6 | fair market rents.

7 | COMMISSIONER CARNEY: Twelve hundred dollar
8 | limit on that.

9 | COMMISSIONER JETTER: Yeah.

10 | MR. CABELLO: We have fair market rents.
11 | And we cannot exceed that.

12 | COMMISSIONER JETTER: Right. That I
13 | understood.

14 | MR. CABELLO: All right.

15 | CHAIRPERSON MARTINETTI: I think her
16 | question is, is a landlord allowed to charge
17 | extra?

18 | MR. CABELLO: No.

19 | Cannot exceed the --

20 | CHAIRPERSON MARTINETTI: Is that what your
21 | question --

22 | MR. CABELLO: -- fair market rent.

23 | COMMISSIONER JETTER: And if we have any
24 | moneys, --

25 | CHAIRPERSON MARTINETTI: He's obligated to

1 | accept that voucher --

2 | MR. CABELLO: Whatever it is that --

3 | CHAIRPERSON MARTINETTI: -- as full
4 | payment. Correct.

5 | MR. CABELLO: Yes.

6 | COMMISSIONER CARNEY: Whatever the payment
7 | is, he has to accept it.

8 | MS. KACZYNSKI: Can't accept --

9 | COMMISSIONER CARNEY: That's why a lot of
10 | landlords --

11 | MS. KACZYNSKI: -- another \$200.00 --

12 | COMMISSIONER CARNEY: -- are refusing our
13 | tenants.

14 | MR. CABELLO: Right.

15 | MS. KACZYNSKI: -- I think what he's
16 | saying.

17 | COMMISSIONER CARNEY: For that reason.

18 | MR. CABELLO: In other words a one bedroom
19 | apartment is \$1400.00 in the market.

20 | COMMISSIONER JETTER: Right.

21 | MR. CABELLO: And he wants \$1700.00 then we
22 | -- we can't pay the difference. It's got to
23 | be --

24 | COMMISSIONER JETTER: Yeah.

25 | MR. CABELLO: -- \$1400.00.

1 And we pay 70 percent of the rent as, you
2 know, the -- the recipient will pay 30 percent.

3 COMMISSIONER JETTER: So in other towns
4 they can get it for that price?

5 MR. CABELLO: Well, it might be there but
6 if we're paying, say West New York, and West New
7 York's higher, we're not gonna pay West New York
8 rents.

9 COMMISSIONER JETTER: Yeah.

10 MR. CABELLO: We would pay ours because
11 it's really based -- the voucher is based here.

12 CHAIRPERSON MARTINETTI: And he can't ask
13 the tenant for a second --

14 COMMISSIONER CARNEY: In other words --

15 MR. CABELLO: Right.

16 CHAIRPERSON MARTINETTI: -- rental --

17 COMMISSIONER CARNEY: -- we can't ask
18 another municipality --

19 CHAIRPERSON MARTINETTI: -- additional
20 funds?

21 MR. CABELLO: Correct. Even though --

22 COMMISSIONER CARNEY: -- to take our
23 tenants --

24 MR. MORIN: Shh. Shh.

25 MS. DILLON: Kara.

1 COMMISSIONER CARNEY: -- when they're
2 charging more money.

3 COMMISSIONER JETTER: No, not our tenants.

4 MS. DILLON: Really.

5 COMMISSIONER JETTER: To give them, from
6 what I --

7 COMMISSIONER CARNEY: Our budget says 1200.

8 COMMISSIONER JETTER: Yeah.

9 COMMISSIONER CARNEY: West New York might
10 have 1400. We're not gonna give our tenants --
11 we're not gonna give them 1400. The bases is
12 1200. If they don't accept that, they're not
13 gonna accept your tenant.

14 MR. NATERA: Absolutely.

15 MR. CABELLO: Right. That's the way it
16 works.

17 COMMISSIONER CARNEY: That's it.

18 COMMISSIONER JETTER: But we couldn't get
19 other -- we couldn't get enough people in Union
20 City --

21 MR. CABELLO: No, people move on their own.
22 We cannot prohibit them from moving.

23 COMMISSIONER JETTER: Oh, that's what it
24 is?

25 MR. CABELLO: Yeah. It's -- yes.

1 COMMISSIONER JETTER: They -- they just
2 move on their own. And then --

3 MR. CABELLO: Right.

4 COMMISSIONER JETTER: Okay.

5 MR. CABELLO: For whatever reason.

6 COMMISSIONER CARNEY: Take the voucher with
7 them.

8 COMMISSIONER JETTER: Okay.

9 MS. KACZYNSKI: One person at a time.

10 COMMISSIONER JETTER: I couldn't get that
11 through my thick skull.

12 MR. CABELLO: We've been -- there are
13 people who are in Hawaii, Puerto Rico, -- all the
14 nice climates and --

15 COMMISSIONER JETTER: Can I go there?

16 MR. MORIN: There are.

17 MR. CABELLO: I mean that --

18 COMMISSIONER CARNEY: I want to go to
19 Alaska myself.

20 MR. CABELLO: -- that's true, you know, and
21 -- there are and we're paying for this.

22 Florida is like famous -- Puerto Rico's
23 full of people. You know. Hawaii -- we got a
24 couple of people in Hawaii.

25 MR. MORIN: One right now.

1 MR. CABELLO: Especially for the surfing
2 season. You know they got the -- the big waves
3 in Oahu, --

4 COMMISSIONER CARNEY: When I get ready --

5 MR. CABELLO: -- or whatever they call it.

6 COMMISSIONER CARNEY: -- when I get my
7 Section 8 I can go to Hawaii?

8 MR. CABELLO: Yes, sir.

9 COMMISSIONER CARNEY: Well as a veteran I
10 can go anywhere anyway.

11 MR. CABELLO: Exactly.

12 Okay, did that answer your question,
13 Commissioner?

14 COMMISSIONER JETTER: Yeah. Yeah. I
15 just --

16 MR. CABELLO: Okay, it's not that, --

17 COMMISSIONER JETTER: So, --

18 MR. CABELLO: -- you know, people have the
19 choice, --

20 COMMISSIONER JETTER: -- what I -- what I
21 thought is that you were taking the money that
22 belonged here because you couldn't get any of the
23 landlords to take --

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

25 COMMISSIONER JETTER: -- the 1200.

1 MR. CABELLO: People have the flexibility.
2 And when Bush the 1st was in power, they adopt
3 that so people could have the mobility.

4 COMMISSIONER JETTER: Yeah.

5 COMMISSIONER CARNEY: To go where they want
6 to live.

7 MR. CABELLO: Exactly.

8 COMMISSIONER CARNEY: In other words not to
9 force them in area that they don't want to be in.

10 COMMISSIONER JETTER: Okay.

11 COMMISSIONER CARNEY: To give them a
12 better --

13 What do you call it?

14 MS. NOVA: Quality of life.

15 MS. KACZYNSKI: Quality of life.

16 MR. CABELLO: Yeah.

17 MR. MORIN: Quality of life.

18 COMMISSIONER DiNARDO: Opportunity.

19 COMMISSIONER JETTER: Quality of life.

20 MR. CABELLO: But -- but the problem --

21 COMMISSIONER JETTER: Okay.

22 MR. CABELLO: -- with that is that then
23 the --

24 COMMISSIONER CARNEY: Thank you.

25 MR. CABELLO: -- the recipient town --

1 MS. KACZYNSKI: You're welcome.

2 MR. CABELLO: -- or, you know,
3 municipality's losing the vouchers; they're not
4 replacing that. That person goes somewhere else
5 and we're just like a middleman, we just answer
6 to them, you know.

7 COMMISSIONER CARNEY: Yeah.

8 MR. CABELLO: And -- and that's how that
9 works. I mean --

10 COMMISSIONER JETTER: I don't think that's
11 right though.

12 COMMISSIONER GONZALEZ: Um-hum.

13 MR. CABELLO: He's in the federal
14 government. He could tell you how it works.

15 COMMISSIONER GONZALEZ: Um-hum.

16 MR. CABELLO: All right, does that answer
17 the question --

18 COMMISSIONER JETTER: Yes, sir.

19 MR. CABELLO: -- in an intelligent and
20 thorough manner so you're not confused in the
21 future --

22 COMMISSIONER JETTER: I'm not confused.

23 MR. CABELLO: -- as to --

24 Okay.

25 Thank you.

1 COMMISSIONER JETTER: Well, listen, when --
2 if I get confused, --

3 COMMISSIONER CARNEY: You're being too
4 polite.

5 COMMISSIONER JETTER: -- I'll come right to
6 you --

7 MR. CABELLO: (Indiscernible). I know.

8 COMMISSIONER JETTER: -- and let you know
9 I'm confused.

10

11 **RESOLUTION NO. 2015-09**

12 **TO EXTEND THE TIME PERIOD FOR CORPORATION COUNSEL**
13 **OF THE CITY OF UNION CITY TO PROVIDE INTERIM,**
14 **EMERGENCY LEGAL SERVICES FOR THE HOUSING**
15 **AUTHORITY OF UNION CITY FOR AN ADDITIONAL 60 DAYS**

16

17 MR. CABELLO: All right, next one is --
18 we'll do Board Resolutions, please. The package.
19 Quite a few of them.

20 We already did number 12, which it was the
21 Closed Session.

22 Now the first one is to extend the
23 Resolution 2015-09, the corporate counsel -- the
24 entering corporate counsel for 60 days.

25 CHAIRPERSON MARTINETTI: This says 30; so

1 we got to change --

2 COMMISSIONER CARNEY: Where are we at?

3 MS. KACZYNSKI: Your is 30?

4 CHAIRPERSON MARTINETTI: Yeah.

5 MS. KACZYNSKI: The wrong one's in the
6 packet. We do have one that's here is 60.

7 CHAIRPERSON MARTINETTI: Okay.

8 MR. CABELLO: So, you -- did I put the
9 wrong one there, Marty?

10 COMMISSIONER JETTER: This one?

11 CHAIRPERSON MARTINETTI: No, that's no big
12 deal.

13 MR. CABELLO: Does everybody have 30 or 60?

14 I thought --

15 CHAIRPERSON MARTINETTI: I got -- on the
16 actual --

17 MS. KACZYNSKI: Oh, on the cover sheet?

18 CHAIRPERSON MARTINETTI: -- title page.

19 MS. NOVA: It's only on the --

20 CHAIRPERSON MARTINETTI: Yeah.

21 MS. KACZYNSKI: On the cover sheet?

22 MR. CABELLO: Oh, yeah, the cover sheet.

23 No, the --

24 COMMISSIONER GUTIERREZ: Um-hum.

25 MR. CABELLO: -- the actual thing is 60.

1 CHAIRPERSON MARTINETTI: The actual thing's
2 60.
3 MR. CABELLO: Sixty. Yes. Yes.
4 COMMISSIONER GUTIERREZ: Okay.
5 MR. CABELLO: Sorry about that.
6 I didn't pick that one up. I accept
7 responsibility.
8 MS. KACZYNSKI: That was my fault, too.
9 The first one was 30 and then we decided to make
10 it 60.
11 MR. CABELLO: Yeah, okay.
12 MS. KACZYNSKI: So, I'll -- I'll take
13 responsibility.
14 MR. CABELLO: All right.
15 So, --
16 COMMISSIONER JETTER: You don't have to do
17 that.
18 MR. CABELLO: -- I need a -- I need --
19 MS. KACZYNSKI: God bless you.
20 MR. CABELLO: Bless you --
21 COMMISSIONER CARNEY: Salute.
22 COMMISSIONER GUTIERREZ: Thank you.
23 MR. CABELLO: -- all.
24 COMMISSIONER JETTER: God bless you.
25 COMMISSIONER GUTIERREZ: Thank you.

1 COMMISSIONER CARNEY: Stay healthy, honey.
2 Be careful. Don't catch no cold now, it's still
3 summertime.

4 MR. CABELLO: Okay, I need approval to --
5 to the extension.

6 Okay?

7 Mr. Chairman Martinetti?

8 CHAIRPERSON MARTINETTI: Yes.

9 MR. CABELLO: Ms. Gutierrez?

10 COMMISSIONER GUTIERREZ: Yes.

11 MR. CABELLO: Ms. Jetter?

12 MS. DILLON: Who -- who's the second?

13 MR. CABELLO: Oh, second. I'm sorry.

14 CHAIRPERSON MARTINETTI: I'll motion.

15 MR. CABELLO: The Chairper -- Vice
16 Chairperson Gutierrez.

17 MS. DILLON: If you don't say it verbally,
18 it's got to be announced or else --

19 MR. CABELLO: Okay.

20 COMMISSIONER GUTIERREZ: Okay.

21 MS. DILLON: -- the record's not going to
22 show it.

23 MR. CABELLO: Okay.

24 Margarita; second.

25 COMMISSIONER GUTIERREZ: Yes.

1 COMMISSIONER CARNEY: I second.

2 COMMISSIONER GUTIERREZ: I'm second.

3 MR. CABELLO: Okay.

4 MS. DILLON: Thank you.

5 MR. CABELLO: Thank you.

6 COMMISSIONER CARNEY: I'm third.

7 MR. CABELLO: All right, Chairperson

8 Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. CABELLO: Viceperson (sic) Margarita

11 Gutierrez?

12 COMMISSIONER GUTIERREZ: Yes.

13 MR. CABELLO: Ms. Dorothy Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. CABELLO: Ms. Elise DiNardo?

16 COMMISSIONER DiNARDO: Yes.

17 MR. CABELLO: Dennis Gonzalez?

18 COMMISSIONER GONZALEZ: Yes.

19 MR. CABELLO: Frank Carney?

20 COMMISSIONER CARNEY: Yes.

21 MR. CABELLO: And Mrs. Debra Mundorf?

22 COMMISSIONER MUNDORF: Yes.

23 MS. KACZYNSKI: Okay.

24 MR. CABELLO: Okay.

25 MS. KACZYNSKI: And just to put on the

1 record, it's under the same terms as the initial
2 approval on -- on the agreement and just so we
3 can finish up the RFP and -- and select new
4 counsel.

5 COMMISSIONER DiNARDO: When -- do you have
6 a date for when the RFP's gonna go out?

7 MS. KACZYNSKI: We have it on the agenda
8 tonight under our Corporate Counsel Discussions.

9 So, there's a couple questions I have for
10 you guys. Once we resolve those, you authorize
11 it to be amended and go out. It can go out, you
12 know, whenever we can get it published and -- and
13 ready.

14 COMMISSIONER DiNARDO: Okay.

15 MR. CABELLO: Okay?

16

17 **RESOLUTION NO. 2015-10**

18 **TO RENEW MEMBERSHIP IN THE N.J. PUBLIC HOUSING**

19 **AUTHORITY JOINT INSURANCE FUND**

20

21 MR. CABELLO: Okay, Resolution 2015-10.

22 That's to Renew the Membership in the
23 Public Housing Authority Joint Insurance Fund.
24 Which we have the letter of recommendation by the
25 attorney. She review all the documents.

1 Everything is in order.

2 And we have been very successful with this
3 because this is like a mutual organization. We
4 get in between 18 and \$25,000.00 in reimbursement
5 every year.

6 So, really, I have to say for the work that
7 Waldo has done here with the maintenance,
8 avoiding issues, you know, a lot of claims and so
9 forth so.

10 If I have a motion to accept that?

11 COMMISSIONER DiNARDO: Motion.

12 MR. CABELLO: Motion.

13 COMMISSIONER GUTIERREZ: Second it.

14 MR. CABELLO: Second.

15 Got it?

16 Roll call.

17 Chairperson Martinetti?

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. CABELLO: Vice Chairperson Gutierrez?

20 COMMISSIONER GUTIERREZ: Yes.

21 MR. CABELLO: Ms. Dorothy Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. CABELLO: Ms. DiNardo?

24 COMMISSIONER DiNARDO: Yes.

25 MR. CABELLO: Mr. Gonzalez?

1 COMMISSIONER GONZALEZ: Yes.

2 MR. CABELLO: Mr. Carney?

3 Mrs. Mundorf?

4 COMMISSIONER CARNEY: Yeah.

5 MR. CABELLO: Okay.

6

7 **RESOLUTION NO. 2015-11**

8 **HUD DECLARATION OF TRUST AND ACC AMENDMENT OF**

9 **9/25/95**

10

11 MR. CABELLO: And the last one is 2015-11.

12 That's the Declaration of Trust and the ACC

13 Amendment as of 9/25/95.

14 Back in 1995, if you could go to the thing

15 because it's why -- that's why the -- most of the

16 paperwork was involved.

17 1995 HUD changed the way we were funded.

18 And that was the amendment that was signed and

19 voted by the Board at the time.

20 COMMISSIONER CARNEY: And I was one of the

21 Board members.

22 MR. CABELLO: He was one of the Board

23 members; Frank Carney.

24 It was accepted by HUD, --

25 COMMISSIONER JETTER: Oh, boy, I'm --

1 MR. CABELLO: -- as you can see on page 12
2 of 12.

3 It appears they have misplaced all this
4 information because they requested us to submit
5 it again.

6 Lucky enough for us we had, you know, we
7 had it filed in the right place and we found it.
8 So our attorney, Kara, spoke with HUD about this
9 and, you know, confirmed the whole thing.

10 So we need a vote on it to reaffirm that,
11 in fact, this is what it is. They also -- the
12 declaration of trust is where our buildings are
13 at, make sure that they exist on the right
14 address.

15 Am I correct?

16 MS. KACZYNSKI: Yes. That is correct.

17 MR. CABELLO: You want to include anything
18 else, Kara?

19 MS. KACZYNSKI: That's correct. We just
20 did a search of the recorded documents, as well
21 as the tax documents, as well as the website of
22 HUD. That includes all of the documentation,
23 historically and otherwise, and these were the
24 results.

25 COMMISSIONER JETTER: Yeah.

1 MS. KACZYNSKI: And looking for approval to
2 submit it to HUD.

3 MR. CABELLO: Okay. So if -- we need a --

4 CHAIRPERSON MARTINETTI: Motion.

5 MR. CABELLO: Motion by the Chairman.

6 Second by the --

7 COMMISSIONER GUTIERREZ: Second.

8 MR. CABELLO: -- Vice Chairperson,
9 Margarita Gutierrez.

10 Roll call.

11 Mr. Martinetti?

12 CHAIRPERSON MARTINETTI: Yes.

13 MR. CABELLO: Ms. Gutierrez?

14 COMMISSIONER GUTIERREZ: Yes.

15 MR. CABELLO: Ms. Jetter?

16 COMMISSIONER JETTER: Yes.

17 MR. CABELLO: Ms. DiNardo?

18 COMMISSIONER DiNARDO: Yes.

19 MR. CABELLO: Mr. Gonzalez?

20 COMMISSIONER GONZALEZ: Yes.

21 MR. CABELLO: Mr. Carney?

22 COMMISSIONER CARNEY: Yeah.

23 MR. CABELLO: Mrs. Debra Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 MR. CABELLO: Thank you.

1

2 **APPROVAL OF MAINTENANCE BIDS**

3

4 MR. CABELLO: Okay, next one. Next one we
5 got the -- next one is the Approval of Bids.

6

7 COMMISSIONER CARNEY: For once I got it
8 right.

8

9 MR. CABELLO: You got it? Okay.

9

10 And these were the bids that were opened at
11 City Hall by the City Clerk as it was requested
12 by the Board at the last meeting that we had.

12

13 Again, our -- Kara was present, our
14 illustrious attorney.

14

15 And we have the consent agenda here and
16 this the lowest bid in all of them. So, I'm
17 recommending that, you know, we approve them. If
18 there's any questions, on them?

18

19 COMMISSIONER CARNEY: Where do we have
20 compactors?

20

21 MR. CABELLO: Right here in these
22 buildings.

22

23 COMMISSIONER CARNEY: In this building?

23

24 MR. CABELLO: All these buildings here.

24

25 COMMISSIONER CARNEY: But we don't have
none down at --

1 MR. CABELLO: No. They were not installed
2 at the time they build the buildings.

3 MR. MORIN: No, they -- yeah, they -- they
4 have them there.

5 MR. CABELLO: Downtown?

6 MR. MORIN: They were downtown but they
7 were taken away --

8 COMMISSIONER CARNEY: They were taken away.

9 MR. CABELLO: Oh, they were taken away.

10 MR. MORIN: Yeah, because they -- years --
11 about 25 years ago they used to set fires in the
12 compactor and all that and because it's a wood --
13 wood structure, we decided to put the garbage
14 cans --

15 MR. CABELLO: Okay.

16 MR. MORIN: -- in the middle of the
17 alleyway --

18 MR. CABELLO: Okay. Yeah.

19 MR. MORIN: -- cement area.

20 MR. CABELLO: That's right. The fire
21 department recommended that.

22 MR. MORIN: And if I might say something, I
23 would like to thank Commissioner Jetter.

24 MR. CABELLO: Oh.

25 MR. MORIN: She spent the whole day --

1 MS. KACZYNSKI: Whole day.

2 MR. MORIN: -- in with the Clerk --

3 COMMISSIONER JETTER: Thank you, --

4 MR. MORIN: -- and with Kara --

5 COMMISSIONER JETTER: -- Waldo.

6 MR. MORIN: -- through the opening for

7 every bid. So she was there present through

8 whole day.

9 So I would like to thank her.

10 (Applause.)

11 COMMISSIONER JETTER: I didn't --

12 (indiscernible).

13 MS. KACZYNSKI: It was very helpful.

14 I just want to --

15 COMMISSIONER CARNEY: I would -- I would
16 have been there but there was a doctor that said

17 I couldn't be. I was taking a stress test, --

18 COMMISSIONER JETTER: She's very good.

19 COMMISSIONER CARNEY: -- which was very
20 important.

21 CHAIRPERSON MARTINETTI: Kara, --

22 MS. KACZYNSKI: I just want to --

23 I'm sorry. Go ahead.

24 CHAIRPERSON MARTINETTI: Sorry.

25 Can you go through the capped amounts on

1 bills that are capped?

2 Some are not for technical reasons.

3 MS. KACZYNSKI: Well, actually, that's --
4 that was one of the things I was going to talk
5 about.

6 We actually did cap every single one, both
7 in the bid documents -- and when we calculated
8 the lowest bidder, we did it in accordance with
9 not only whatever total amounts there were but
10 also the per hour amounts.

11 Obviously in some of those situations, like
12 you're saying, we don't know what we're going to
13 need or how many of these parts we're gonna need,
14 how many hours we're gonna need for emergency
15 services, et cetera.

16 So, basically, that would be the same
17 across the board. And we just went with whoever
18 submitted the lowest bid based upon the
19 calculation of each one of those.

20 If that calculation came in under the cap
21 that we were asking for, then that's the way that
22 all of these were calculated. And every single
23 one of them did. Some of them well below. And
24 we put a 15 percent cap on last year's amount --
25 a 15 percent increase I should say on last year's

1 amount and that's what this -- this new cap was.

2 I just want to make one clarification, you
3 all probably know this but the fuel oil supply,
4 it's being recommended that it be awarded to
5 Petroleum Trades. And this number is actually a
6 very, very good number. Not only based upon all
7 of the bids but also just based upon the
8 historical figures. That parentheses is actually
9 a negative number.

10 I guess that's how it's normally written.

11 MR. CABELLO: Right.

12 MS. KACZYNSKI: I was unaware of that.

13 So it's actually that number below typical
14 market price.

15 MR. CABELLO: Right. Twenty-one cents
16 below.

17 COMMISSIONER JETTER: Yeah.

18 MR. CABELLO: Which is better than last
19 year, which it was 16 cents.

20 MS. KACZYNSKI: Yes.

21 COMMISSIONER CARNEY: Do we have something
22 in --

23 MR. CABELLO: So, we figure --

24 Yes?

25 COMMISSIONER CARNEY: Excuse me. I'm

1 | sorry. Finish.

2 | MR. CABELLO: No, no, I'm done.

3 | COMMISSIONER CARNEY: Finish.

4 | MR. CABELLO: No, no, that's --

5 | COMMISSIONER CARNEY: What I want to know
6 | is do we have something to make sure that they
7 | don't change the price on us?

8 | MR. CABELLO: Yes.

9 | We subscribe to the Journal of Commerce.
10 | And every day we get a report.

11 | COMMISSIONER CARNEY: On the --

12 | MR. CABELLO: So --

13 | COMMISSIONER CARNEY: -- price of oil.

14 | MR. CABELLO: Correct.

15 | COMMISSIONER CARNEY: Right.

16 | MR. CABELLO: So when there's a delivery,
17 | one of our maintenance folks -- the ones that
18 | we're gonna need in the future -- is present at
19 | the time that the oil is pumped into the tanks.

20 | COMMISSIONER CARNEY: The tank, right.

21 | MR. CABELLO: They get that receipt exactly
22 | that day; the amount --

23 | COMMISSIONER CARNEY: Right.

24 | MR. CABELLO: -- of oil and the price. And
25 | then the following day Rafael will check the --

1 COMMISSIONER CARNEY: Checking it. Right.

2 MR. CABELLO: -- to make sure --

3 COMMISSIONER CARNEY: Make sure it's within
4 the guidelines.

5 MR. CABELLO: That is correct.

6 We had a problem at one time, then the man
7 was confused, I didn't understand, --

8 COMMISSIONER CARNEY: I remember that.

9 MR. CABELLO: -- well, they lost. Because
10 you --

11 CHAIRPERSON MARTINETTI: You're gonna have
12 a huge windfall this year based on prices also.

13 MR. CABELLO: Oh, it's terrific. I'm
14 telling you.

15 COMMISSIONER CARNEY: I know --

16 MR. CABELLO: Twenty-one cents below the
17 lowest market -- you know the tanker in consumer
18 pricing --

19 CHAIRPERSON MARTINETTI: Right.

20 MR. CABELLO: -- in the New York Harbor.

21 CHAIRPERSON MARTINETTI: Plus that was less
22 than half what it was last year.

23 MR. CABELLO: Yes. So, it is really gonna
24 be coming down. So, it's -- it's pretty good.

25 COMMISSIONER CARNEY: I know we're working

1 on the bids but I have something I want to say --

2 MR. CABELLO: Yes, sir.

3 COMMISSIONER CARNEY: -- before I forget
4 it.

5 MR. CABELLO: Go. We have the attorneys to
6 answer legal questions.

7 COMMISSIONER CARNEY: When we're -- when
8 we're dealing with these Public Service people,
9 they're very rude and they are very
10 unprofessional.

11 MS. KACZYNSKI: You're talking about PSE&G?

12 COMMISSIONER CARNEY: And I want them --

13 MR. CABELLO: Public Service or the water
14 company?

15 COMMISSIONER CARNEY: -- to have better --
16 better manners with our people that are working
17 in our facilities.

18 MR. CABELLO: Well, I'll inform their
19 supervisors.

20 COMMISSIONER CARNEY: I -- I asked a man
21 today -- yesterday where he was going. He
22 ignored me. And I said to him -- he says, ra ra
23 ra (phonetic). I said, no, no. I said I'm
24 asking you a question. I'm a Commissioner of
25 Housing, I want to know where you're going on my

1 property? What you need? I'll assist you.

2 'Cause then I could call whoever's supposed
3 to come down there with the Public Service people
4 and take care of everything.

5 Who's that, Richie or her?

6 CHAIRPERSON MARTINETTI: Richie.

7 MR. CABELLO: Richie.

8 MR. PALAZZO: No.

9 CHAIRPERSON MARTINETTI: I'm only kidding
10 with you.

11 MR. CABELLO: Okay.

12 COMMISSIONER CARNEY: So, I -- I want to
13 see about --

14 MR. CABELLO: We'll --

15 COMMISSIONER CARNEY: -- getting
16 something --

17 MR. CABELLO: We'll expect you to
18 supervise --

19 COMMISSIONER CARNEY: I -- I don't want to
20 bring it up now because we're doing this, --

21 MR. CABELLO: No, no, that's fine. We'll
22 speak to --

23 COMMISSIONER CARNEY: -- but I'll forget.

24 MR. CABELLO: We'll speak to the supervisor
25 of --

1 COMMISSIONER CARNEY: I'm getting a little
2 old.

3 MR. CABELLO: -- the area.

4 No, that's fine. I understand. Hey, I'm
5 in the same boat.

6 COMMISSIONER CARNEY: Because originally
7 Rudy was supposed to go with him when he -- when
8 the Public Service people come.

9 MR. CABELLO: Yes, yes, that's right, yeah.

10 COMMISSIONER CARNEY: And they're not
11 following protocol.

12 MR. CABELLO: No problem.

13 COMMISSIONER CARNEY: They're just walking
14 on the property.

15 MR. CABELLO: Okay.

16 COMMISSIONER CARNEY: He was there to -- to
17 shut somebody's service off.

18 MR. CABELLO: Okay.

19 Anything else on the bids?

20 Everybody okay?

21 All right, motion to approve the bids
22 please?

23 COMMISSIONER CARNEY: I make a motion.

24 MR. CABELLO: Motion by Frank Carney.

25 Second?

1 COMMISSIONER GONZALEZ: I'll second.

2 MR. CABELLO: By Commissioner Gonzalez.

3 Roll call.

4 Mr. Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. CABELLO: Ms. Gutierrez?

7 COMMISSIONER GUTIERREZ: Yes.

8 MR. CABELLO: Ms. Jetter?

9 COMMISSIONER JETTER: Yes.

10 MR. CABELLO: Ms. DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. CABELLO: Mr. Gonzalez?

13 COMMISSIONER GONZALEZ: Yes.

14 MR. CABELLO: Mr. Carney?

15 COMMISSIONER CARNEY: Yes.

16 MR. CABELLO: And Mrs. Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. CABELLO: Thank you very much.

19 Okay, so far so good.

20

21 **DIRECTOR'S REPORT:**

22

23 MR. CABELLO: Now, --

24 I'm gonna leave you for last since you got

25 a lot of things to --

1 MS. KACZYNSKI: Okay. Sure.

2 MR. CABELLO: -- from the desk of the
3 Executive Director, soon not-to-be, --

4 You like that one, huh?

5 COMMISSIONER JETTER: That's kind of sad.

6 MR. CABELLO: Oh, yeah, I'm sure.

7 Okay, --

8 Sorry, I can't -- I can't help myself.

9 COMMISSIONER CARNEY: You're sharp tonight,
10 son.

11 MR. CABELLO: It's one of those days, you
12 know?

13 It's that Cuban sandwich that did it. You
14 know?

15 COMMISSIONER CARNEY: That's what did it.

16 MR. CABELLO: Gave me the energy, you know?

17 COMMISSIONER CARNEY: La Cubano.

18 MR. CABELLO: That's it.

19 Okay, the first thing we have is we had
20 submitted this to HUD --

21 I mean -- HUD? I'm sorry.

22 -- State of New Jersey. The budget that
23 was adopted by us. They accepted it. And it was
24 approved; --

25 COMMISSIONER CARNEY: Now you got mail it

1 back?

2 MR. CABELLO: -- they were happy with it.

3 It's mailed back already. They accepted
4 it. They approved this, --

5 COMMISSIONER CARNEY: Good.

6 MR. CABELLO: -- so it's ratified.

7 COMMISSIONER CARNEY: Good.

8 MS. KACZYNSKI: Back and forth.

9 MR. CABELLO: Back and forth. Right?

10 Okay.

11 The next page is a letter that we received
12 from Marie Borrero at HUD regarding the RAD.

13 As a matter of fact last Wednesday we had a
14 telephone conference -- the monthly telephone
15 conference and they want to know where we're
16 standing as far as that RAD program is concerned.

17 As you can see by this email, Maria Maio
18 went to the State of New Jersey regarding the low
19 income tax credits, because they wanted to see if
20 they're going to have an allocation for any
21 Housing Authority that's interested in the RAD
22 program to allocate those funds. Rather than
23 have a statewide, this is a competitive basis.

24 So I told her I was gonna bring this to the
25 attention of the Board. If you still want to

1 | consider this or, you know, wherever we are with
2 | this -- with the program.

3 | A lot of Authorities are really like not
4 | to, you know, keen about it to be honest. You
5 | know. Because I spoke to HUD about it and said,
6 | yeah, I understand because a lot of people are
7 | now -- I don't want to use the word hesitant but,
8 | you know, --

9 | COMMISSIONER CARNEY: They are hesitant.

10 | MR. CABELLO: -- have certain concerns.
11 | You know.

12 | COMMISSIONER CARNEY: But I told you --

13 | MR. CABELLO: Marty?

14 | COMMISSIONER CARNEY: -- the reason they
15 | were hesitant.

16 | MR. CABELLO: Okay. I know. I know. You
17 | did.

18 | COMMISSIONER CARNEY: Well, you know, --

19 | MR. CABELLO: Okay, so, I will continue --

20 | MS. KACZYNSKI: Did they give any --

21 | CHAIRPERSON MARTINETTI: We're really in
22 | limbo -- we're really limbo'd with it right now.

23 | MR. CABELLO: Okay.

24 | CHAIRPERSON MARTINETTI: Still have to get
25 | the governing body --

1 MR. CABELLO: Okay, so I'll --

2 CHAIRPERSON MARTINETTI: -- the
3 municipality onboard.

4 MR. CABELLO: -- I'll speak to them
5 tomorrow. Waiting for them to --

6 Okay?

7 Go ahead.

8 MS. KACZYNSKI: Did they give any
9 indication as to how many municipalities or PHA's
10 have joined?

11 MR. CABELLO: They didn't but I'm gonna ask
12 them tomorrow. I'll ask them tomorrow --

13 We have 87 Authorities in New Jersey, so
14 I'll find out how many.

15 Okay?

16 Now, the next page we have two letters
17 here. One from Oritani Bank and one from Valley
18 National Bank.

19 Right now our main bulk of work is done at
20 TDBank. And -- and they approach us -- we were
21 getting all these services really for free due
22 our -- our balances. They have restructured
23 their operation and they no longer feel that by
24 the type of balances that we're keeping there,
25 they want to start charging services, which will

1 amount to \$18,000.00 a year.

2 MS. KACSYNSKI: Ew.

3 MR. CABELLO: And I said wait a minute, you
4 know, thank you very much, we'll get back to you.

5 So we spoke with Oritani Bank, as well as
6 Valley National Bank. We presented our, you
7 know, proposal to them. Oh, actually they
8 responded to our request.

9 And here we have information with Oritani
10 National Bank. At first I thought that Valley
11 National Bank was gonna offer a better deal. But
12 if you read in between the lines -- one, two,
13 three, the third paragraph on the first page of
14 Valley National Bank they're really requesting a
15 -- to maintain a balance there of one million
16 two-fifty, which really like a compensating
17 balance, which it really doesn't work. And we
18 cannot agree to that because our funding comes
19 from HUD.

20 So like right now our operating budget is
21 gonna be cut by 15 percent, so we cannot
22 guarantee these folks that we're gonna have this.

23 Now, Oritani Bank, on the other hand, is --
24 we're getting all those services for free without
25 requesting any compensating balances.

1 So, my recommendation to the --

2 CHAIRPERSON MARTINETTI: And a better rate.

3 MR. CABELLO: Huh?

4 CHAIRPERSON MARTINETTI: Better interest
5 rate, too.

6 MR. CABELLO: Yeah. Exactly. So, it's a
7 much advantageous, you know, proposition here for
8 us.

9 CHAIRPERSON MARTINETTI: They were actually
10 offering one percent couple months ago. I don't
11 know if that program was still on.

12 MR. CABELLO: I don't think so, no.
13 Because this --

14 CHAIRPERSON MARTINETTI: They had like a
15 little window -- I remember seeing the signs.

16 MR. CABELLO: Right. Yeah.

17 So this is they offer. I recommend, you
18 know, that we should switch to Oritani because
19 \$18,000.00 to do what, you know?

20 COMMISSIONER CARNEY: What about that --
21 what about the money they wanted?

22 MR. CABELLO: No. Oritani does not require
23 any minimum balance.

24 COMMISSIONER CARNEY: Okay.

25 MR. CABELLO: Only Valley National.

1 COMMISSIONER CARNEY: Okay.

2 MR. CABELLO: Right. Right.

3 COMMISSIONER CARNEY: All right.

4 MR. CABELLO: Which is -- that's the only
5 reason why --

6 COMMISSIONER CARNEY: Then we'll stay --
7 stay with these people.

8 CHAIRPERSON MARTINETTI: What about some of
9 the amounts that are gonna be stagnant? Putting
10 them in CDs?

11 MR. CABELLO: Yeah, we could --

12 CHAIRPERSON MARTINETTI: For --

13 MR. CABELLO: -- work with that --

14 CHAIRPERSON MARTINETTI: -- two percent, --

15 MR. CABELLO: -- with the --

16 CHAIRPERSON MARTINETTI: -- some banks --

17 MR. CABELLO: Right.

18 CHAIRPERSON MARTINETTI: -- offer two
19 percent for --

20 MR. CABELLO: Yeah.

21 CHAIRPERSON MARTINETTI: -- 18 months, --

22 MR. CABELLO: That's what Raffie's been --

23 CHAIRPERSON MARTINETTI: -- or three years.

24 MR. CABELLO: -- working on that.

25 CHAIRPERSON MARTINETTI: Right.

1 MR. CABELLO: You know whatever money we
2 know we're gonna need, --

3 CHAIRPERSON MARTINETTI: That we don't --
4 right.

5 MR. CABELLO: -- like a short-term CD, kind
6 of 90 days, --

7 CHAIRPERSON MARTINETTI: Right.

8 MR. CABELLO: -- 60 month -- I mean --
9 Sixty months?

10 CHAIRPERSON MARTINETTI: Maybe even a
11 better rate.

12 MR. CABELLO: -- six months.

13 COMMISSIONER CARNEY: Sixty months?

14 MR. CABELLO: Whatever --

15 COMMISSIONER CARNEY: I'd say take the deal
16 now.

17 MR. CABELLO: -- we need, you know.

18 Okay. So, if anyone -- with you, I'll
19 speak to Oritani, we'll start the process of
20 change. Because \$18,000.00 a year, I mean for --
21 for really --

22 And I cannot believe that with the type of
23 balances that we kept there, with those numbers,
24 they're not making any money? I doubt it very
25 much.

1 MS. KACZYNSKI: Were you close to what
2 Valley's asking for?

3 And they still wanted to --

4 MR. CABELLO: Yeah.

5 MS. KACZYNSKI: Wow. That's ridiculous.

6 MR. CABELLO: Yeah, yeah, yeah, that's our
7 average.

8 MS. KACZYNSKI: That's ridiculous.

9 MR. CABELLO: Actually it was like 1100.

10 MS. KACZYNSKI: That's ridiculous.

11 MR. CABELLO: I -- I know it's ridiculous.
12 I said, well, what's going on?

13 I think what they want do -- they -- they
14 want to become like a city bank -- I mean a bank
15 in the city. They want the large customers,
16 where they -- you know, they could get the -- the
17 big bucks. Anyway small and in between, they're
18 just weeding them out, you know.

19 So, which to me doesn't even makes sense
20 but --

21 MS. NOVA: Yeah.

22 MR. CABELLO: -- it is what it is.

23 All right?

24 So, we should proceed then with Oritani,
25 get all the paperwork and all that in order.

1 Great.

2 Thank you.

3 COMMISSIONER CARNEY: Right.

4 COMMISSIONER GONZALEZ: Do you need a -- a
5 resolution?

6 MR. CABELLO: Well, I don't have it yet
7 because I didn't know whether it was going to get
8 approved or not.

9 Yeah, for the next Board meeting we'll have
10 a resolution. I'll have all the paperwork ready
11 so we could sign.

12 All right?

13 But I just want to get the authorization to
14 proceed.

15 MS. KACZYNSKI: As well as some documents
16 and some other information you'll have to
17 submit --

18 MR. CABELLO: Right.

19 MS. KACZYNSKI: -- in order to finalize it.

20 MR. CABELLO: Exactly. Exactly.

21 And they're also insured, you know, for
22 public funding and all that stuff.

23 MS. KACZYNSKI: Um-hum.

24 MR. CABELLO: Okay.

25 And the last page, the Real Estate

1 | Assessment Center. And this is good news. This
2 | is our report card that we do at the end of the
3 | fiscal year. And this is the unaudited version.
4 | They submit everything to HUD.

5 | And based on the numbers that they respond
6 | to us, we have an average of 24 points for the
7 | financial end of it; and 21 is high performance.

8 | So right now, barring any problems in the
9 | audit, which I don't see to lose any points,
10 | we're high-performance on the financial end,
11 | which is --

12 | I have to give credit to Rafael who's not
13 | here right now, because he's looking at some
14 | checks, but, you know, he --

15 | CHAIRPERSON MARTINETTI: Twenty-five is the
16 | highest. Twenty-five, right?

17 | MR. CABELLO: Twenty-one and up.

18 | CHAIRPERSON MARTINETTI: I know. Yeah
19 | but --

20 | MR. CABELLO: Twenty-one --

21 | CHAIRPERSON MARTINETTI: -- 25's the
22 | maximum?

23 | MR. CABELLO: Yeah, 25 is the maximum.

24 | CHAIRPERSON MARTINETTI: And we had 24.

25 | MR. CABELLO: Yeah, we're at 24. The

1 average. So, it's --

2 COMMISSIONER CARNEY: We had 24, right.

3 MR. CABELLO: Actually it's 23.80 but they
4 round it off to 24, --

5 COMMISSIONER CARNEY: Yeah.

6 MR. CABELLO: -- so we really make that --

7 COMMISSIONER CARNEY: Go to the highest
8 level.

9 MR. CABELLO: And hopefully this will help
10 us with the overall points -- because it's
11 different criteria, it's like five areas. So we
12 might becoming a high-performing again Authority.
13 Okay?

14 MS. KACZYNSKI: And these are our sites?

15 MR. CABELLO: Site by the --

16 MS. KACZYNSKI: In other words --

17 MR. CABELLO: Yeah by the sites.

18 MS. KACZYNSKI: Per site.

19 MR. CABELLO: Each site, as you see, has a
20 ranking --

21 MS. KACZYNSKI: Um-hum.

22 MR. CABELLO: -- point.

23 MS. KACZYNSKI: Um-hum.

24 MR. CABELLO: Because now we open as
25 separate companies.

1 That's right before --

2 MS. KACZYNSKI: Yeah.

3 MR. CABELLO: -- before it should be one;
4 now it's all of them.

5 Okay, so that's that.

6

7 **REPORT OF COUNSEL:**

8

9 MR. CABELLO: Now, I'd like to -- next
10 report of counsel.

11 MS. KACZYNSKI: Okay. Just two things that
12 I wanted to talk to you about tonight. First
13 probably can go with the more -- I think it will
14 take a little less time.

15 We are preparing criteria -- unfortunately
16 with Virgil -- Virgil's soon departure, you guys
17 are gonna have to start considering another new
18 executive director. We're putting together
19 criteria that HUD requires. I also asked Virgil
20 to put together some thoughts as to things that
21 he might feel would be helpful for his successor
22 to have. So he's putting together a list of all
23 that stuff, along with the requirements.

24 And then you let me know how -- or actually
25 let Krystle know how you'd like to proceed.

1 Do you want a -- a draft proposal together?

2 Do you want a list of criteria that you
3 want to sit and discuss what you want -- what
4 else you want to add?

5 You know how -- it's up to you however
6 you'd like to proceed. But we've started that
7 process going for you.

8 So, let us know. It doesn't have to be
9 tonight but we're getting going on that.

10 COMMISSIONER CARNEY: Want to think about
11 it?

12 COMMISSIONER DiNARDO: Well, are we -- are
13 we forming a committee?

14 CHAIRPERSON MARTINETTI: Yes.

15 COMMISSIONER DiNARDO: Like I a search
16 committee?

17 MS. KACZYNSKI: Yes. Yes. Yes. You're
18 absolutely right.

19 COMMISSIONER DiNARDO: Are we -- are we
20 doing that tonight?

21 MS. KACZYNSKI: My apologies.

22 We're going to perform -- we're going to --
23 it's probably best to form a committee. And
24 there's some suggestions as to -- as to who
25 should be on that.

1 Commissioners DiNardo and --

2 Excuse me.

3 -- Margarita, as well as --

4 And I apologize as I look for your last
5 names.

6 -- Frank and -- and Commissioner Mundorf I
7 think would make up a good committee for the --
8 the search for executive director.

9 And, again, we can -- we'll put together a
10 list.

11 CHAIRPERSON MARTINETTI: And if anybody
12 else wants to.

13 MS. KACZYNSKI: And if anybody else wants
14 to --

15 CHAIRPERSON MARTINETTI: Right.

16 MS. KACZYNSKI: -- to join that as well.

17 CHAIRPERSON MARTINETTI: It's open to
18 anybody.

19 MS. KACZYNSKI: But it's important, I
20 think, --

21 CHAIRPERSON MARTINETTI: Any other
22 Commissioner.

23 MS. KACZYNSKI: -- to have that type of
24 committee.

25 CHAIRPERSON MARTINETTI: -- whoever wants

1 to join --

2 COMMISSIONER CARNEY: Well, I'm willing.

3 CHAIRPERSON MARTINETTI: -- we want to
4 welcome.

5 COMMISSIONER GONZALEZ: I would like to
6 join.

7 My question, if we have more -- if we have
8 a certain amount of Commissioners, does that
9 constitute an issue?

10 MS. KACZYNSKI: As far as a public meeting?

11 COMMISSIONER GONZALEZ: Yes.

12 MS. KACZYNSKI: We should look into that.
13 It probably does.

14 CHAIRPERSON MARTINETTI: That's a good
15 question.

16 COMMISSIONER DiNARDO: (Indiscernible) --
17 committee.

18 MS. KACZYNSKI: It probably does.

19 COMMISSIONER GONZALEZ: I think it's four
20 Commissioners or more you have to --

21 MS. KACZYNSKI: Now the way that we could,
22 if -- if we still want to proceed with that
23 number in a committee, we could do a meeting of
24 two and a meeting of two. Put the documentation
25 together. Each one of those groups can come up

1 with their conclusions and, you know, do
2 something in writing or however you want to
3 handle it. But just make sure that there aren't
4 four.

5 CHAIRPERSON MARTINETTI: Or can we do it as
6 part of our meeting, let the committees meet, you
7 know, --

8 MS. KACZYNSKI: I mean there -- there could
9 also be --

10 COMMISSIONER DiNARDO: After or --

11 CHAIRPERSON MARTINETTI: Yeah.

12 MS. KACZYNSKI: -- and we could look into
13 this --

14 CHAIRPERSON MARTINETTI: Yeah.

15 MS. KACZYNSKI: -- going into Executive
16 Session for it as well, --

17 CHAIRPERSON MARTINETTI: Right.

18 MS. KACZYNSKI: -- because it is a
19 personnel matter.

20 CHAIRPERSON MARTINETTI: And let the
21 committee --

22 COMMISSIONER GUTIERREZ: Yes.

23 CHAIRPERSON MARTINETTI: Let the
24 committees --

25 COMMISSIONER GUTIERREZ: Yes.

1 CHAIRPERSON MARTINETTI: -- discuss it.

2 MS. KACZYNSKI: So do it at the public
3 meeting?

4 CHAIRPERSON MARTINETTI: That's how we do
5 it on other boards.

6 MS. KACZYNSKI: Okay. So, you could do it
7 that way as well.

8 CHAIRPERSON MARTINETTI: They meet right
9 there and then they come out --

10 COMMISSIONER DiNARDO: 'Cause it's just so
11 hard to get everybody together.

12 COMMISSIONER GUTIERREZ: Yeah, together,
13 yeah.

14 MR. CABELLO: Yeah, it's tough.

15 COMMISSIONER CARNEY: So in other words,
16 when you got everything together, you're gonna
17 give each of the ones that are on this committee
18 the -- the paperwork.

19 MS. KACZYNSKI: Well, you -- you direct us
20 how you'd like it.

21 Do you want to a draft proposal put
22 together that would be going out for --

23 COMMISSIONER CARNEY: What would you
24 suggest, Mr. Chairman?

25 MS. KACZYNSKI: A list of criteria that you

1 | can discuss and add to and then prepare
2 | something --

3 | COMMISSIONER GUTIERREZ: Yes.

4 | CHAIRPERSON MARTINETTI: I would say --

5 | COMMISSIONER GUTIERREZ: Yes.

6 | MS. KACZYNSKI: -- as a result of that?

7 | CHAIRPERSON MARTINETTI: -- get -- get the
8 | lists and then prepare a draft proposal.

9 | COMMISSIONER GUTIERREZ: Yes. Um-hum.

10 | COMMISSIONER CARNEY: There you go.

11 | COMMISSIONER GUTIERREZ: Yes.

12 | CHAIRPERSON MARTINETTI: Could we have
13 | that, you know, as soon as possible because the
14 | clock's ticking and Virgil's not gonna hang
15 | around a minute --

16 | COMMISSIONER CARNEY: He's gonna hang
17 | around.

18 | CHAIRPERSON MARTINETTI: -- a minute later.

19 | COMMISSIONER CARNEY: I got a Cuban --
20 | (indiscernible) -- around him.

21 | MR. CABELLO: I -- I have some suggestions
22 | that I would like to make at a future time,
23 | which --

24 | CHAIRPERSON MARTINETTI: Sure. Sure.

25 | MR. CABELLO: -- that time.

1 MS. KACZYNSKI: And we do already have a
2 list that's already going, so we can put that
3 together and -- and distribute that.

4 MR. CABELLO: Yes, she all the information
5 there.

6 CHAIRPERSON MARTINETTI: Okay.

7 MS. KACZYNSKI: And we can do it I'm sure
8 before the next meeting, too, so it can be
9 discussed at the --

10 COMMISSIONER GUTIERREZ: Yeah.

11 MS. KACZYNSKI: -- next meeting and have it
12 -- have it in hand.

13 COMMISSIONER GUTIERREZ: We can get
14 together. Yeah.

15 MS. KACZYNSKI: I don't think you want to
16 wait to do it --

17 COMMISSIONER CARNEY: I'll get together
18 with whoever's gonna be on the committee.

19 COMMISSIONER GUTIERREZ: Yeah.

20 COMMISSIONER DiNARDO: You're not on the
21 committee, so why am I talking to you?

22 COMMISSIONER CARNEY: I'm on it. Who else?

23 COMMISSIONER DiNARDO: Now, what about if
24 you just give it to us in an email?

25 MS. KACZYNSKI: That's what I'm saying,

1 | email it. And then the plan would be that once
2 | you look at it, have a discussion at the next
3 | meeting, --

4 | COMMISSIONER GUTIERREZ: Exactly.

5 | MS. KACZYNSKI: -- go into Executive
6 | Session, do it that way, and then whatever's
7 | discussed and decided --

8 | MR. CABELLO: If you want to add
9 | something --

10 | CHAIRPERSON MARTINETTI: But email -- email
11 | it to all the Commissioners.

12 | MS. KACZYNSKI: Sure.

13 | COMMISSIONER DiNARDO: Yeah, exactly.

14 | CHAIRPERSON MARTINETTI: So everybody has
15 | input. And then --

16 | COMMISSIONER DiNARDO: So everybody has
17 | input.

18 | MS. KACZYNSKI: Absolutely.

19 | COMMISSIONER GUTIERREZ: Um-hum.

20 | MS. KACZYNSKI: Absolutely.

21 | CHAIRPERSON MARTINETTI: Right.

22 | MR. CABELLO: Yeah, if you want to add
23 | something to it or --

24 | CHAIRPERSON MARTINETTI: Right.

25 | COMMISSIONER CARNEY: This committee, how

1 many people --

2 MS. KACZYNSKI: And then from there

3 prepare --

4 COMMISSIONER CARNEY: -- it's gonna be made

5 up of?

6 CHAIRPERSON MARTINETTI: That we're

7 discussing.

8 MS. KACZYNSKI: Four people.

9 COMMISSIONER CARNEY: Four people, right?

10 MS. KACZYNSKI: Four list -- but, again,
11 whoever would like to join, more than welcome.

12 COMMISSIONER CARNEY: But like he said will
13 we run into any problems if we have more than
14 four people on it?

15 MS. KACZYNSKI: We're gonna go -- if we do
16 it that way, where we do it at a public meeting
17 and go into Executive Session because --

18 COMMISSIONER CARNEY: Right.

19 MS. KACZYNSKI: -- it is a personnel
20 matter, then we can bypass that issue.

21 COMMISSIONER CARNEY: Okay.

22 MR. CABELLO: Because everybody's going to
23 have that beforehand.

24 COMMISSIONER CARNEY: We got enough waves;
25 we don't need anymore.

1 MS. KACZYNSKI: Oh, don't need them.

2 CHAIRPERSON MARTINETTI: And if it gets too
3 crazy, call a Special.

4 MR. CABELLO: Yeah.

5 MS. NOVA: Exactly.

6 CHAIRPERSON MARTINETTI: If timing
7 becomes --

8 MR. CABELLO: And everybody -- Frank, --

9 CHAIRPERSON MARTINETTI: -- of the essence.

10 MR. CABELLO: -- everybody will have a copy
11 of that before that meeting so they know what --

12 COMMISSIONER CARNEY: Right.

13 MR. CABELLO: -- you know, of any input you
14 want to have you could have it at the meeting.

15 Right?

16 COMMISSIONER CARNEY: Right.

17 MR. CABELLO: All right. Good.

18 MS. KACZYNSKI: Okay, so that's number one.

19 Number two, you have in front of you a
20 number of items relating to the search for new
21 counsel.

22 You have, first of all, the draft RFP that
23 we have prepared. That RFP was based on a
24 request from HUD for a quote/unquote form that
25 they approved or that they suggested. There's an

1 | email from -- from Sonia, from HUD, forwarding us
2 | a copy. It says of Long Branch's RFP but
3 | actually you'll see there it's Asbury Park's RFP.

4 | We took a look at that. We modeled the
5 | draft RFP for Union City's legal counsel on that
6 | and then submitted that to HUD.

7 | COMMISSIONER GONZALEZ: Kara, sorry.

8 | MS. KACZYNSKI: Yes?

9 | COMMISSIONER GONZALEZ: Excuse me?

10 | MS. KACZYNSKI: Sure.

11 | COMMISSIONER GONZALEZ: I'm having problems
12 | following you. What are we looking at?

13 | MS. KACZYNSKI: So first what you have
14 | there is our draft RFP.

15 | COMMISSIONER GONZALEZ: Is that section
16 | one?

17 | MS. KACZYNSKI: Section one, proposed --
18 | look at the top --

19 | COMMISSIONER GONZALEZ: Okay.

20 | MR. CABELLO: Look at the top. I --

21 | MS. KACZYNSKI: -- it says Union City
22 | Housing Authority --

23 | COMMISSIONER GONZALEZ: Okay.

24 | MR. CABELLO: -- I highlighted with a
25 | yellow, so.

1 MS. KACZYNSKI: So then if you keep
2 going --

3 COMMISSIONER GONZALEZ: No, it's over here,
4 Commissioner.

5 COMMISSIONER CARNEY: It's on this, right?

6 COMMISSIONER GONZALEZ: It's on there.

7 COMMISSIONER CARNEY: Yeah, I said it was
8 in this --

9 MS. KACZYNSKI: So if you keep going, about
10 halfway through, you'll see an email from Sonia
11 Burgos of HUD and that -- she had forwarded it --
12 copy of Long Branch's -- actually -- actually
13 Asbury Park's RFP. Following that email is the
14 Asbury Park RFP, which formed the basis for that
15 first Union City Housing Authority RFP that we
16 prepared.

17 That RFP that we prepared for the Housing
18 Authority was submitted to HUD August 17th and on
19 September 10th we received the email from HUD
20 responding to our draft RFP. And that is in your
21 packet also.

22 COMMISSIONER CARNEY: Now this -- this is
23 it here?

24 MS. KACZYNSKI: That's Asbury Park's.

25 COMMISSIONER CARNEY: Right.

1 MS. KACZYNSKI: And if you go all the way
2 to the end --

3 COMMISSIONER CARNEY: All the way to the
4 end.

5 MS. KACZYNSKI: -- you'll see the letter
6 from HUD.

7 Yup.

8 CHAIRPERSON MARTINETTI: Now, -- now, Kara,
9 HUD recommended a committee and taking lowest
10 bidder as part --

11 MS. KACZYNSKI: So, --

12 CHAIRPERSON MARTINETTI: -- taking that
13 into consideration, --

14 MS. KACZYNSKI: So, let's backtrack.

15 CHAIRPERSON MARTINETTI: -- obviously.

16 MS. KACZYNSKI: There were a couple things
17 that they suggested of changes to be made to the
18 RFP from Asbury Park that they gave us and we
19 went ahead and we made those changes in the draft
20 RFP that's before you.

21 If you look at the letter from HUD, -- and
22 there's a couple issues that we need to discuss,
23 most important of which is this cap versus hourly
24 fee.

25 MR. CABELLO: Yeah, that's important.

1 MS. KACZYNSKI: And obviously we want to
2 make sure that the contract is -- is properly
3 drafted and approved by HUD, which is why we
4 submitted it to them. But we also want to make
5 sure that the fee structure is appropriate.

6 And the letter from HUD, you'll see on page
7 2, under Section B, towards the end of that first
8 paragraph, the letter does say that the contract
9 cannot include special litigation counsel,
10 basically.

11 The only litigation work that can be
12 included in the general counsel contract is
13 routine landlord/tenant matters, Section 8s and
14 -- and filing of defense pleadings. Not special
15 litigation, which we would have to define
16 separately and go out for a separate RFP for.

17 But it references that it must be a flat
18 fee or a fixed contract price.

19 A little bit different than what we've been
20 doing and when I spoke with HUD today to kind of
21 get some clarification on that, they seemed to
22 agree that maybe they didn't use the right
23 language.

24 I am waiting for a call back from Raj
25 (phonetic) and the engineer. But I pulled the

1 actual HUD requirements and if it you look at the
2 sections of the Procurement Handbook of the
3 State, as well as -- of HUD, as well as ours,
4 there are two options.

5 There is a hourly fee that is billed, based
6 upon number of hours worked, with a total amount
7 not to exceed a cap of. Or, in the alternative,
8 a flat fee.

9 It's really up to the Board how you want to
10 handle that.

11 The flat fee would I guess basically be
12 billed on a monthly basis in accordance of 1/12th
13 of that flat fee, if that's the way the Board
14 wishes to go.

15 CHAIRPERSON MARTINETTI: I personally
16 prefer the hourly billing --

17 COMMISSIONER CARNEY: Yeah, the hourly
18 billing.

19 CHAIRPERSON MARTINETTI: -- or the total
20 cap -- hard cap.

21 MR. CABELLO: Cap. Correct.

22 CHAIRPERSON MARTINETTI: And any
23 language --

24 MS. KACZYNSKI: And not to exceed under
25 any --

1 CHAIRPERSON MARTINETTI: Correct.

2 MS. KACZYNSKI: -- circumstance --

3 CHAIRPERSON MARTINETTI: And if they do,
4 they -- they have to be -- you know, they have to
5 understand that they're going to be working and
6 not getting paid for it to fulfill their
7 obligation. Otherwise, we can entertain any
8 legal options --

9 MS. KACZYNSKI: Well and what that
10 forces --

11 CHAIRPERSON MARTINETTI: -- for void the
12 contract.

13 MS. KACZYNSKI: -- what that forces people
14 to do that are gonna respond to this is to really
15 take a look at what they're offering, what the
16 obligations are, and what their bid is.

17 So, if you know that it's gonna be a lot
18 more than just winning your bid but you're going
19 to have to continue to produce these services,
20 and if you bill -- if you, you know, bid
21 \$30,000.00 on something that has a cap of 65 just
22 to get it, then probably for half that year
23 you're gonna be working for free.

24 MR. CABELLO: And by the way, that --

25 CHAIRPERSON MARTINETTI: Definitely. Not

1 probably.

2 MR. CABELLO: By the way, the numbers that
3 we gave for the cap, they're historically
4 realistic average in numbers. There's no doubt
5 that, you know, -- because we figured out for
6 five years. That's what we --

7 MS. KACZYNSKI: Yes.

8 MR. CABELLO: -- figured it out.

9 MS. KACZYNSKI: Yes.

10 MR. CABELLO: Five year average. So that's
11 -- so that falls in there. So there should be
12 enough room for, you know, whoever that's here to
13 work that -- you know, --

14 MS. KACZYNSKI: And that was --

15 MR. CABELLO: -- that will cover --

16 MS. KACZYNSKI: -- five years prior to
17 backing out --

18 MR. CABELLO: Right.

19 Of the additional --

20 MS. KACZYNSKI: -- the past two years.

21 MR. CABELLO: The past two years.

22 CHAIRPERSON MARTINETTI: Right.

23 So you backed out the prior two we had
24 issues with --

25 MR. CABELLO: Yes.

1 CHAIRPERSON MARTINETTI: -- or HUD had
2 issues with.

3 MR. CABELLO: Yes.

4 CHAIRPERSON MARTINETTI: Now what was the
5 average on the five?

6 MR. CABELLO: Sixty-five.

7 CHAIRPERSON MARTINETTI: Which included the
8 employee that we had and -- 'cause that was
9 within the five years, right?

10 So that was the salary --

11 MR. CABELLO: Yes. Yes.

12 CHAIRPERSON MARTINETTI: -- plus the --

13 MR. CABELLO: Right. Right. Right.

14 That was the employee. Yeah. Because we
15 had --

16 CHAIRPERSON MARTINETTI: So it was 65?

17 MR. CABELLO: Sixty-five, yeah. The --

18 CHAIRPERSON MARTINETTI: That was the
19 average?

20 MR. CABELLO: Yeah. The attorney here that
21 we had was -- one attorney was an employee --

22 MS. KACZYNSKI: Oh.

23 MR. CABELLO: -- that's why, yeah.

24 MS. KACZYNSKI: Okay.

25 MR. CABELLO: So had his salary, plus the

1 | benefits. So that was all included and
2 | everything.

3 | MS. KACZYNSKI: And what I would also
4 | recommend is if -- you know, going with the
5 | hourly and then billing, obviously, on a monthly
6 | basis. You have to see copies of all -- of all
7 | bills and the work performed. If it ends up
8 | being under the cap and -- and the bid cap at
9 | the end of the year, then it's under. I mean
10 | it's really whichever's less. I mean at the end
11 | you're not gonna pad another 5,000 if you didn't
12 | bill it along the way.

13 | CHAIRPERSON MARTINETTI: No, no.

14 | MS. KACZYNSKI: So, --

15 | CHAIRPERSON MARTINETTI: Whoever bids in,
16 | that amount they bid, they're gonna live with it
17 | period.

18 | MS. KACZYNSKI: Yes.

19 | CHAIRPERSON MARTINETTI: That's it.

20 | COMMISSIONER CARNEY: Yes.

21 | CHAIRPERSON MARTINETTI: It has to be --

22 | COMMISSIONER CARNEY: Gotta make sure of
23 | that this time.

24 | CHAIRPERSON MARTINETTI: -- very specific
25 | language put in there. And they have to

1 understand that.

2 MS. KACZYNSKI: Well, I'm saying if it
3 comes under -- you know, if -- if we're going to
4 do the hourly, --

5 CHAIRPERSON MARTINETTI: Right.

6 MS. KACZYNSKI: -- times the amount of
7 hours and then whatever is at the end of that
8 month, that has to be within not only whatever
9 cap you set but whatever cap you bid.

10 COMMISSIONER GUTIERREZ: Um-hum.

11 MS. KACZYNSKI: So, if they choose to bid
12 five or ten --

13 CHAIRPERSON MARTINETTI: Well, the cap we
14 set is just --

15 MR. CABELLO: Overall.

16 CHAIRPERSON MARTINETTI: -- an overall.

17 MS. KACZYNSKI: Yes.

18 So, for instance, to make it --

19 CHAIRPERSON MARTINETTI: Whoever's the
20 successful bidder, -- say you have four attorneys
21 and, you know, the lowest bidder obviously gets
22 it and he bids 31, bids 40, whatever, the guy who
23 bids 30, like you said, he's gonna live with that
24 30 period. We don't want to hear it and they
25 have to be under -- they have to understand that

1 | completely.

2 | COMMISSIONER CARNEY: Right.

3 | CHAIRPERSON MARTINETTI: Because there is
4 | no other reason that they would exceed it because
5 | special litigation and any other legal
6 | actions, --

7 | MR. CABELLO: Something else, yeah.

8 | CHAIRPERSON MARTINETTI: -- besides normal
9 | business and whatever you specify in there,
10 | tenant, evictions, et cetera, et cetera, will be
11 | special counsel.

12 | So there is no reason why they should
13 | exceed that.

14 | MS. KACZYNSKI: Well, tenant evictions,
15 | that stuff, will be under this.

16 | CHAIRPERSON MARTINETTI: Right.

17 | MS. KACZYNSKI: It's --

18 | MR. CABELLO: Yeah, like Section 8 work,
19 | too.

20 | MS. KACZYNSKI: -- that's special --

21 | CHAIRPERSON MARTINETTI: Whatever language
22 | you --

23 | MR. CABELLO: -- the Section 8 work --

24 | CHAIRPERSON MARTINETTI: -- put there --

25 | COMMISSIONER GUTIERREZ: Um-hum.

1 CHAIRPERSON MARTINETTI: They --

2 MS. KACZYNSKI: And we'll spell all that
3 out --

4 CHAIRPERSON MARTINETTI: They can't come
5 back.

6 MS. KACZYNSKI: -- very well in there.

7 CHAIRPERSON MARTINETTI: We don't want to
8 hear it. They cannot come back. That's the
9 amount. If you're confident in your abilities
10 and you bid that amount, you have to live with
11 it.

12 COMMISSIONER DiNARDO: With an RFP though
13 you have no discretion as to who you select.
14 We're going with the lowest bidder.

15 MS. KACZYNSKI: Well, that's what I was
16 just gonna --

17 COMMISSIONER DiNARDO: How do we know that
18 they're --

19 MS. KACZYNSKI: I was just gonna say that.

20 COMMISSIONER DiNARDO: How do we know
21 they're capable?

22 CHAIRPERSON MARTINETTI: Yeah, that's why
23 we're asking --

24 MS. KACZYNSKI: That's not the case though.

25 We do have criteria. We are going --

1 COMMISSIONER DiNARDO: Okay.

2 MS. KACZYNSKI: -- back to utilizing the
3 criteria approach. That must be utilized, the
4 same criteria, you've been using for years.

5 CHAIRPERSON MARTINETTI: And HUD's gonna
6 give you that criteria --

7 MS. KACZYNSKI: Absolutely.

8 CHAIRPERSON MARTINETTI: Right.

9 MS. KACZYNSKI: I mean we have it and we'll
10 them confirm that that's what it is.

11 MR. CABELLO: We had, years ago, the time
12 -- until the time we stopped using it --

13 MS. KACZYNSKI: Yes.

14 MR. CABELLO: -- because it was recommended
15 by the previous attorney not to use it, that it
16 was --

17 CHAIRPERSON MARTINETTI: Can you --

18 MR. CABELLO: -- unnecessary.

19 CHAIRPERSON MARTINETTI: Can you just make
20 sure you get everything in an email from HUD?

21 MS. KACZYNSKI: Absolutely.

22 CHAIRPERSON MARTINETTI: No phone -- you
23 know, verbals.

24 MS. KACZYNSKI: And I think we should
25 follow same suit here and create a legal

1 | committee.

2 | CHAIRPERSON MARTINETTI: Actually it
3 | wouldn't be --

4 | MS. KACZYNSKI: Review it in the same
5 | manner.

6 | CHAIRPERSON MARTINETTI: Krystle.

7 | COMMISISONER GUTIERREZ: Yeah.

8 | CHAIRPERSON MARTINETTI: Krystle, you got
9 | that?

10 | MS. NOVA: Yeah.

11 | MR. CABELLO: I -- I have a question
12 | regarding the -- the hourly rate.

13 | Would that include the -- Board meeting
14 | work? Or that will be like the -- that will be
15 | included?

16 | MS. KACZYNSKI: So if we take a look at the
17 | RPF, there's a couple --

18 | MR. CABELLO: Rather than on a retainer
19 | basis, --

20 | CHAIRPERSON MARTINETTI: That's a good
21 | question.

22 | MS. KACZYNSKI: There's a couple questions
23 | I had --

24 | MR. CABELLO: I'm a little confused about
25 | this.

1 CHAIRPERSON MARTINETTI: You know some of
2 the other Boards, the attorneys that serve them,
3 that -- they'll set a per meeting amount and
4 hourly for preparing of resolutions, et cetera,
5 et cetera.

6 MR. CABELLO: Yeah, right, right.

7 CHAIRPERSON MARTINETTI: That's how it's
8 done.

9 But whatever way the Board wants to
10 structure, --

11 MR. CABELLO: How would you like to
12 structure that, Elise?

13 MS. KACZYNSKI: Now I'm not sure --

14 COMMISSIONER DiNARDO: Why me?

15 MR. CABELLO: I'm asking you because --

16 MS. KACZYNSKI: Well, we --

17 MR. CABELLO: I'm gonna ask everybody. I
18 got to start somewhere. And, you know, you seem
19 to be interested in the issue, so.

20 COMMISSIONER DiNARDO: Well, I mean I -- I
21 think that if it's hourly, it's an hourly. I
22 don't think you structure it because of the Board
23 meeting or --

24 MR. CABELLO: Okay.

25 COMMISSIONER DiNARDO: -- because they're

1 | doing resolutions, because maybe the attorney's
2 | here early to do contracts or whatever.

3 | MR. CABELLO: Okay.

4 | COMMISSIONER DiNARDO: So I think it should
5 | just be hourly.

6 | MS. KACZYNSKI: I think that --

7 | MR. CABELLO: Okay.

8 | COMMISSIONER DiNARDO: Why make it more
9 | complicated?

10 | MS. KACZYNSKI: -- does get confusing.

11 | CHAIRPERSON MARTINETTI: Right.

12 | MR. CABELLO: Thank you.

13 | No, no, that's why I want it clear, --

14 | COMMISSIONER GUTIERREZ: Yeah.

15 | CHAIRPERSON MARTINETTI: I'm fine with
16 | that.

17 | MR. CABELLO: -- so we don't have the same
18 | issues.

19 | CHAIRPERSON MARTINETTI: I'm fine with
20 | that. My main objective is not to exceed --

21 | COMMISSIONER GUTIERREZ: Exactly.

22 | CHAIRPERSON MARTINETTI: -- anything they
23 | bid it that.

24 | MR. CABELLO: Yeah.

25 | CHAIRPERSON MARTINETTI: And the no

1 | circumstances --

2 | MR. CABELLO: Oh, by the way, --

3 | CHAIRPERSON MARTINETTI: -- they come back
4 | and --

5 | MR. CABELLO: -- Kara had --

6 | CHAIRPERSON MARTINETTI: -- ask for
7 | increases -- because you know it happens.
8 | Everybody starts, --

9 | MR. CABELLO: Yeah.

10 | CHAIRPERSON MARTINETTI: -- the end of the
11 | year, oh, I need another 10,000 --

12 | MR. CABELLO: I know.

13 | CHAIRPERSON MARTINETTI: -- to finish it.
14 | And it just --

15 | COMMISSIONER CARNEY: No.

16 | CHAIRPERSON MARTINETTI: -- doesn't look
17 | good.

18 | MR. CABELLO: And also Kara had a good
19 | recommendation that it should be the same dollar
20 | amount no matter what type of work is done. Like
21 | we have structure, --

22 | MS. KACZYNSKI: It has to be.

23 | CHAIRPERSON MARTINETTI: No, it's straight.

24 | MR. CABELLO: -- evictions so much, --

25 | MS. KACZYNSKI: Has to be.

1 MR. CABELLO: -- so much this, so much --

2 CHAIRPERSON MARTINETTI: Straight hourly --

3 COMMISSIONER DiNARDO: I -- I absolutely
4 agree with that.

5 MR. CABELLO: It's straight hourly for --
6 yeah, if he's here for -- even for the accounting
7 department to keep track of things, like what's
8 what, you know?

9 COMMISSIONER GUTIERREZ: Exactly.

10 MR. CABELLO: So, -- so that would be --

11 CHAIRPERSON MARTINETTI: And --

12 COMMISSIONER CARNEY: So we're gonna go
13 with a straight hourly rate?

14 MR. CABELLO: Yes, sir?

15 COMMISSIONER CARNEY: Is that what you're
16 saying?

17 MR. CABELLO: That's what's up to the
18 Board.

19 COMMISSIONER CARNEY: Okay.

20 MS. KACZYNSKI: Itemized bills being
21 provided every month --

22 MR. CABELLO: Right. Right.

23 COMMISSIONER CARNEY: Right. That's --

24 MS. KACZYNSKI: -- based upon the work that
25 was performed.

1 COMMISSIONER CARNEY: -- important.

2 CHAIRPERSON MARTINETTI: Yup.

3 MR. CABELLO: Now, let --

4 MS. KACZYNSKI: And -- and what I might
5 also recommend, since that is the way that we're
6 going to go, put it right in the RFP that at the
7 bottom of each bill there's the amount left in
8 the cap.

9 So it's clear, it's there, it's submitted,
10 the invoice is signed, and any issues or any
11 questions either from your end or your end, it's
12 all right there right in front of --

13 MR. CABELLO: And with the new system that
14 we're installing, --

15 When are we getting that software? When's
16 coming up?

17 MR. NATERA: Should begin like end of
18 November.

19 MR. CABELLO: At the end of November that's
20 gonna be part of that program. We emphasize
21 that. So automatic at the end of the month we'll
22 also keep track of that.

23 Like up to now that was the issue, we could
24 not keep track of this. We didn't have -- had to
25 be done manually.

1 CHAIRPERSON MARTINETTI: I know I keep
2 beating a dead horse but real big bold
3 letters, --

4 MR. CABELLO: Yes.

5 CHAIRPERSON MARTINETTI: -- you cannot
6 exceed --

7 MR. CABELLO: Exceed.

8 CHAIRPERSON MARTINETTI: -- the Board will
9 not extend this amount.

10 MR. CABELLO: So, Mr. Chairman, --

11 CHAIRPERSON MARTINETTI: Period.

12 MS. KACZYNSKI: I'll show you all different
13 sizes --

14 MR. CABELLO: Yeah.

15 MS. KACZYNSKI: -- of fonts. You can let
16 me know.

17 MR. CABELLO: Yeah.

18 MS. KACZYNSKI: One that works for you.

19 CHAIRPERSON MARTINETTI: That one.

20 Give me like a 20 font.

21 COMMISSIONER DiNARDO: You know, I -- I
22 don't think you should keep calling it a cap. I
23 think that's where --

24 CHAIRPERSON MARTINETTI: We had issues with
25 the cap.

1 COMMISSIONER DiNARDO: That --

2 No, it's the wrong word.

3 CHAIRPERSON MARTINETTI: Billable.

4 MS. KACZYNSKI: What --

5 COMMISSIONER DiNARDO: You -- no, you're
6 not using --

7 MR. CABELLO: Why?

8 COMMISSIONER DiNARDO: -- the right word.

9 CHAIRPERSON MARTINETTI: What is it?

10 MS. KACZYNSKI: What should we use?

11 COMMISSIONER DiNARDO: If the contract is
12 for \$65,000.00, the contract is for \$65,000.00 --

13 MR. CABELLO: That -- that --

14 COMMISSIONER DiNARDO: -- period.

15 MR. CABELLO: I -- I was gonna ask that.

16 COMMISSIONER CARNEY: No cap.

17 COMMISSIONER DiNARDO: No, you use the word
18 --

19 MS. KACZYNSKI: But that's not --

20 COMMISSIONER CARNEY: You don't use the
21 word cap.

22 COMMISSIONER DiNARDO: It cannot exceed
23 \$65,000.00.

24 MR. CABELLO: Right.

25 COMMISSIONER DiNARDO: I understand what

1 | you guys are saying. Okay. But we keep saying
2 | cap, cap, cap, cap.

3 | MS. KACZYNSKI: So just say a not to exceed
4 | amount of.

5 | COMMISSIONER DiNARDO: Yeah. That's --

6 | MS. KACZYNSKI: Because cap has the mindset
7 | of we can go to here regardless.

8 | COMMISSIONER DiNARDO: Correct.

9 | MS. KACZYNSKI: Okay. I gotcha.

10 | COMMISSIONER DiNARDO: And -- and then if
11 | we --

12 | CHAIRPERSON MARTINETTI: Right. Right.

13 | COMMISSIONER DiNARDO: -- if we --

14 | CHAIRPERSON MARTINETTI: Not to exceed.

15 | COMMISSIONER DiNARDO: No matter what we
16 | can get --

17 | CHAIRPERSON MARTINETTI: But --

18 | MR. CABELLO: That was my question.

19 | COMMISSIONER DiNARDO: -- to \$65,000.00.

20 | MR. CABELLO: That was my question.

21 | COMMISSIONER DiNARDO: So, we're gonna bill
22 | it so that we get to 65,000 because we have a
23 | cap --

24 | MS. KACZYNSKI: Exactly.

25 | MR. CABELLO: Right. Right.

1 COMMISSIONER DiNARDO: -- of 65,000.

2 MS. KACZYNSKI: Exactly.

3 CHAIRPERSON MARTINETTI: They're not
4 because whoever -- whatever they bid in that is
5 gonna be their total maximum allowable --

6 COMMISSIONER DiNARDO: No, no, I understand
7 that.

8 MS. KACZYNSKI: But it's still the same.
9 She's saying it's --

10 CHAIRPERSON MARTINETTI: I understand what
11 you're saying.

12 MS. KACZYNSKI: -- the same either way.

13 COMMISSIONER DiNARDO: But you're not --
14 you're not releasing --

15 COMMISSIONER CARNEY: In other words --

16 COMMISSIONER DiNARDO: -- that to the -- to
17 the potential vendor --

18 CHAIRPERSON MARTINETTI: Tomato/tomato.

19 MS. KACZYNSKI: Well, we are. We are
20 though. Because that's going to be in --

21 MR. CABELLO: Yeah.

22 COMMISSIONER DiNARDO: Well then you're not
23 gonna get a fair --

24 MS. KACZYNSKI: -- the bid.

25 COMMISSIONER DiNARDO: Everybody's gonna

1 | come back and say I'm -- we're gonna charge
2 | \$65,000.00.

3 | COMMISSIONER GONZALEZ: Exactly.

4 | MR. CABELLO: Yeah, that's --

5 | CHAIRPERSON MARTINETTI: Then they got
6 | the --

7 | MR. CABELLO: -- the issue --

8 | CHAIRPERSON MARTINETTI: -- ranking
9 | criteria.

10 | MR. CABELLO: -- with the cap there --

11 | MS. KACZYNSKI: Well, here's a couple
12 | things.

13 | MR. CABELLO: -- with the 65.

14 | MS. KACZYNSKI: So, that -- that's
15 | definitely a possibility, number one.

16 | Number two though, then there'll also be
17 | the hourly. So we'll look at -- let's say
18 | everybody, you're right, why wouldn't I? If I
19 | could bill up to 65 and offer 65, I'm gonna offer
20 | 65.

21 | But who offers 130, who offers 150, who
22 | offers 120, that's factor number two and all
23 | these other criteria --

24 | CHAIRPERSON MARTINETTI: That's a huge
25 | factor.

1 MS. KACZYNSKI: -- that are in there.

2 So I think that's probably the way you can
3 look at it.

4 CHAIRPERSON MARTINETTI: And -- and if you
5 have it --

6 MS. KACZYNSKI: You want to structure
7 something else, --

8 CHAIRPERSON MARTINETTI: -- if you have it
9 in the RFP that this will be awarded based on
10 lowest, you know, --

11 MS. KACZYNSKI: I think we spell the whole
12 thing --

13 CHAIRPERSON MARTINETTI: Right.

14 MS. KACZYNSKI: -- and make it perfectly
15 clear.

16 CHAIRPERSON MARTINETTI: Then I would try
17 to come as low as I can to secure it, not bid the
18 maximum because --

19 COMMISSIONER DiNARDO: What about just
20 putting an hourly rate on it?

21 MS. KACZYNSKI: Or we could do that.

22 COMMISSIONER DiNARDO: You could say
23 landlord/tenancy, you know, this is the hourly
24 rate. And contract preparation, this is the
25 hourly rate.

1 MS. KACZYNSKI: The problem though, --

2 CHAIRPERSON MARTINETTI: Yeah.

3 MS. KACZYNSKI: -- and the more we think
4 about this --

5 CHAIRPERSON MARTINETTI: But I like --

6 COMMISSIONER GUTIERREZ: No. No.

7 CHAIRPERSON MARTINETTI: -- I like
8 Kara's --

9 MS. KACZYNSKI: -- the problem if you don't
10 put a cap in the RFP, then you don't --

11 MR. CABELLO: The overall thing.

12 CHAIRPERSON MARTINETTI: No, then we're
13 making it more complicated.

14 MS. KACZYNSKI: If you don't put a not to
15 exceed.

16 COMMISSIONER GUTIERREZ: It's gonna be
17 more --

18 MS. KACZYNSKI: I'm sorry.

19 COMMISSIONER GUTIERREZ: Yeah.

20 CHAIRPERSON MARTINETTI: I like Kara's
21 approach.

22 MR. CABELLO: Will you like to have some --

23 MS. KACZYNSKI: You could say that the bid
24 must include --

25 CHAIRPERSON MARTINETTI: Straight hourly

1 rate.

2 MR. CABELLO: Thank you.

3 COMMISSIONER GUTIERREZ: No, straight.
4 Straight and that's it. Yeah.

5 MS. KACZYNSKI: -- an hourly -- plus a not
6 to exceed amount, --

7 COMMISSIONER GUTIERREZ: Um-hum.

8 MS. KACZYNSKI: -- and not say it. But I
9 think you're better off saying it.

10 CHAIRPERSON MARTINETTI: No, I like your
11 straight --

12 MS. KACZYNSKI: That's what you want --

13 CHAIRPERSON MARTINETTI: -- straight hourly
14 rate because HUD --

15 COMMISSIONER GUTIERREZ: It already say.

16 CHAIRPERSON MARTINETTI: -- HUD --

17 MS. KACZYNSKI: -- because one of the HUD
18 criteria is --

19 COMMISSIONER GUTIERREZ: No matter what
20 it's already --

21 MR. CABELLO: No matter what, yeah.

22 MS. KACZYNSKI: -- we have to ensure that
23 it's within our budget.

24 COMMISSIONER DiNARDO: Okay.

25 CHAIRPERSON MARTINETTI: Right.

1 MS. KACZYNSKI: So how are we gonna know
2 it's within our budget unless you know what it's
3 gonna be going in.

4 CHAIRPERSON MARTINETTI: I like your
5 straight hourly rate approach. Especially since
6 HUD considers every -- all of this is ordinary
7 business pretty much.

8 MR. CABELLO: Yeah, ordinary, yes.

9 COMMISSIONER GUTIERREZ: Yeah.

10 COMMISSIONER GONZALEZ: So now this is --
11 what we're talking about is the RFP?

12 MS. KACZYNSKI: Yes.

13 MR. CABELLO: Right.

14 COMMISSIONER GONZALEZ: The counsel --
15 let's say that the attorney who gets the -- who
16 wins the bid --

17 COMMISSIONER CARNEY: The bid.

18 COMMISSIONER GONZALEZ: -- proposed 30,000.
19 When we do the contract it will say 30,000?

20 MS. KACZYNSKI: Absolutely.

21 COMMISSIONER GONZALEZ: And so the RFP --

22 MR. CABELLO: And they cannot exceed --

23 COMMISSIONER GONZALEZ: -- is gonna say up
24 to --

25 MR. CABELLO: -- 30,000?

1 CHAIRPERSON MARTINETTI: Not gonna exceed
2 30,000.

3 COMMISSIONER GONZALEZ: -- 65 --

4 MS. KACZYNSKI: And that will be in there
5 too.

6 COMMISSIONER CARNEY: And not to exceed.

7 MS. KACZYNSKI: The contract will mirror --

8 CHAIRPERSON MARTINETTI: Because --

9 COMMISSIONER GONZALEZ: Whatever is in.

10 MS. KACZYNSKI: -- exactly what's --

11 COMMISSIONER GONZALEZ: Okay.

12 COMMISSIONER CARNEY: I like that little
13 word, not to exceed.

14 MR. CABELLO: Okay, now what I'm a little
15 confused since -- to follow your train of thought
16 with that 65,000, you said not to exceed 65; and
17 then we're gonna like the person at 30.

18 MS. NOVA: That's my problem with this
19 whole --

20 CHAIRPERSON MARTINETTI: Right. Well
21 because --

22 MS. NOVA: -- thing.

23 CHAIRPERSON MARTINETTI: -- if you put a
24 hundred, then everybody's gonna come closer to a
25 hundred --

1 MS. KACZYNSKI: Your --

2 CHAIRPERSON MARTINETTI: -- or whatever.

3 MS. KACZYNSKI: Each bid --

4 MR. CABELLO: I mean --

5 MS. KACZYNSKI: The way I'm looking at this
6 is --

7 MR. CABELLO: -- did I explain myself?

8 MS. KACZYNSKI: -- each bid --

9 MS. DILLON: Wait. Wait. If you want this
10 to be clear, please, everyone finish your
11 thought.

12 MS. KACZYNSKI: Each bid has to include two
13 things. In addition to whatever else is going to
14 be in the RFP.

15 An hourly rate and a not to exceed amount
16 of the contract. Both of those are going to be
17 part of your bid.

18 The bid documents are going to say that
19 that not to exceed amount that you are proposing,
20 as your proposal, may not exceed \$65,000.00.

21 COMMISSIONER GUTIEREZ: Um-hum.

22 MR. CABELLO: Okay.

23 MS. KACZYNSKI: So, for instance, you can
24 have somebody coming in at hundred and thirty an
25 hour, with a not to exceed contract amount of 65.

1 | Somebody coming in at 140 an hour, with a
2 | contract amount not to exceed 60.

3 | So, there's a lot of different, you
4 | know, --

5 | And look at those along with everything
6 | else. Now that's the way it would work.

7 | Is that too confusing? Is that -- I mean
8 | let's --

9 | COMMISSIONER DiNARDO: No, I -- I think --

10 | COMMISSIONER CARNEY: Good to me.

11 | COMMISSIONER DiNARDO: -- I think you're
12 | gonna be selecting based upon the hourly rate.

13 | Because everybody's gonna come in at 65.

14 | CHAIRPERSON MARTINETTI: That's not
15 | necessarily true.

16 | COMMISSIONER DiNARDO: If they know it's
17 | a --

18 | CHAIRPERSON MARTINETTI: Might have
19 | somebody --

20 | COMMISSIONER DiNARDO: -- it's not to
21 | exceed --

22 | COMMISSIONER GONZALEZ: If they know it,
23 | yeah.

24 | COMMISSIONER DiNARDO: -- 65,000, nobody's
25 | coming in at less than that.

1 CHAIRPERSON MARTINETTI: Somebody who would
2 like to work it, is hungry out there, you know,
3 they might.

4 COMMISSIONER DiNARDO: They're lawyers.
5 So, --
6 Yeah.

7 MR. CABELLO: We lawyers.

8 COMMISSIONER GONZALEZ: Now and also
9 remember that this --

10 MR. CABELLO: Yeah. Hello. Madonna.

11 COMMISSIONER DiNARDO: And one of the other
12 lawyers at the table --

13 COMMISSIONER CARNEY: One at a time,
14 ladies.

15 COMMISSIONER DiNARDO: -- agrees with me on
16 that one.

17 COMMISSIONER GONZALEZ: And gentlemen.

18 MR. CABELLO: Yeah.

19 MS. NOVA: I just don't see how -- how --

20 COMMISSIONER DiNARDO: How it becomes
21 competitive.

22 MS. NOVA: Right. And how -- how are you
23 going to --

24 COMMISSIONER DiNARDO: I mean respectfully.

25 MS. NOVA: -- force someone to say, you

1 know, the -- like let's say 30,000, the number.
2 You know, that's 30,000. How are you gonna lock
3 them in at that if the contract is really to
4 65,000?

5 I don't understand.

6 MS. KACZYNSKI: It's not though.

7 CHAIRPERSON MARTINETTI: It's not 65.

8 MS. KACZYNSKI: It's not.

9 COMMISSIONER CARNEY: It's not 65.

10 MS. KACZYNSKI: No, let me throw something
11 else in there.

12 Now, again, this came from HUD. So, this
13 is something else we have to discuss on how you
14 guys want to do it.

15 The HUD Asbury Park RFP included -- and if
16 you take a look at the one we drafted, --

17 COMMISSIONER GONZALEZ: And which one is
18 that, Kara?

19 MS. KACZYNSKI: -- estimate --

20 COMMISSIONER GONZALEZ: I'm sorry.

21 MS. KACZYNSKI: The very, very first one.

22 See the highlighted --

23 MS. NOVA: Okay.

24 MS. KACZYNSKI: Right behind the letter?

25 COMMISSIONER GONZALEZ: This one?

1 MS. KACZYNSKI: Yes.

2 COMMISSIONER GONZALEZ: Okay.

3 MS. KACZYNSKI: See Request for Proposals,
4 General All Counsel Services, Union City Housing
5 Authority.

6 COMMISSIONER CARNEY: Right.

7 MS. KACZYNSKI: When you get to the scope
8 of services, section 2, there's a time estimate
9 under each one.

10 Now these are based on the Asbury Park RFP
11 that HUD forwarded to us. I don't know -- and
12 honestly they seem a little high based on what
13 I've seen over the past three months but the
14 thought, I guess is, that's in their so that
15 someone who's coming in to bid for the contract
16 has a mechanism for calculating -- okay, we're
17 gonna charge X per hour. Here's about the amount
18 of hours it's going to take for that particular
19 portion of the contract. And then kind of back
20 into some number.

21 We can include them; we could not include
22 them. That's not a requirement.

23 MR. CABELLO: No, that's fine.

24 CHAIRPERSON MARTINETTI: Kara, you'll --

25 MS. KACZYNSKI: But again, up to you guys.

1 CHAIRPERSON MARTINETTI: -- be familiar
2 with this.

3 For instance, when the State -- the
4 elevator service companies, the State will set a
5 fee. This is our maximum fee, a hundred percent.
6 This is the maximum you can charge.

7 Now everybody that bids in bids at a
8 percentage of that maximum fee and the lowest
9 person gets it.

10 You know what I'm --

11 MS. KACZYNSKI: Somebody could also be --
12 could bid at that fee.

13 CHAIRPERSON MARTINETTI: Right. Or at
14 that.

15 MS. KACZYNSKI: Yeah, absolutely.

16 CHAIRPERSON MARTINETTI: And that's how --

17 MS. KACZYNSKI: There's nothing requiring
18 it to be less.

19 CHAIRPERSON MARTINETTI: So, basically,
20 this is the total pot. Everybody go. Best,
21 lowest, you know, --

22 MR. CABELLO: Below that.

23 CHAIRPERSON MARTINETTI: Correct.

24 -- gets it.

25 COMMISSIONER DiNARDO: Here -- here --

1 CHAIRPERSON MARTINETTI: Highest -- lowest
2 one.

3 Correct. And -- and they're obligated to
4 fulfill that amount. So, --

5 MS. KACZYNSKI: Now also you want to make
6 sure you have qualified people.

7 CHAIRPERSON MARTINETTI: Right.

8 MS. KACZYNSKI: You know I mean that's
9 obviously -- and you guys will make sure that
10 that happens but, you know, --

11 So if you get a \$30,000.00 bid in there, I
12 mean, you know, that's got to turn your -- your
13 mind a little bit when --

14 CHAIRPERSON MARTINETTI: But it's --

15 COMMISSIONER DiNARDO: I -- I think --

16 CHAIRPERSON MARTINETTI: Sorry.

17 COMMISSIONER DiNARDO: -- my issue with --
18 with it all is -- is that you're looking for the
19 lowest bidder with a professional service.

20 COMMISSIONER GONZALEZ: Exactly.

21 COMMISSIONER DiNARDO: So that doesn't mean
22 you're getting quality service.

23 COMMISSIONER JETTER: Yeah.

24 COMMISSIONER DiNARDO: You're getting the
25 cheapest service.

1 CHAIRPERSON MARTINETTI: Well, that's --

2 COMMISSIONER DiNARDO: And you get what you
3 pay for. So, you know, --

4 COMMISSIONER MUNDORF: That's true.

5 COMMISSIONER DiNARDO: -- I'm -- I'm fixing
6 an elevator and I charge this much an hour. You
7 know most elevator companies are probably
8 charging about the same, maybe they differ by a
9 couple of dollars.

10 But now you're talking about a professional
11 service. This is an attorney or a firm. It's
12 just like going out for a CPA. It's a
13 professional service.

14 So picking the lowest bidder may not be the
15 most practical or the best.

16 CHAIRPERSON MARTINETTI: Right.

17 COMMISSIONER DiNARDO: You want them to --

18 MS. KACZYNSKI: Well it doesn't have to be
19 lowest bidder.

20 CHAIRPERSON MARTINETTI: Right and that was
21 brought up --

22 COMMISSIONER DiNARDO: No, I understand
23 that.

24 MS. KACZYNSKI: Okay.

25 COMMISSIONER DiNARDO: But you want them to

1 meet the criteria, --

2 CHAIRPERSON MARTINETTI: Correct.

3 MS. KACZYNSKI: Absolutely.

4 COMMISSIONER DiNARDO: -- and then you also
5 want them to be the cheapest.

6 CHAIRPERSON MARTINETTI: Correct.

7 COMMISSIONER DiNARDO: That's a lot to ask
8 for in a professional service. And we all know
9 that.

10 MS. KACZYNSKI: Yeah.

11 COMMISSIONER JETTER: Yeah, that's a lot of
12 schooling.

13 COMMISSIONER DiNARDO: Well, no, I'm a
14 doctor and I have all the credentials --

15 COMMISSIONER CARNEY: Right.

16 COMMISSIONER DiNARDO: -- but, you know, --

17 CHAIRPERSON MARTINETTI: Well, why don't --

18 COMMISSIONER DiNARDO: -- you want the
19 cheapest one.

20 CHAIRPERSON MARTINETTI: -- why don't you
21 put it out and see what happens?

22 You know? We could always amend it later.

23 COMMISSIONER DiNARDO: Did you think about
24 doing an --

25 It can't be an RFQ?

1 MS. KACZYNSKI: It could but then you can't
2 put a cap on it.

3 COMMISSIONER DiNARDO: Why not?

4 MS. KACZYNSKI: Or you can't put an amount
5 in there.

6 COMMISSIONER DiNARDO: Why not? Why not?
7 I think you can.

8 COMMISSIONER GONZALEZ: I think you can,
9 too.

10 COMMISSIONER DiNARDO: On it.

11 MS. NOVA: Yeah, I think so.

12 COMMISSIONER DiNARDO: Yeah. I think --

13 COMMISSIONER GONZALEZ: I've seen them with
14 caps.

15 COMMISSIONER DiNARDO: I mean it's just --

16 MS. KACZYNSKI: Could do that too.

17 COMMISSIONER DiNARDO: I don't know if HUD
18 would go for that. I'm just saying. I'm just
19 running it by you 'cause --

20 COMMISSIONER CARNEY: That's what --

21 COMMISSIONER DiNARDO: -- I know we're
22 following --

23 COMMISSIONER CARNEY: -- you got to worry
24 about --

25 MS. KACZYNSKI: Yeah.

1 COMMISSIONER DiNARDO: -- what HUD
2 recommended.

3 COMMISSIONER CARNEY: -- what HUD wants.

4 MS. KACZYNSKI: Yeah. Exactly.

5 MR. CABELLO: What HUD is concerned is with
6 the criteria --

7 COMMISSIONER CARNEY: That's right.

8 MR. CABELLO: -- to approve the person.
9 That's their main concern there.

10 COMMISSIONER DiNARDO: I -- I think --

11 COMMISSIONER CARNEY: That's their main
12 concern.

13 COMMISSIONER DiNARDO: -- I mean money's a
14 concern --

15 MS. KACZYNSKI: Well that would just be a
16 qualification.

17 COMMISSIONER DiNARDO: -- but they have to
18 have the qualifications.

19 CHAIRPERSON MARTINETTI: Well, you have to
20 set that, of course. We discussed that once with
21 HUD -- that they said, yes, --

22 COMMISSIONER DiNARDO: Yes.

23 CHAIRPERSON MARTINETTI: -- the lowest
24 bidder is gonna play a large part but you also
25 have to look at qualifications.

1 MR. CABELLO: Yeah, the dollar amount is
2 part of the component.

3 CHAIRPERSON MARTINETTI: But that's a --

4 MR. CABELLO: At certain point --

5 CHAIRPERSON MARTINETTI: Right. It's just
6 a --

7 MR. CABELLO: -- but it's not like --

8 CHAIRPERSON MARTINETTI: Correct.

9 MR. CABELLO: -- the highest point.

10 MS. KACZYNSKI: But I got to be honest
11 what --

12 CHAIRPERSON MARTINETTI: But actually they
13 said -- suggested a dollar amount,

14 MR. CABELLO: We have it in here.

15 CHAIRPERSON MARTINETTI: -- weighed the
16 heaviest --

17 MR. CABELLO: Could --

18 CHAIRPERSON MARTINETTI: -- and then --

19 MR. CABELLO: -- could we go to the thing
20 there, --

21 CHAIRPERSON MARTINETTI: Remember that?

22 COMMISSIONER GUTIERREZ: Um-hum.

23 MS. KACZYNSKI: The letter?

24 MR. CABELLO: -- the -- the criteria?

25 MS. KACZYNSKI: What the --

1 MR. CABELLO: We have the criteria there.

2 To answer your question, --

3 CHAIRPERSON MARTINETTI: Right. Things
4 that --

5 MR. CABELLO: -- Elise. We're gonna tell
6 you right now.

7 CHAIRPERSON MARTINETTI: I know what --
8 what Virgil's talking about because that's the
9 way -- you like to say it, it was done --

10 MR. CABELLO: Yeah.

11 CHAIRPERSON MARTINETTI: -- a long time
12 ago.

13 MS. KACZYNSKI: And just to -- what HUD's
14 concerned about pricing, isn't -- isn't really as
15 much who's the lowest bidder? It's is this
16 within your budget? That's what you guys have to
17 make sure happens.

18 So, if you want to pick the highest bidder
19 that has the right qualifications, you have every
20 single right to do that.

21 CHAIRPERSON MARTINETTI: But if you have
22 two bidders --

23 COMMISSIONER CARNEY: Gotta make sure it's
24 within your budget.

25 CHAIRPERSON MARTINETTI: -- with equal

1 qualifications, --

2 MS. KACZYNSKI: Absolutely. That's the
3 key.

4 CHAIRPERSON MARTINETTI: If you have two
5 bidders with equal qualifications you're
6 obligated to go with the lowest. You have a
7 responsibility to the public here; you have to
8 save the money.

9 COMMISSIONER DiNARDO: Well, --

10 CHAIRPERSON MARTINETTI: If you have --

11 MS. NOVA: Of course.

12 CHAIRPERSON MARTINETTI: -- equal
13 qualifications, --

14 MS. NOVA: Right.

15 CHAIRPERSON MARTINETTI: -- you have to.

16 MS. NOVA: With equal qualifications --

17 CHAIRPERSON MARTINETTI: You have to go
18 with the lowest.

19 MS. NOVA: -- and experience.

20 COMMISSIONER DiNARDO: Maybe -- maybe the
21 way you --

22 COMMISSIONER CARNEY: Well, that's --

23 COMMISSIONER DiNARDO: -- resolve all of
24 that --

25 COMMISSIONER CARNEY: -- that's only

1 | logical.

2 | COMMISSIONER DiNARDO: -- is just to say --

3 | CHAIRPERSON MARTINETTI: Well, --

4 | COMMISSIONER DiNARDO: -- we pay --

5 | COMMISSIONER CARNEY: That's only logical
6 | that --

7 | COMMISSIONER DiNARDO: -- this month --
8 | this amount per an hour in an amount not to
9 | exceed. And do an RFQ and you see what kind of
10 | qualified people you get back for that kind of
11 | money.

12 | You set the cap --

13 | MS. KACZYNSKI: Which is what --

14 | MR. CABELLO: Sixty-five.

15 | COMMISSIONER DiNARDO: -- both hourly and
16 | both contractually.

17 | CHAIRPERSON MARTINETTI: But how is that
18 | gonna propose a savings to the Authority?

19 | COMMISSIONER DiNARDO: 'Cause you set the
20 | amount of money.

21 | CHAIRPERSON MARTINETTI: We're trying --

22 | COMMISSIONER DiNARDO: The other way --

23 | CHAIRPERSON MARTINETTI: That would be the
24 | maximum.

25 | COMMISSIONER DiNARDO: -- you're throwing

1 | it out there and just allowing someone else to do
2 | that.

3 | CHAIRPERSON MARTINETTI: No, what if you
4 | have --

5 | MS. KACZYNSKI: I think the first thing --

6 | CHAIRPERSON MARTINETTI: What if you have
7 | somebody that says, oh, --

8 | MS. KACZYNSKI: -- is to see if the RFP
9 | flies with HUD.

10 | MR. CABELLO: But -- but --

11 | CHAIRPERSON MARTINETTI: -- I would have
12 | did this for 50 --

13 | MS. KACZYNSKI: No, no, no, no.

14 | CHAIRPERSON MARTINETTI: -- but I'm gonna
15 | put 65 now because that's the maximum number.

16 | MS. KACZYNSKI: But, I got to be honest, I
17 | don't know if that --

18 | CHAIRPERSON MARTINETTI: You want to try to
19 | get the lowest --

20 | COMMISSIONER DiNARDO: Yeah but they're not
21 | gonna --

22 | CHAIRPERSON MARTINETTI: -- qualified
23 | bidder.

24 | COMMISSIONER DiNARDO: But they don't --

25 | CHAIRPERSON MARTINETTI: Lowest qualified.

1 COMMISSIONER DiNARDO: But you're --
2 you're --

3 COMMISSIONER GUTIERREZ: Don't forget
4 amount.

5 COMMISSIONER DiNARDO: -- you're
6 comparing --

7 COMMISSIONER GUTIERREZ: Don't forget
8 amounts of --

9 COMMISSIONER DiNARDO: -- you're comparing
10 something -- you're going from like say Frank's
11 Carpets or something else that might be in here
12 that isn't, you know, a professional service.

13 CHAIRPERSON MARTINETTI: But if -- if you
14 have a licensed attorney and another licensed
15 attorney and they -- they're equally qualified,
16 you have to pick the lowest one.

17 COMMISSIONER GONZALEZ: But how do you
18 determine how are they equally qualified?

19 CHAIRPERSON MARTINETTI: Well, say you have
20 somebody with --

21 COMMISSIONER GONZALEZ: That's why it's
22 objective with attorneys.

23 CHAIRPERSON MARTINETTI: -- with three
24 years of HUD experience and someone with three
25 years of HUD -- I'm just saying equally.

1 COMMISSIONER GONZALEZ: All right, so let's
2 say you have one that has three years --

3 COMMISSIONER DiNARDO: I don't know --

4 COMMISSIONER GONZALEZ: -- HUD experience,
5 another one --

6 COMMISSIONER DiNARDO: -- I don't know that
7 I would do it that way.

8 COMMISSIONER GONZALEZ: -- that has two
9 years. But the one that has two years of HUD
10 experience is a graduate of Harvard.

11 CHAIRPERSON MARTINETTI: No, you --

12 COMMISSIONER GONZALEZ: And the one that
13 has three years --

14 CHAIRPERSON MARTINETTI: -- you can't; you
15 got to go by --

16 They -- she can't take that into
17 consideration.

18 COMMISSIONER JETTER: Graduate of Harvard.

19 COMMISSIONER GONZALEZ: Exactly. That's
20 the issue.

21 CHAIRPERSON MARTINETTI: HUD -- no because
22 HUD has criteria, --

23 MR. NATERA: Got to go with schooling,
24 correct?

25 CHAIRPERSON MARTINETTI: -- correct?

1 They provided the criteria?

2 COMMISSIONER CARNEY: Are they qualified to
3 do the job?

4 MS. KACZYNSKI: HUD has the criteria that's
5 in the RFP.

6 CHAIRPERSON MARTINETTI: HUD sets the
7 criteria.

8 MS. KACZYNSKI: Commissioner, how -- that
9 -- isn't the issue what the cap is -- the not to
10 exceed amount is?

11 COMMISSIONER CARNEY: Right.

12 MS. KACZYNSKI: Because if this Board is
13 going to set a not to exceed amount -- and let's
14 just use 65 as -- as what we're throwing out
15 there, you're gonna get people that are going to
16 want to bid for that or five under.

17 I don't think you're gonna get, to be quite
18 honest, somebody coming in for 30. I just --
19 with what's required. If you literally know
20 what's required here, you're not coming in --

21 COMMISSIONER DiNARDO: Of course not.

22 COMMISSIONER CARNEY: Yes.

23 MS. KACZYNSKI: -- and whoever it is,
24 you're gonna have a very --

25 (Whereupon, several people speak at once.)

1 MS. NOVA: You don't --

2 MS. KACZYNSKI: -- difficult --

3 COMMISSIONER DiNARDO: And -- and
4 clearly --

5 MR. CABELLO: No, no, you don't want --

6 COMMISSIONER DiNARDO: -- the -- the lowest
7 bidder --

8 COMMISSIONER CARNEY: Somebody come in with
9 30, --

10 COMMISSIONER DiNARDO: -- hasn't worked in
11 the past here.

12 COMMISSIONER CARNEY: -- that I wouldn't
13 take --

14 MS. KACZYNSKI: So, you're gonna --

15 COMMISSIONER DiNARDO: Because then it
16 always exceeds it.

17 MS. KACZYNSKI: -- you're probably get --
18 you're probably gonna get 60, maybe 55, somewhere
19 in that range. And then you're gonna be back to
20 looking at the qualifications.

21 Isn't that the same then with what you
22 would get at the RFQ? Except that everybody
23 would be looking at the 65 number and there would
24 be no leeway for pricing. Be a five or 10,000,
25 whatever. But it will all still be submitted.

1 At the end of the day you would still be looking
2 at the qualifications.

3 COMMISSIONER DiNARDO: I -- I do agree with
4 that.

5 MS. KACZYNSKI: Okay.

6 COMMISSIONER DiNARDO: My concern is if a
7 bidder comes in at \$35,000.00, that we're not
8 gonna be sitting here saying but look it's
9 \$35,000.00. I mean we're talking about a lawyer,
10 okay, someone who --

11 MS. KACZYNSKI: And that's why I point out
12 the hours --

13 COMMISSIONER DiNARDO: -- protects every
14 one of us at this table, --

15 MS. KACZYNSKI: That's why I point the
16 hours there because --

17 COMMISSIONER DiNARDO: -- including the
18 Executive Director --

19 MR. CABELLO: Um-hum.

20 COMMISSIONER DiNARDO: -- and all the staff
21 and the CFO. So, that's what we're talking
22 about.

23 We're not talking about whether or not, you
24 know, they're coming in to fix the plumbing.

25 This is -- this an extremely important position.

1 COMMISSIONER GONZALEZ: I'd agree with you.

2 I agree.

3 COMMISSIONER MUNDORF: Yes.

4 COMMISSIONER DiNARDO: And so price, yes, I
5 don't disagree with -- with the Chairman but I
6 don't think -- you know, that could be a factor
7 but it shouldn't be the only factor.

8 And I don't -- I -- I think with an RFP are
9 we stuck with that being the only factor? 'Cause
10 it's request for proposal. So are we stuck just
11 with the price then?

12 MS. KACZYNSKI: So I think there's two
13 questions that -- two or three questions that HUD
14 needs to answer.

15 Number one, is an RFQ --

16 CHAIRPERSON MARTINETTI: We'd work with
17 something like that.

18 MS. KACZYNSKI: -- an option under the HUD
19 Regs? I think we need to look into that.

20 COMMISSIONER DiNARDO: Okay.

21 MS. KACZYNSKI: Number two, --

22 CHAIRPERSON MARTINETTI: You need to get
23 the quote lowest out of that group.

24 MS. KACZYNSKI: -- if --

25 COMMISSIONER DiNARDO: Okay, fine.

1 (Indiscernible) -- qualifications --

2 MS. KACZYNSKI: -- number two is what the
3 Chairman brought up. Let's say we have exact
4 qualifications, are we then required to go with
5 lowest bidder at that point?

6 COMMISSIONER CARNEY: Yes.

7 MS. KACZYNSKI: So that's number two, I
8 think we need to know that.

9 COMMISSIONER CARNEY: (Indiscernible).

10 MS. KACZYNSKI: Or, you know, or do you
11 still have some flexibility there looking at
12 everything as a whole?

13 Because then that may factor into which way
14 is better, RFP or RFQ.

15 COMMISSIONER DiNARDO: Okay.

16 MS. KACZYNSKI: And --

17 I think that's the only questions I have.

18 MR. CABELLO: I would like to interject
19 something here. We're going to go by the hourly
20 rate across the board.

21 Is that correct?

22 COMMISSIONER DiNARDO: Yeah. No, Marty
23 made it --

24 Pardon me.

25 CHAIRPERSON MARTINETTI: Go ahead.

1 COMMISSIONER DiNARDO: The Chairman just
2 made a really good point to me like in -- in the
3 way that he's balancing it. You know price is
4 one issue, qualifications are the second and we
5 just have to find a way to kind of --

6 COMMISSIONER CARNEY: Balance.

7 COMMISSIONER DiNARDO: -- balance them.

8 COMMISSIONER JETTER: Balance it. Yeah.

9 MS. KACZYNSKI: Um-hum.

10 COMMISSIONER DiNARDO: And so I think
11 you're right, Kara, when you say I'll speak to
12 HUD and see if with an RFP are we stuck with just
13 straight up price or with an RFQ do we have the
14 discretion that we look at the qualifications and
15 the price and if it's within our budget.

16 MS. KACZYNSKI: I mean I think you --
17 there's no doubt that you always have not only
18 the ability but the requirement of looking at
19 everything. Because this is not a bid. This is
20 not a lowest price, you know, service contract.
21 This is a professional service. You're required
22 to go through all of those different line items.

23 The issue then I think becomes if
24 everything comes out being equal, then what's the
25 -- what burden is there on --

1 COMMISSIONER DiNARDO: Exactly. What --

2 MS. KACZYNSKI: -- HUD --

3 COMMISSIONER DiNARDO: -- what kind of
4 pushes it over --

5 MS. KACZYNSKI: -- or on the Authority to
6 say we need to protect public funds, do we need
7 to go with the absolute lowest bidder in exactly
8 the same qualifications.

9 COMMISSIONER DiNARDO: I'm okay with that.

10 MR. CABELLO: Now, if -- if we're going by
11 the hundred fifty dollar an hour, whatever the
12 range might be across the Board, regardless
13 whether it's gonna be a cap or whatever you want
14 to call the 65, --

15 COMMISSIONER DiNARDO: Um-hum.

16 MR. CABELLO: -- that doesn't mean
17 necessarily the person's gonna get there because
18 we're gonna manage her the work. And --

19 MS. KACZYNSKI: With itemized detailed
20 bills --

21 MR. CABELLO: Yeah.

22 MS. KACZYNSKI: -- every month.

23 MR. CABELLO: And this is pretty -- this is
24 pretty much cut and clear here. There's no room
25 for any wiggle in here.

1 CHAIRPERSON MARTINETTI: Basically the 65
2 is the money we're allocating and --

3 MR. CABELLO: Right.

4 COMMISSIONER DiNARDO: Correct.

5 CHAIRPERSON MARTINETTI: -- whoever bids
6 has to bid --

7 MR. CABELLO: In the budget.

8 MS. KACZYNSKI: Yes.

9 MR. CABELLO: Right.

10 CHAIRPERSON MARTINETTI: -- has to bid a
11 piece -- largest piece of that they think they
12 could do it for --

13 MR. CABELLO: Yeah.

14 CHAIRPERSON MARTINETTI: -- pretty much.

15 MR. CABELLO: So, as the -- as the bills
16 come in, you know, we'll say, look, this is the
17 work, you came to the Board meeting, we had three
18 evictions, we had a meeting --

19 You know so it's pretty much that where you
20 come up with this, you know, ten hours of doing
21 what.

22 COMMISSIONER CARNEY: Yeah.

23 MR. CABELLO: So it's pretty much cut and
24 clear that --

25 MS. KACZYNSKI: Yeah.

1 MR. CABELLO: -- so we'll never exceed
2 whatever it is that it's saying, --

3 COMMISSIONER GUTIERREZ: Exactly.

4 MR. CABELLO: -- you know.

5 COMMISSIONER DiNARDO: Understood.
6 Understood.

7 So, -- so, it's the amount that we're gonna
8 allocate and then you'll check out whether --

9 MR. CABELLO: Right.

10 MS. KACZYNSKI: Check out those two issues.

11 COMMISSIONER DiNARDO: Correct.

12 -- with just the concept of an RFP are you
13 stuck with the lowest bidder or --

14 MS. KACZYNSKI: Okay.

15 COMMISSIONER DiNARDO: -- or do you still
16 have a little bit of discretion?

17 MR. CABELLO: Which I think I would say
18 that you have discretion on that, --

19 COMMISSIONER DiNARDO: Okay. That --
20 that's important.

21 MR. CABELLO: -- being a professional
22 services.

23 COMMISSIONER DiNARDO: Since it is --

24 COMMISSIONER CARNEY: That's right.

25 MR. CABELLO: From my --

1 COMMISSIONER DiNARDO: -- a professional
2 service.

3 MR. CABELLO: I would think --

4 CHAIRPERSON MARTINETTI: You're gonna have
5 the criteria, the rank, the point --

6 MS. KACZYNSKI: Listen, I got to be honest,
7 are we really gonna find two attorneys that are
8 gonna have exactly the same criteria?

9 CHAIRPERSON MARTINETTI: Right.

10 MS. KACZYNSKI: You know what I mean?
11 When you're sitting there looking at
12 that, --

13 MR. CABELLO: Experience, yeah.

14 COMMISSIONER GUTIERREZ: Um-hum.

15 MS. KACZYNSKI: I mean, yes, experience
16 but, --

17 COMMISSIONER DiNARDO: Um-hum.

18 MS. KACZYNSKI: -- you know, who's been
19 doing it one year longer. Who had Housing
20 Authority experience? Who had two years of it?
21 Who worked in, you know, --

22 I mean unless you've got the same person
23 apply twice, --

24 COMMISSIONER CARNEY: The most important
25 thing is how good are they --

1 COMMISSIONER DiNARDO: Right. Who may
2 be retired --

3 COMMISSIONER CARNEY: Most important thing
4 is --

5 COMMISSIONER DiNARDO -- from like HUD
6 themselves and --

7 COMMISSIONER CARNEY: -- how good are they
8 at their job?

9 MS. KACZYNSKI: Yeah. Exactly.

10 COMMISSIONER DiNARDO: -- now practicing in
11 private industry.

12 Yeah, because it can be unique in that
13 regard.

14 MR. CABELLO: Yes.

15 MS. KACZYNSKI: And I think there's so many
16 subjective factors that that's probably close to
17 an impossibility.

18 COMMISSIONER DiNARDO: Um-hum.

19 MS. KACZYNSKI: But necessary to know. In
20 addition to the, you know, RFQ issue and
21 everything else.

22 COMMISSIONER DiNARDO: Understood.

23 MS. KACZYNSKI: Do you want to put time
24 estimates in there?

25 CHAIRPERSON MARTINETTI: No.

1 MS. KACZYNSKI: Okay.

2 I -- I didn't think so.

3 MR. CABELLO: That's very difficult --

4 CHAIRPERSON MARTINETTI: No.

5 MR. CABELLO: -- for us to --

6 COMMISSIONER DiNARDO: That's also
7 complicated.

8 MR. CABELLO: Yeah.

9 MS. KACZYNSKI: Yeah.

10 MR. CABELLO: And it's difficult for us
11 too. The guy say, well, you said four hours, I
12 put four, now there's six hours.

13 COMMISSIONER GUTIERREZ: Exactly.

14 MR. CABELLO: Not gonna get paid for it.

15 COMMISSIONER GUTIERREZ: No.

16 MR. CABELLO: So that's --

17 MS. KACZYNSKI: It just -- the only thing
18 that I thought was helpful -- and maybe where HUD
19 was going with that -- was to show -- and, again,
20 think about what you're doing here. Because this
21 is going to be a cap -- or not to exceed amount.

22 Really understand what the situation is.
23 How many meetings are there going to be?

24 CHAIRPERSON MARTINETTI: And to give a
25 comfort level to everybody, maybe you put

1 language in the Board has the right to terminate
2 this if we're not satisfied with the service.

3 MR. CABELLO: There's always in 60 days; --

4 CHAIRPERSON MARTINETTI: How do you want to
5 --

6 MR. CABELLO: -- it's always there.

7 CHAIRPERSON MARTINETTI: -- have that in
8 there? Sixty --

9 COMMISSIONER DiNARDO: See I always thought
10 that that --

11 MS. KACZYNSKI: Probably in the typical
12 contract.

13 CHAIRPERSON MARTINETTI: So you make sure
14 you have a qualified individual.

15 COMMISSIONER GONZALEZ: Yeah.

16 COMMISSIONER DiNARDO: I thought it's a
17 given because they serve at the --

18 COMMISSIONER GONZALEZ: He works for us.

19 COMMISSIONER DiNARDO: -- pleasure of the
20 Board.

21 MS. KACZYNSKI: Yeah. Yeah.

22 MR. CABELLO: Yes, it's always in the
23 contract, yes.

24 CHAIRPERSON MARTINETTI: Right.

25 MS. KACZYNSKI: I think --

1 CHAIRPERSON MARTINETTI: We're not
2 obligated to pay the remaining of the year,
3 whatever, you know.

4 Put -- real -- make it real precise, strong
5 and --

6 MS. KACZYNSKI: Listen, that was another
7 question. One of the things that HUD said in
8 their letter was you didn't attach a contract
9 like you typically have for the past years.

10 We can do that if we want.

11 CHAIRPERSON MARTINETTI: All the rights --

12 MS. KACZYNSKI: We can take one of the old
13 contracts; we can attach it to the RFP.

14 CHAIRPERSON MARTINETTI: All the rights
15 have to --

16 MS. KACZYNSKI: And then that becomes part
17 and parcel of the bid package.

18 CHAIRPERSON MARTINETTI: Yes.

19 MS. KACZYNSKI: And you could see exactly
20 what that language is in there.

21 CHAIRPERSON MARTINETTI: All the rights
22 have to be reserved to this Board. We have --

23 MR. CABELLO: Right.

24 CHAIRPERSON MARTINETTI: -- the right
25 period to do whatever, terminate at will.

1 MR. CABELLO: Yeah, that's always in there.

2 COMMISSIONER DiNARDO: That -- that old
3 contract would have to be cleaned up.

4 CHAIRPERSON MARTINETTI: Real clean.

5 COMMISSIONER DiNARDO: It's pretty --

6 MR. CABELLO: Yeah, she has a new one,
7 yeah.

8 COMMISSIONER DiNARDO: Yeah.

9 MS. KACZYNSKI: But if you want to attach
10 it, --

11 MR. CABELLO: Yeah.

12 MS. KACZYNSKI: -- you can attach it.

13 COMMISSIONER DiNARDO: Um-hum.

14 MS. KACZYNSKI: You know, again, up to you
15 guys. Not a requirement but something we've done
16 in the past. So, if you want to do it to make it
17 clear to whoever's coming in here, here's what
18 you're gonna have to sign.

19 COMMISSIONER DiNARDO: Okay.

20 MR. CABELLO: And that contract went from
21 two pages to 18.

22 CHAIRPERSON MARTINETTI: Whatever.

23 MR. CABELLO: Or was gonna be less now.

24 CHAIRPERSON MARTINETTI: If it's a hundred
25 pages better.

1 MR. CABELLO: It's gonna be like, no,
2 you're gonna eliminate -- so maybe like 12 pages.

3 MS. DiNARDO: As long as it works.

4 MS. NOVA: You know, --

5 MR. CABELLO: Twelve pages.

6 MS. NOVA: -- I kind of --

7 CHAIRPERSON MARTINETTI: Look at this.

8 MS. NOVA: -- I kind of think that the --
9 the hourly estimates --

10 COMMISSIONER DiNARDO: Um-hum.

11 MS. NOVA: -- might be important because
12 then how -- then the person who is going to give
13 the proposal they'll know, like you said, that --
14 that -- how many hours are expected per month or
15 whatever so that they know exactly what it is
16 that they're gonna be proposing.

17 MS. KACZYNSKI: I think it's --

18 MR. CABELLO: But -- but the problem with
19 that --

20 I'm sorry, go ahead.

21 MS. KACZYNSKI: No, no, no, I was just -- I
22 -- I could see it both ways.

23 MS. NOVA: Yeah.

24 MS. KACZYNSKI: I could see it that way.
25 And I could see it the other way where if you put

1 something in -- you know, you -- we could put
2 clarifying language all over the place. We
3 are -- and it's actually in there, we're not
4 responsible for what these estimates are, you
5 have to do --

6 MS. NOVA: Right.

7 MS. KACZYNSKI: -- your own due diligence
8 work, you have to make your own conclusions.
9 This is just for, --

10 CHAIRPERSON MARTINETTI: That's it.

11 MS. KACZYNSKI: -- you know, --

12 COMMISSIONER DiNARDO: Um-hum.

13 MS. KACZYNSKI: -- example purposes --

14 COMMISSIONER CARNEY: A guideline.

15 MS. KACZYNSKI: -- only but --

16 CHAIRPERSON MARTINETTI: And if we're not
17 happy we have -- we have --

18 COMMISSIONER CARNEY: Guideline.

19 CHAIRPERSON MARTINETTI: -- right to
20 terminate and not be responsible for any --

21 MR. CABELLO: Right.

22 CHAIRPERSON MARTINETTI: -- remaining part
23 of unbilled cap.

24 MS. KACZYNSKI: But we're gonna --

25 MR. CABELLO: No, that's --

1 CHAIRPERSON MARTINETTI: I want that all
2 over.

3 MS. KACZYNSKI: We're gonna get that in
4 there. Don't worry.

5 COMMISSIONER DiNARDO: Well, if they're
6 not working --

7 MR. CABELLO: Now, the --

8 CHAIRPERSON MARTINETTI: Want no more
9 headaches.

10 COMMISSIONER GUTIERREZ: He want to make --

11 CHAIRPERSON MARTINETTI: No more -- no more
12 cameras --

13 COMMISSIONER GUTIERREZ: -- he want to make
14 sure that in there.

15 CHAIRPERSON MARTINETTI: -- outside of my
16 house.

17 COMMISSIONER CARNEY: Tell them, so they
18 know.

19 MR. CABELLO: The --

20 MS. KACZYNSKI: Yeah.

21 COMMISSIONER DiNARDO: Well, they're only
22 -- they're only getting paid if they're billing.

23 MR. CABELLO: Right, right, exactly.

24 Now the problem with that is --

25 MS. KACZYNSKI: Yeah, where did that

1 | concept of that not being the norm. So I'm kind
2 | of getting lost here.

3 | COMMISSIONER DiNARDO: Exactly. That's
4 | what I'm missing.

5 | MR. CABELLO: The -- the issue with the
6 | hours for the type of work is that, for example,
7 | in the evictions one month we may have like seven
8 | evictions --

9 | MS. NOVA: Um-hum.

10 | MR. CABELLO: -- and that might exceed the
11 | three hours they have for the month. And then in
12 | other month we have only one eviction or none at
13 | all.

14 | COMMISSIONER GUTIERREZ: Exactly.

15 | MR. CABELLO: So it's very difficult to --

16 | MS. NOVA: I see.

17 | CHAIRPERSON MARTINETTI: You can't.

18 | MR. CABELLO: -- to --

19 | COMMISSIONER GUTIERREZ: To bill the
20 | time --

21 | MR. CABELLO: -- gauge the --

22 | COMMISSIONER GUTIERREZ: -- the time --

23 | MR. CABELLO: -- you know, --

24 | COMMISSIONER GUTIERREZ: -- the time --

25 | MR. CABELLO: -- right, what --

1 MS. KACZYNSKI: And what I was thinking was
2 --
3 MR. CABELLO: -- what you're doing.
4 MS. KACZYNSKI: -- people can call --
5 MR. CABELLO: Because it's very difficult
6 to --
7 CHAIRPERSON MARTINETTI: Why, you can't do
8 the hours?
9 COMMISSIONER GUTIERREZ: No, the hours?
10 No.
11 CHAIRPERSON MARTINETTI: No estimates.
12 MR. CABELLO: -- even for -- you know, --
13 MS. KACZYNSKI: You know?
14 MR. CABELLO: -- for us to monitor that's
15 like --
16 CHAIRPERSON MARTINETTI: Listen, --
17 MS. KACZYNSKI: And we could put that in
18 there, too. You know if you have any questions
19 with regard to any of the scopes of services, you
20 know, your name is in there; --
21 MR. CABELLO: Yes.
22 MS. KACZYNSKI: -- you can call.
23 So if they want to know, all right, how --
24 how long do meetings usually go?
25 MS. NOVA: Exactly.

1 (Whereupon, several people speak at once.)

2 MR. CABELLO: Right. Well, --

3 MS. KACZYNSKI: Something like that so they
4 can come up --

5 MR. CABELLO: -- we could give an average.

6 MS. KACZYNSKI: -- with an educated
7 proposal.

8 MS. NOVA: Um-hum.

9 MR. CABELLO: Yes.

10 MS. NOVA: Um-hum.

11 COMMISSIONER GONZALEZ: And -- and the
12 other thing, Kara, if you could check with HUD, I
13 remember when I was a Commissioner in Paterson in
14 the 90s, HUD had a requirement -- an ethics
15 requirement for attorneys, I assume that's still
16 the case. You know, like an attorney who's been
17 suspended, who's had issues, --

18 MS. KACZYNSKI: Um-hum.

19 COMMISSIONER GONZALEZ: -- cannot serve as
20 a Housing Authority attorney.

21 So you might want to check with HUD --

22 MS. KACZYNSKI: I'll check that.

23 COMMISSIONER GONZALEZ: -- if that's still
24 -- that's still the case.

25 COMMISSIONER CARNEY: I think it is.

1 COMMISSIONER GONZALEZ: And use -- perhaps
2 put that in the RFP.

3 COMMISSIONER CARNEY: I think I read
4 something about it.

5 COMMISSIONER GONZALEZ: So an attorney --

6 CHAIRPERSON MARTINETTI: Yeah, definitely
7 check that.

8 MR. CABELLO: Yeah.

9 COMMISSIONER GONZALEZ: So an attorney who
10 has a --

11 MR. CABELLO: Debarred or something like?

12 MS. KACZYNSKI: Yeah. Okay.

13 COMMISSIONER GONZALEZ: Would not waste his
14 time --

15 MS. KACZYNSKI: Well, if you're not barred,
16 you can't practice.

17 CHAIRPERSON MARTINETTI: Because you have
18 to --

19 MS. KACZYNSKI: I mean that's -- that's a
20 given.

21 MR. CABELLO: No, but reactivated again,
22 you know that --

23 CHAIRPERSON MARTINETTI: You have to make
24 sure you put all that stuff in because if you do
25 not, you know, you have to explain to them why --

1 MS. KACZYNSKI: Yup.

2 CHAIRPERSON MARTINETTI: -- you didn't
3 award it.

4 MS. NOVA: Right.

5 CHAIRPERSON MARTINETTI: So make sure
6 that's in there.

7 COMMISSIONER GONZALEZ: And --

8 CHAIRPERSON MARTINETTI: If -- if HUD
9 requires it. So, --

10 COMMISSIONER GONZALEZ: And that means that
11 we have to do background checks for these --

12 CHAIRPERSON MARTINETTI: Actually, --

13 MR. CABELLO: We will -- we'll do as a
14 regular, you know, --

15 CHAIRPERSON MARTINETTI: Actually, --

16 COMMISSIONER GUTIERREZ: We'll do it, yeah.

17 MR. CABELLO: -- other people.

18 CHAIRPERSON MARTINETTI: -- Kara, you want
19 to make your announcement? Because it's not
20 gonna be Kara, it's gonna be Krystle.

21 MS. KACZYNSKI: Yeah, it's not gonna be me.
22 I was trying --

23 MR. CABELLO: She was waiting till the end.

24 CHAIRPERSON MARTINETTI: Why don't we do it
25 now so everybody stops saying, Kara, Kara, we

1 start calling Krystle.

2 COMMISSIONER DiNARDO: Then we just start
3 saying Krystle.

4 MS. KACZYNSKI: Exactly.

5 MR. CABELLO: Krystle.

6 MS. KACZYNSKI: Exactly.

7 MR. CABELLO: No more Kara.

8 MS. NOVA: No, I like when you're
9 directing --

10 MS. KACZYNSKI: Yeah, yeah, yeah. You just
11 got -- just got to jump right in.

12 MR. CABELLO: Okay, Kara's no longer gonna
13 be with the firm. She's going to go on her own.

14 COMMISSIONER DiNARDO: Oh.
15 Congratulations.

16 MR. CABELLO: And she's --

17 COMMISSIONER CARNEY: She's what?

18 COMMISSIONER GUTIERREZ: Congratulations.

19 MR. CABELLO: Today's her last day here.

20 COMMISSIONER CARNEY: Come on, I just met
21 her --

22 MS. KACZYNSKI: I know.

23 CHAIRPERSON MARTINETTI: DiNardo and
24 Associates.

25 COMMISSIONER CARNEY: -- and already you're

1 taking her away from me?

2 MR. CABELLO: And we have Krystle Nova.

3 Nova is it?

4 MS. NOVA: Yes. Nova.

5 COMMISSIONER CARNEY: Hi, Krystle.

6 MR. CABELLO: She'll -- she'll be --

7 MS. NOVA: Hi.

8 MR. CABELLO: -- replacing her for the
9 period of time until we go out for the RFP.

10 COMMISSIONER DiNARDO: Great.

11 MR. CABELLO: So on behalf of the Board and
12 myself, I want to wish you very much luck.

13 COMMISSIONER CARNEY: And thank you.

14 COMMISSIONER MUNDORF: Yes.

15 COMMISSIONER CARNEY: And good luck.

16 MR. CABELLO: Buena suerte.

17 MS. KACZYNSKI: It's been a good three
18 months.

19 COMMISSIONER DiNARDO: Awesome.

20 MR. CABELLO: You're gonna miss a little
21 coffee.

22 COMMISSIONER CARNEY: Buena suerte.

23 MS. KACZYNSKI: I know. I know.

24 (Applause.)

25 MR. CABELLO: Thank you for your services.

1 COMMISSIONER DiNARDO: All right, Kara.

2 MR. CABELLO: I have to say, very, very
3 good. But, as well, I heard good stuff about
4 Krystle, too, so.

5 MS. KACZYNSKI: Yes, trust me, she'll --
6 she'll know in a week exactly everything you guys
7 have going on.

8 MR. CABELLO: No, we said, she's gonna come
9 in next -- we're gonna --

10 MS. NOVA: Yes.

11 MR. CABELLO: -- sit down with each and
12 every one --

13 MS. NOVA: I'd like to come and sit down.

14 MR. CABELLO: -- of the department heads so
15 we could given her an overall idea as to what's
16 going on. So when she has to deal with our
17 clients, she knows what --

18 CHAIRPERSON MARTINETTI: How about she come
19 in tomorrow?

20 COMMISSIONER CARNEY: You just want to make
21 her head spin.

22 MR. CABELLO: Tomorrow's fine.

23 You want to come tomorrow? Are you free?

24 CHAIRPERSON MARTINETTI: 'Cause we don't
25 have time. We got to get this thing done.

1 MR. CABELLO: Okay.

2 CHAIRPERSON MARTINETTI: You're leaving.

3 MR. CABELLO: You want to come tomorrow?

4 COMMISSIONER DiNARDO: Yeah, it's good.

5 MS. NOVA: Tomorrow?

6 MR. CABELLO: I'm here.

7 COMMISSIONER DiNARDO: It's good, it's the
8 first of the month. You've already done the
9 first monthly payment.

10 MR. CABELLO: Yeah, that's right. That's
11 right.

12 COMMISSIONER DiNARDO: It's over.

13 MR. CABELLO: Yeah.

14 MS. NOVA: Tomorrow what time? Like during
15 the day?

16 CHAIRPERSON MARTINETTI: Boy, I tell you, I
17 can't --

18 MR. CABELLO: Whatever time you want.
19 Let's --

20 CHAIRPERSON MARTINETTI: -- deal with these
21 attorneys.

22 COMMISSIONER DiNARDO: That's right.

23 MS. NOVA: Yeah, I could come during the
24 day. Absolutely.

25 CHAIRPERSON MARTINETTI: All you guys want

1 to do is bill.

2 MR. CABELLO: What time? So I can get
3 everybody in line for you.

4 CHAIRPERSON MARTINETTI: I can't deal with
5 that.

6 MR. CABELLO: What's a good time for you?
7 We're here from nine to four.

8 COMMISSIONER GUTIERREZ: No, we don't have
9 time.

10 MS. KACZYNSKI: That's all right, Marty.

11 COMMISSIONER GUTIERREZ: We don't have
12 time.

13 MS. KACZYNSKI: Marty? Issue a permit for
14 that --

15 MS. NOVA: How about --

16 MS. KACZYNSKI: -- and you'll get a --

17 MS. NOVA: -- one?

18 MS. KACZYNSKI: It's not a permit.

19 MR. CABELLO: One is perfect.

20 MS. NOVA: I'll be here at one. After
21 lunch, perfect.

22 (Whereupon, there were multiple
23 conversations.)

24 MR. CABELLO: Yeah, everybody's relaxed.

25 MS. NOVA: Yeah.

1 MR. CABELLO: You're not that nervous.

2 MS. NOVA: Okay.

3 MS. KACZYNSKI: You should get --
4 (indiscernible).

5 MR. CABELLO: One o'clock. Okay, I'll tell
6 everybody to be there.

7 MS. KACZYNSKI: I'm trying to see if that's
8 it here.

9 MR. CABELLO: Okay, so she's gonna check
10 about the few you also mentioned, right?

11 Or am I --

12 COMMISSIONER DiNARDO: Yes.

13 MR. CABELLO: Okay.

14 CHAIRPERSON MARTINETTI: So, Krystle,
15 Kara, --

16 MR. CABELLO: Krystle.

17 CHAIRPERSON MARTINETTI: Kara, --

18 MS. KACZYNSKI: Kara or Krystle?

19 CHAIRPERSON MARTINETTI: You gonna -- are
20 you gonna like shadow Krystle in this matter or
21 that's it?

22 COMMISSIONER DiNARDO: Kara's gone.

23 MR. CABELLO: No, she's bye-bye.

24 MS. KACZYNSKI: That's it. See you.

25 CHAIRPERSON MARTINETTI: That's it.

1 MS. KACZYNSKI: No, I'm always available --

2 MR. CABELLO: She's so abrupt.

3 MS. KACZYNSKI: -- for her. And she knows
4 she can call me.

5 MS. NOVA: Yes.

6 MS. KACZYNSKI: And she's got all my
7 numbers.

8 MS. NOVA: Yup.

9 CHAIRPERSON MARTINETTI: So, you -- you
10 know where --

11 MS. NOVA: I will stalk her, don't worry.

12 MS. KACZYNSKI: Exactly.

13 CHAIRPERSON MARTINETTI: -- we're going
14 with this, right?

15 MS. NOVA: Um-hum.

16 CHAIRPERSON MARTINETTI: Okay.

17 COMMISSIONER GONZALEZ: Yeah, Krystle, --

18 MR. CABELLO: Yes?

19 COMMISSIONER GONZALEZ: -- let me put you
20 on the spot right away.

21 I saw you were taking notes. Can you
22 summarize all the things that we're gonna ask HUD
23 to --

24 MS. NOVA: Like what?

25 MR. CABELLO: That's Dennis.

1 MS. NOVA: Confirm?

2 COMMISSIONER GONZALEZ: All the things that
3 we're going back to HUD to --

4 CHAIRPERSON MARTINETTI: Well, that's
5 before we introduced her. So, --

6 MR. CABELLO: Yeah, Dennis, come on.

7 MS. KACZYNSKI: She's on the ball.

8 MS. NOVA: Yeah. Well, we're gonna check
9 the RFQ option versus the RFP option.

10 MR. CABELLO: There you go.

11 MS. NOVA: We're going to see if -- if
12 we're forced to, with the RFP to -- with exact
13 qualifications, we're gonna -- you know, do you
14 have to take the straight lowest price. Even
15 though we really don't think that's gonna be an
16 issue.

17 CHAIRPERSON MARTINETTI: Well, that I know.
18 They already said -- HUD, it's just gonna be part
19 of the --

20 MR. CABELLO: Right.

21 COMMISSIONER GUTIERREZ: No, he want to
22 know --

23 MR. CABELLO: All the criteria.

24 COMMISSIONER GUTIERREZ: -- what is she --

25 MS. NOVA: He wanted to know what --

1 MR. CABELLO: The notes.

2 COMMISSIONER GUTIERREZ: He want to know
3 what is she writing there.

4 CHAIRPERSON MARTINETTI: Part of the
5 overall experience.

6 MR. CABELLO: What notes she took.
7 This is a test.

8 CHAIRPERSON MARTINETTI: Dennis is
9 ruthless, man.

10 COMMISSIONER CARNEY: Giving you a little
11 tease.

12 MR. CABELLO: This is a test.

13 COMMISSIONER GUTIERREZ: Dennis?

14 CHAIRPERSON MARTINETTI: She didn't even
15 get her feet wet --

16 COMMISSIONER GONZALEZ: No, no, you know
17 what it is? Ever since --

18 CHAIRPERSON MARTINETTI: -- and he's
19 attacking her.

20 COMMISSIONER GONZALEZ: -- I had my heart
21 attack I have very short term memory loss.

22 So, --

23 COMMISSIONER JETTER: From a heart attack?

24 COMMISSIONER GONZALEZ: Oh, yeah.

25 COMMISSIONER CARNEY: Yeah.

1 MS. KACZYNSKI: Now, I will -- I will say
2 this, page 16, if we look at page 16 --

3 MR. CABELLO: Everything is there.

4 MS. KACZYNSKI: -- of the RFP we drafted,
5 which again was taken directly from the one that
6 HUD gave us, it's titled Revert to Price.

7 If after applying the additional criteria,
8 equally qualified firms are still equally
9 qualified, the firm with the highest score for
10 price will be selected.

11 Now that doesn't necessarily mean lowest
12 price but highest score for price.

13 COMMISSIONER DiNARDO: This is very
14 complicated.

15 MS. KACZYNSKI: So when you go back to the
16 criteria, --

17 CHAIRPERSON MARTINETTI: The lawyers make
18 it complicated.

19 MS. KACZYNSKI: -- that sets forth what you
20 look at for price, --

21 COMMISSIONER DiNARDO: This is really
22 complicated.

23 CHAIRPERSON MARTINETTI: That is.

24 MS. KACZYNSKI: -- the one that ends up
25 with the highest score would be your winner.

1 COMMISSIONER DiNARDO: Dear God.

2 CHAIRPERSON MARTINETTI: We're --

3 (indiscernible.)

4 MR. CABELLO: Right.

5 COMMISSIONER CARNEY: Is that one right
6 there --

7 MR. CABELLO: So we can say in
8 consideration.

9 COMMISSIONER CARNEY: -- you're looking at?

10 COMMISSIONER DiNARDO: Nobody's gonna bid
11 on this.

12 MS. KACZYNSKI: Yes. Oh, no.

13 CHAIRPERSON MARTINETTI: Then we
14 increase -- we discussed that too.

15 MR. CABELLO: Go ahead, --

16 CHAIRPERSON MARTINETTI: Virg, we had a
17 quick conversation, --

18 COMMISSIONER CARNEY: What am I gonna do
19 when you're not here?

20 CHAIRPERSON MARTINETTI: -- if nobody bids
21 in it, --

22 COMMISSIONER CARNEY: Who's gonna help me?

23 CHAIRPERSON MARTINETTI: -- then we'll up
24 the amount and rebid it until we get somebody.

25 MR. CABELLO: Oh, yeah, yeah, yeah.

1 No, but people will come at 65, --

2 CHAIRPERSON MARTINETTI: You know, we --
3 we're trying to save money --

4 COMMISSIONER CARNEY: Yeah, we're getting
5 fresh.

6 CHAIRPERSON MARTINETTI: -- for the
7 Authority and get representation -- quality
8 representation.

9 COMMISSIONER CARNEY: I got that yesterday
10 but it slipped my mind.

11 CHAIRPERSON MARTINETTI: So, we'll increase
12 it. Maybe 70? Until eventually somebody's gonna
13 bite.

14 COMMISSIONER CARNEY: I don't know why I
15 read it.

16 MR. CABELLO: For 65 they'll come in.

17 CHAIRPERSON MARTINETTI: So if we have to
18 do it two times, three times, --

19 MS. NOVA: I think they'll come at 65.

20 CHAIRPERSON MARTINETTI: I serve on -- like
21 I said --

22 MR. CABELLO: Sixty-five they'll come.

23 COMMISSIONER GUTIERREZ: I believe at 65
24 they come in.

25 MR. CABELLO: What do you think?

1 You've been here long enough.

2 (Whereupon, several people speak at once.)

3 CHAIRPERSON MARTINETTI: The City sometimes
4 they throw out bids --

5 COMMISSIONER DiNARDO: No, I think that's
6 fair.

7 CHAIRPERSON MARTINETTI: -- three times
8 before they --

9 MS. NOVA: Your -- your 30,000 --

10 MR. CABELLO: Really this is a real number
11 --

12 MS. NOVA: -- was not gonna happen.

13 MR. CABELLO: -- not that we're making --

14 COMMISSIONER CARNEY: No, that's not gonna
15 happen.

16 MS. KACZYNSKI: Well, again, that was based
17 on an estimate.

18 MR. CABELLO: With the exception of the
19 thing with Julio. No, that was --

20 CHAIRPERSON MARTINETTI: Right.

21 COMMISSIONER GONZALEZ: One at a time.

22 CHAIRPERSON MARTINETTI: These are actual
23 numbers that Virgil researched.

24 MR. CABELLO: Yes.

25 MS. KACZYNSKI: Um-hum.

1 CHAIRPERSON MARTINETTI: It's not something
2 that was pulled out of thin air.

3 COMMISSIONER DiNARDO: No, I would agree
4 with the number. I -- I think that's reasonable
5 considering the work, et cetera.

6 MR. CABELLO: So, --

7 CHAIRPERSON MARTINETTI: Depends what your
8 billable rate is.

9 MR. CABELLO: -- Commissioner Gonzalez,
10 did --

11 COMMISSIONER DiNARDO: Well, you know, when
12 you got to go to court, --

13 MR. CABELLO: -- Krystle answer your
14 question?

15 COMMISSIONER CARNEY: Did she answer your
16 question?

17 COMMISSIONER DiNARDO: -- that's where you
18 get murdered.

19 MR. CABELLO: She took good notes.

20 COMMISSIONER CARNEY: You happy now?

21 CHAIRPERSON MARTINETTI: Wants a \$50,000.00
22 retainer.

23 COMMISSIONER GONZALEZ: It's just I -- I
24 forgot what the --

25 We're fine.

1 MS. KACZYNSKI: Guys, we're having a hard
2 time with the microphones.

3 MR. CABELLO: Yeah, the microphone, folks.

4 COMMISSIONER CARNEY: (Indiscernible) --
5 you, yet.

6 MR. CABELLO: Okay. So, we're okay with
7 this.

8 Krystle will be here tomorrow.

9 I'm sorry, go ahead.

10 MS. NOVA: I just wanted to double-check.
11 We had spoken about the legal committee.

12 MS. KACZYNSKI: Yes.

13 MS. NOVA: Are we gonna be doing that?

14 You guys gonna --

15 CHAIRPERSON MARTINETTI: Well, yeah.

16 COMMISSIONER CARNEY: Yeah.

17 CHAIRPERSON MARTINETTI: Sure.

18 MS. KACZYNSKI: The legal committee that --
19 list we have is Elise, Margarita, Dorothy and
20 Rafael.

21 MS. NOVA: Okay.

22 COMMISSIONER CARNEY: I thought I heard my
23 name.

24 MR. CABELLO: Yeah, Rafael will be there.

25 COMMISSIONER DiNARDO: No, the -- the cap

1 man --

2 MS. KACZYNSKI: You are search --

3 COMMISSIONER DiNARDO: -- should be on the

4 legal committee.

5 MS. NOVA: Yeah.

6 COMMISSIONER CARNEY: In search of him.

7 Okay.

8 MR. CABELLO: Yeah, the cap man.

9 CHAIRPERSON MARTINETTI: Hey, Virg?

10 COMMISSIONER GUTIERREZ: Yeah.

11 MR. CABELLO: No, Ralph will be there.

12 COMMISSIONER DiNARDO: I'm just --

13 CHAIRPERSON MARTINETTI: Chances are we're

14 --

15 COMMISSIONER DiNARDO: Keep reminding you

16 -- cap --

17 COMMISSIONER GUTIERREZ: Um-hum. Um-hum.

18 MR. CABELLO: All right, so there's no cap.

19 MS. KACZYNSKI: It's a not to exceed.

20 MR. CABELLO: What is --

21 Not to exceed. Not a cap. Yeah.

22 CHAIRPERSON MARTINETTI: It's not a cap.

23 COMMISSIONER CARNEY: Yeah, no cap. Not to

24 exceed.

25 MR. CABELLO: So we have three

1 Commissioners --

2 COMMISSIONER CARNEY: Make sure. Enough of
3 the word cap.

4 MR. CABELLO: -- and the CFO for number
5 thing.

6 Okay, Ralph, so you're on --

7 MS. KACZYNSKI: Now let me just make
8 sure --

9 MR. CABELLO: -- that committee --
10 Executive Committee.

11 MS. KACZYNSKI: So we dealt with that. We
12 dealt with that.

13 MS. NOVA: Um-hum.

14 MS. KACZYNSKI: We're taking the estimates
15 out.

16 MR. CABELLO: Yeah, --

17 MS. KACZYNSKI: RFP versus RFQ.

18 MR. CABELLO: Yes.

19 MS. KACZYNSKI: I think we have the answer
20 for the -- the lowest -- highest --

21 MS. NOVA: Right.

22 MS. KACZYNSKI: -- highest number for
23 price, not necessarily the lowest price.

24 And then the last thing is this special
25 litigation concept is out of the general counsel

1 RFP.

2 So the question is do you want to do a
3 separate special litigation RFP for whatever may
4 arise that's outside of the Section 8, that's
5 typical landlord/tenant or typical defense.

6 MR. CABELLO: Then the operations,
7 basically.

8 MS. KACZYNSKI: And what I was thinking,
9 one of -- one of your options could be either
10 just to do it exactly the same way and establish
11 the same kind of mindset or the same kind of
12 procedure, let's say. Cap, hourly, whatever
13 else.

14 MR. CABELLO: And that would be on a need
15 basis, as we had discussed that.

16 MS. KACZYNSKI: And --

17 CHAIRPERSON MARTINETTI: For special.

18 MS. KACZYNSKI: As needed.

19 MR. CABELLO: The special, as needed.

20 CHAIRPERSON MARTINETTI: Well, when we --
21 it comes -- I mean --

22 MR. CABELLO: Comes, we'll do it.

23 CHAIRPERSON MARTINETTI: -- it's very rare
24 that we have serious litigation --

25 MS. KACZYNSKI: Or you can do that also.

1 MR. CABELLO: We don't have --

2 CHAIRPERSON MARTINETTI: -- going on that's
3 not handled by the insurance company.

4 MR. CABELLO: Right.

5 MS. KACZYNSKI: Could do that also.

6 COMMISSIONER GONZALEZ: I agree. I think
7 we take it on an as need basis.

8 CHAIRPERSON MARTINETTI: We'll take that
9 as -- yeah.

10 MR. CABELLO: On a need basis? Okay.

11 COMMISSIONER GUTIERREZ: Yeah.

12 MS. KACZYNSKI: And you can do that just if
13 you do -- if you do it now and select somebody
14 then that way they're there at your fingertips --

15 CHAIRPERSON MARTINETTI: No because --

16 MS. KACZYNSKI: -- if and when you need it.

17 CHAIRPERSON MARTINETTI: -- one case we
18 might want somebody with particular experience in
19 that matter.

20 MR. CABELLO: On that area, yeah.

21 CHAIRPERSON MARTINETTI: Let's -- let's
22 see. You know.

23 MR. CABELLO: Could be. That's a good
24 point.

25 COMMISSIONER GUTIERREZ: Um-hum.

1 MR. CABELLO: Finally you made a good
2 point.

3 COMMISSIONER DiNARDO: Yeah and that you
4 might want to do as an RFQ --

5 CHAIRPERSON MARTINETTI: Here we go.

6 COMMISSIONER DiNARDO: -- depending upon
7 the nature of the litigation.

8 CHAIRPERSON MARTINETTI: Deal with whatever
9 you said.

10 COMMISSIONER CARNEY: You could take --

11 CHAIRPERSON MARTINETTI: I deal with
12 attorneys all day long, I can't take it at night.

13 MS. KACZYNSKI: I know.

14 COMMISSIONER CARNEY: With that face on.

15 MR. CABELLO: Okay.

16 MS. KACZYNSKI: Okay, so that answers that
17 question.

18 MR. CABELLO: That answers that question.

19 COMMISSIONER DiNARDO: So, just --

20 MS. KACZYNSKI: Good.

21 COMMISSIONER DiNARDO: -- just --

22 MR. CABELLO: To recap.

23 COMMISSIONER DiNARDO: -- one last -- just
24 -- no, just one last question I have, for general
25 counsel, just specifically the day-to-day --

1 MR. CABELLO: Operations.

2 COMMISSIONER DiNARDO: -- operations, and
3 we're not calling evictions litigation, --

4 MR. CABELLO: No.

5 MS. KACZYNSKI: If we look at --

6 This is probably the easiest way to do it.

7 COMMISSIONER DiNARDO: Okay.

8 MS. KACZYNSKI: Take a look at the scope.

9 MR. CABELLO: It's not litigation.

10 MS. KACZYNSKI: The scope; I think there's
11 seven things in here. Meetings, agendas, general
12 advice; --

13 COMMISSIONER DiNARDO: Um-hum.

14 MS. KACZYNSKI: -- contracts and agreements
15 to the extent their even necessary; --

16 MR. CABELLO: Yeah, --

17 MS. KACZYNSKI: -- resident occupancy,
18 owner inter-relationships; review, advise
19 opinions regarding new -- new laws, legislation,
20 rules, et cetera; here comes your litigation,
21 your standard litigation, non-payment of rent,
22 eviction matters, Section 8; --

23 MR. CABELLO: On Section 8 also.

24 MS. KACZYNSKI: -- other lease
25 violations --

1 MR. CABELLO: Operations.

2 MS. KACZYNSKI: Exactly.

3 COMMISSIONER CARNEY: Operations.

4 MS. KACZYNSKI: General advice.

5 Procurement policies, your bidding, and other
6 professional service contracts.

7 CHAIRPERSON MARTINETTI: Meetings.

8 MS. KACZYNSKI: That's --

9 CHAIRPERSON MARTINETTI: Attending
10 meetings.

11 MS. KACZYNSKI: That was the first one.

12 CHAIRPERSON MARTINETTI: Attending.

13 MR. CABELLO: Yeah, the meetings.

14 COMMISSIONER GUTIERREZ: That was the first
15 one.

16 MS. KACZYNSKI: That was the first one.

17 COMMISSIONER GUTIERREZ: That was the first
18 one.

19 CHAIRPERSON MARTINETTI: Special meetings,
20 too.

21 MR. CABELLO: Special meeting.

22 CHAIRPERSON MARTINETTI: Special. That --

23 MS. KACZYNSKI: Board of Commissioners --

24 CHAIRPERSON MARTINETTI: -- that's what I
25 meant to say.

1 MS. KACZYNSKI: -- Board meetings.

2 MR. CABELLO: Yeah, yeah, the regular --

3 CHAIRPERSON MARTINETTI: Special.

4 MS. KACZYNSKI: -- general advice, special
5 labor issues.

6 COMMISSIONER DiNARDO: That I have a
7 question.

8 What does that mean?

9 MS. KACZYNSKI: That means provide review
10 and advice regarding UCHA personnel --

11 Oh, geeze.

12 I haven't come across any in three months.
13 I don't know what you might typically have.

14 COMMISSIONER DiNARDO: I would think that
15 that would be part of the day-to-day operations.

16 MR. CABELLO: Yes.

17 COMMISSIONER DiNARDO: If you have
18 personnel that need to be disciplined or
19 whatever, wouldn't that just be day-to-day?

20 MR. CABELLO: I would think that would
21 be --

22 CHAIRPERSON MARTINETTI: Personnel issues.

23 MR. CABELLO: -- part of the operations.

24 CHAIRPERSON MARTINETTI: Just it make it
25 clear, personnel issues.

1 COMMISSIONER DiNARDO: I would put it in
2 under something else.

3 MS. KACZYNSKI: This was taken from HUD's
4 RFP.

5 CHAIRPERSON MARTINETTI: Right. Okay.

6 MS. KACZYNSKI: So, I could put it in with
7 the other one --

8 COMMISSIONER DiNARDO: Yeah.

9 MS. KACZYNSKI: -- or I could leave it
10 here. But that's where it came from.

11 COMMISSIONER DiNARDO: Okay. I think it --

12 MS. KACZYNSKI: Just so you know.

13 COMMISSIONER DiNARDO: -- I think that
14 should --

15 MR. CABELLO: I would put it with the other
16 one, discipline.

17 COMMISSIONER DiNARDO: -- go in somewhere
18 else.

19 MS. NOVA: Okay.

20 MR. CABELLO: Because it's regular
21 operations.

22 MS. KACZYNSKI: Yup.

23 COMMISSIONER GUTIERREZ: Um-hum.

24 MR. CABELLO: Part of, you know, --

25 MS. KACZYNSKI: Well, personnel policies

1 and practices. Yeah. It does sound more
2 general.

3 MR. CABELLO: You discipline somebody --

4 MS. KACZYNSKI: Again, just left it that
5 way 'cause that's the way theirs was.

6 COMMISSIONER DiNARDO: No, no, no, I
7 understand.

8 MS. KACZYNSKI: Here for discussion, so --

9 COMMISSIONER DiNARDO: Just to -- to give
10 us an opportunity to look at it.

11 MR. CABELLO: Commissioner Gonzalez,
12 Krystle is taking notes on that one.

13 MS. KACZYNSKI: And then insurance
14 oversight, also. Mixed finance and
15 redevelopment, which I don't think we get very
16 often.

17 MR. CABELLO: No, we don't --

18 MS. KACZYNSKI: So that's it.

19 MR. CABELLO: Okay, that's it?

20 Okay, now we have to deal with -- go back
21 to -- one more thing, we got to vote on the
22 bills. And Rafael got the answer for --

23 COMMISSIONER GUTIERREZ: Okay.

24 COMMISSIONER CARNEY: Okay.

25 MR. CABELLO: -- Commissioner.

1 COMMISSIONER JETTER: Okay.

2 CHAIRPERSON MARTINETTI: Can we advertise
3 for the E.D. position everywhere possible?

4 All major papers, --

5 MR. CABELLO: Yeah, yeah, --

6 MS. NOVA: Of course.

7 CHAIRPERSON MARTINETTI: -- online,
8 whatever.

9 MR. CABELLO: -- everything.

10 MS. NOVA: Yeah.

11 CHAIRPERSON MARTINETTI: Even local.

12 MR. CABELLO: No, no, of course. Local and
13 then state-wide. That's what --

14 CHAIRPERSON MARTINETTI: Correct.

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

16 CHAIRPERSON MARTINETTI: As well as any
17 papers serving the Hispanic community.

18 MR. CABELLO: Yeah, we can put in the --
19 Narau (phonetic) Journal. We could do that.

20 MS. NOVA: Okay.

21 CHAIRPERSON MARTINETTI: And local papers
22 serving the Hispanic community also. So we can
23 make sure we have it --

24 COMMISSIONER CARNEY: What about the Irish
25 community?

1 CHAIRPERSON MARTINETTI: Whatever you want,
2 Frank.

3 MR. CABELLO: We'll put it in Gaelic.

4 COMMISSIONER CARNEY: You know how to talk
5 Gaelic?

6 MR. CABELLO: A little bit.
7 (Indiscernible). Gaelico (phonetic).

8 COMMISSIONER CARNEY: Erin go Bragh.

9 MR. CABELLO: Yo hablo Gaelico.

10 COMMISSIONER CARNEY: Erin go Bragh.
11 Want to hear another word?

12 COMMISSIONER JETTER: I think that's --

13 COMMISSIONER CARNEY: I'll tell you this
14 other word you will like.

15 COMMISSIONER JETTER: I know one thing in
16 Gaelic.

17 MR. CABELLO: Okay.

18 COMMISSIONER DiNARDO: When -- when are we
19 gonna start the search?

20 When are we putting together the criteria?

21 Well, Kara's leaving. Krystle, when are
22 we --

23 MR. CABELLO: Okay, Krystle?

24 COMMISSIONER DiNARDO: -- putting together
25 the --

1 CHAIRPERSON MARTINETTI: Tomorrow.

2 MS. NOVA: Well, I was going to get --

3 MS. KACZYNSKI: I'm gonna give her what I
4 have.

5 MS. NOVA: And I was going to get a list
6 together before -- get it to you guys before the
7 next meeting.

8 CHAIRPERSON MARTINETTI: Right. If we have
9 to call a special for that let's do it --

10 MR. CABELLO: Yeah.

11 MS. NOVA: Okay.

12 CHAIRPERSON MARTINETTI: -- because time is
13 of the essence.

14 MR. CABELLO: Well, I thought --

15 CHAIRPERSON MARTINETTI: We have three
16 months.

17 Right?

18 MR. CABELLO: -- I thought we were going to
19 send an email to everyone --

20 MS. NOVA: Right.

21 MR. CABELLO: -- so they could --

22 MS. NOVA: Exactly.

23 MR. CABELLO: -- check the -- they want to
24 have an input there or add things to it. And
25 then have maybe the meeting, --

1 CHAIRPERSON MARTINETTI: Right.

2 MR. CABELLO: -- special meeting --

3 CHAIRPERSON MARTINETTI: Sure.

4 MR. CABELLO: -- or regular meeting --

5 CHAIRPERSON MARTINETTI: Whatever --

6 MR. CABELLO: -- and --

7 CHAIRPERSON MARTINETTI: Whatever --

8 COMMISSIONER CARNEY: Mr. Cabello?

9 MR. CABELLO: Yes, sir?

10 COMMISSIONER JETTER: Just send me a
11 letter.

12 COMMISSIONER CARNEY: I have one problem, I
13 don't have an email.

14 MR. CABELLO: Okay, we'll deliver it to you
15 personally.

16 No problem.

17 CHAIRPERSON MARTINETTI: Anybody wants it
18 hand-delivered, --

19 COMMISSIONER CARNEY: My man.

20 CHAIRPERSON MARTINETTI: -- just let Virgil
21 know.

22 MS. NOVA: Hand-delivered.

23 COMMISSIONER CARNEY: My buddy -- my best
24 friend.

25 MR. CABELLO: Yeah, yeah, whoever doesn't

1 | have an email, that's no problem. That's not an
2 | issue.

3 | MS. KACZYNSKI: And just so you know, all
4 | the things you gave me, --

5 | MR. CABELLO: Yes.

6 | MS. KACZYNSKI: -- I will be giving to her
7 | on the list.

8 | MR. CABELLO: Okay, great.

9 | MS. KACZYNSKI: She'll have it there
10 | already --

11 | MS. NOVA: Um-hum.

12 | MR. CABELLO: All right, great.

13 | MS. KACZYNSKI: -- and then whatever else
14 | the Board wants to include.

15 | MR. CABELLO: Yeah, right, you get the list
16 | before --

17 | COMMISSIONER CARNEY: My man.

18 | COMMISSIONER GONZALEZ: Before we re-
19 | advertise, shouldn't we establish the criteria
20 | so --

21 | MR. CABELLO: That's what you guys are
22 | gonna look at.

23 | MS. NOVA: Yeah.

24 | COMMISSIONER GUTIERREZ: Yeah, that --

25 | MS. KACZYNSKI: Oh, yeah. Oh, yeah.

1 MS. NOVA: That's what we're gonna do.

2 So I'll send it to everybody --

3 COMMISSIONER GONZALEZ: No, no, I just -- I
4 thought the Chairman meant to like --

5 CHAIRPERSON MARTINETTI: Oh, no, no, no.
6 She -- she's gonna give the criteria.

7 COMMISSIONER GONZALEZ: And then --

8 CHAIRPERSON MARTINETTI: You're gonna have
9 ample time to comment on it --

10 MS. KACZYNSKI: Right.

11 CHAIRPERSON MARTINETTI: And then we're
12 gonna --

13 COMMISSIONER GONZALEZ: And then advertise
14 it.

15 MR. CABELLO: And then once everybody gives
16 us what we want, then we'll put it out there.

17 CHAIRPERSON MARTINETTI: Well, actually HUD
18 -- HUD has a base criteria.

19 COMMISSIONER DiNARDO: There you go.

20 MR. CABELLO: Right. Right.

21 MS. KACZYNSKI: The regs have it.

22 CHAIRPERSON MARTINETTI: HUD's given us --

23 MR. CABELLO: Yeah, the regs. Yeah.

24 CHAIRPERSON MARTINETTI: They're gonna
25 provide --

1 MS. KACZYNSKI: And that's where it starts.

2 CHAIRPERSON MARTINETTI: -- what they
3 need --

4 MR. CABELLO: Plus I add some stuff in
5 there and --

6 CHAIRPERSON MARTINETTI: -- what they
7 require.

8 COMMISSIONER DiNARDO: Based upon working
9 here.

10 MR. CABELLO: Yeah.

11 COMMISSIONER CARNEY: Upon their
12 experience.

13 MR. CABELLO: Yes.

14 Okay?

15 Now, if we --

16 Are we okay now with this?

17 COMMISSIONER DiNARDO: Yes.

18 COMMISSIONER GUTIERREZ: Yeah. Yeah.

19 Go on.

20

21 **APPROVAL OF PAYMENT OF BILLS:**

22

23 MR. CABELLO: So we can move on to the
24 Approval of the Bills. That -- that was a
25 question arised by Commissioner Jetter.

1 Go ahead, Raffie.

2 About the sequence of the checks.

3 COMMISSIONER JETTER: This -- this happened
4 before.

5 COMMISSIONER CARNEY: You're bad. He's in
6 rare form tonight.

7 COMMISSIONER JETTER: This happened --

8 COMMISSIONER CARNEY: You're in rare form,
9 Virgil. I never heard you so -- being so --

10 MR. MORIN: Shh. Shh. Shh.

11 MR. NATERA: All right, Commissioner Jetter
12 gave --

13 MR. MORIN: Shh. Shh. Shh.

14 COMMISSIONER CARNEY: Go out of our way.

15 COMMISSIONER JETTER: This happened a
16 couple months ago and you said you were gonna put
17 void on it.

18 MR. CABELLO: I know. That's why I want to
19 see what he says.

20 COMMISSIONER JETTER: Okay, go ahead.

21 I'm sorry, go ahead.

22 MR. NATERA: Commissioner Jetter presented
23 me with a list of check that were not listed on
24 the check register.

25 Okay. And basically most of them were void

1 | checks on the system. And I have them all here;
2 | I printed all out and I made -- I numbered them
3 | so you could compare with the -- the -- with the
4 | void check -- with the void checks register.

5 | It's a separate register. It does not --
6 | it's not included by default in the check
7 | register that you have.

8 | Every single check that you have over there
9 | is active. I mean it's a -- it's a real check.
10 | So the -- the void checks are not included by
11 | default on the check register when it's -- when
12 | they are printed.

13 | So, in some other -- on AMP IV, okay, which
14 | is the senior citizen building, there was a
15 | check, check number 4153 -- 41253 that was print
16 | out of sequence.

17 | And then you listed checks number from
18 | 41254 all the way to 65; that is the August
19 | register. The month of August register. Okay,
20 | so there's one check that basically jumped the --
21 | the sequence when --

22 | COMMISSIONER JETTER: Oh, okay.

23 | MR. NATERA: -- we enter it.

24 | So I do have the check register from August
25 | here and every single check and every single

1 vendor, along with invoices, are listed on the
2 check register.

3 COMMISSIONER JETTER: Okay.

4 MR. NATERA: All right?

5 There was another one in AMP II -- I mean
6 AMP I, Columbian Court, check number 1397 (sic).
7 That was voided already. I have the -- the
8 printout here as well.

9 And I will show it all to you once we're
10 done or if you want to take a look at it right
11 now, either way you want to do it.

12 And, let me see. And check number 21679 is
13 a stop check. That's when the -- when there are
14 too many invoices in a -- in a vendor, when we
15 process the check it jumps to the following
16 check. So the first check is voided. Right? So
17 it's right here. And -- and the system will tell
18 you it's a stop check.

19 Again, the system are not designed to print
20 everything by default. Okay?

21 I mean I'd be more than happy to include
22 any other register, if that's what you -- to keep
23 track of all that, --

24 COMMISSIONER JETTER: No. You know, I'm
25 gonna come over some day and you can explain the

1 whole thing to me.

2 MR. NATERA: All right.

3 We also have the -- we also have the -- all
4 the check registers in file of the -- the
5 register copy. They're filed in a folder and
6 they're all there --

7 COMMISSIONER JETTER: Yeah.

8 MR. NATERA: -- month to month. Okay?

9 COMMISSIONER JETTER: That's all.

10 MR. NATERA: So whenever you come over, you
11 know, you -- we sit down and I show you exactly
12 how it goes.

13 But for the rest of the Board I believe
14 that for now --

15 COMMISSIONER JETTER: Well, they -- they
16 have to know, too.

17 MR. NATERA: -- on I will include all the
18 void registers and every--

19 MR. CABELLO: On a separate printout.

20 COMMISSIONER GUTIERREZ: Separate.

21 MR. NATERA: It will be a separate
22 register.

23 COMMISSIONER GUTIERREZ: Yeah.

24 MR. NATERA: Just more paper to your
25 package though.

1 MR. CABELLO: Just voided. Just voided.

2 MR. NATERA: All right?

3 COMMISSIONER GUTIERREZ: That's it.

4 COMMISSIONER JETTER: Oh, okay. That's --

5 MR. NATERA: All right?

6 MR. CABELLO: Another ounce for Marty to
7 carry.

8 COMMISSIONER CARNEY: In other words what
9 you're saying is most of those checks were void
10 checks?

11 COMMISSIONER JETTER: Yeah.

12 MR. CABELLO: Yes.

13 MR. NATERA: The ones that were not listed
14 here. Yes.

15 COMMISSIONER JETTER: Yeah but how --

16 COMMISSIONER CARNEY: Right.

17 COMMISSIONER JETTER: -- how would --

18 MR. NATERA: The ones that are not listed
19 over there.

20 COMMISSIONER JETTER: -- I know or you know
21 or anyone knows?

22 COMMISSIONER CARNEY: Well, that's true.
23 But he's gonna --

24 MR. NATERA: Yeah.

25 COMMISSIONER CARNEY: -- rectify that now.

1 MR. NATERA: I'm gonna print everything
2 out.

3 COMMISSIONER JETTER: Yeah, he is.

4 MR. NATERA: Okay?

5 COMMISSIONER JETTER: No, no, he --

6 COMMISSIONER CARNEY: He's said he's going
7 to rectify it now --

8 COMMISSIONER JETTER: No, --

9 MR. NATERA: Yeah.

10 COMMISSIONER CARNEY: -- and give you a
11 separate piece of paper.

12 COMMISSIONER JETTER: I --

13 MR. CABELLO: Separate list with all the
14 voided checks.

15 MR. NATERA: And if by -- if by any chance
16 there --

17 COMMISSIONER JETTER: That --

18 MR. NATERA: -- is a replacement check or
19 something that --

20 COMMISSIONER JETTER: That would be smart.

21 MR. MORIN: Shh. Shh.

22 MR. NATERA: -- it will be listed on the
23 register as well.

24 MR. MORIN: She can't hear everybody at the
25 same time.

1 COMMISSIONER JETTER: Excuse me.

2 MR. CABELLO: Okay.

3 MR. NATERA: She doesn't want to say it
4 anymore.

5 All right?

6 COMMISSIONER JETTER: Okay. Thank you,
7 Ralph.

8 MR. NATERA: Is that okay?

9 MR. CABELLO: Okay.

10 Thank you.

11 MR. NATERA: You're quite welcome.

12 MR. CABELLO: So you could stop in.

13 COMMISSIONER JETTER: I appreciate it.

14 MR. CABELLO: Okay.

15 COMMISSIONER GUTIERREZ: Thank you, Rafael.

16 MR. NATERA: You're welcome.

17

18 **PUBLIC COMMENT:**

19

20 MR. CABELLO: Okay, if there's nothing from
21 the Board, I'd like to open it to the members of
22 the public who are here, if they have --

23 COMMISSIONER GUTIERREZ: Yeah, they've been
24 waiting.

25 MR. CABELLO: -- any issues.

1 No?

2 COMMISSIONER JETTER: Okay.

3 MR. CABELLO: Okay.

4 No questions? No one?

5 COMMISSIONER GONZALEZ: Motion to adjourn.

6 MR. CABELLO: Motion to adjourn.

7 COMMISSIONER CARNEY: What about the
8 people?

9 MR. CABELLO: They don't want to --

10 MR. MORIN: They don't want to --

11 MR. CABELLO: Nothing.

12 Motion?

13 COMMISSIONER CARNEY: Well, why did they
14 come?

15 MR. MORIN: To hear -- to see the meeting.

16 MR. CABELLO: To see the meeting.

17 COMMISSIONER CARNEY: Oh, to see the
18 meeting. Oh, okay.

19 MR. CABELLO: Thank you.

20

21 **ADJOURNMENT:**

22

23 MR. CABELLO: Motion to adjourn?

24 COMMISSIONER CARNEY: You're more than
25 welcome. Any time.

1 MR. CABELLO: Mr. Chairman?

2 A RESIDENT: Excuse me?

3 CHAIRPERSON MARTINETTI: Oh. Motion.

4 COMMISSIONER CARNEY: You're more than --

5 MR. CABELLO: Second?

6 COMMISSIONER CARNEY: -- welcome anytime.

7 CHAIRPERSON MARTINETTI: Nobody's gonna --

8 MR. PALLAZZO: Yes, we are.

9 MR. CABELLO: Oh, okay.

10 COMMISSIONER CARNEY: No, I don't bet my

11 ass --

12 CHAIRPERSON MARTINETTI: Stop.

13 COMMISSIONER CARNEY: -- but you --

14 CHAIRPERSON MARTINETTI: You commenting?

15 COMMISSIONER CARNEY: -- certainly don't

16 bet yours.

17 (Whereupon, several people speak at once.)

18 CHAIRPERSON MARTINETTI: Want to comment?

19 MR. PALLAZZO: No.

20 A VOICE: Oh my Lord.

21 COMMISSIONER CARNEY: Don't bite off more

22 you can chew --

23 CHAIRPERSON MARTINETTI: No, no, I mean I

24 commenting --

25 No, no, no.

1 COMMISSIONER CARNEY: Richard, be careful.

2 MR. PALLAZZO: No, we're good.

3 CHAIRPERSON MARTINETTI: I wasn't even
4 listening to them.

5 MR. PALLAZZO: No, we're good.

6 COMMISSIONER CARNEY: Might have to knock
7 you out.

8 CHAIRPERSON MARTINETTI: No, no, no. I
9 mean comment --

10 MR. PALLAZZO: We're good.

11 CHAIRPERSON MARTINETTI: Do you want to
12 comment --

13 MR. CABELLO: I'll speak to you.

14 CHAIRPERSON MARTINETTI: -- to the public?

15 MR. PALLAZZO: No, we're good.

16 MR. CABELLO: No, no, I know. No, don't be
17 offended please.

18 CHAIRPERSON MARTINETTI: No, she must
19 have --

20 MR. CABELLO: I apologize.

21 CHAIRPERSON MARTINETTI: I didn't even hear
22 what he said, be honest with you.

23 MR. PALLAZZO: Oh, well you had to hear --

24 CHAIRPERSON MARTINETTI: No, I'm saying do
25 you --

1 A RESIDENT: Wait, you had to hear what he
2 said first. You know, okay, --

3 COMMISSIONER CARNEY: What did I say?

4 CHAIRPERSON MARTINETTI: No, no, no, I'm
5 saying --

6 A RESIDENT: (Indiscernible) -- idea.

7 CHAIRPERSON MARTINETTI: Wait. Time out.

8 I'm saying do you want to comment to the
9 public --

10 MR. PALLAZZO: No.

11 CHAIRPERSON MARTINETTI: -- to the Board I
12 mean?

13 MR. PALLAZZO: No.

14 MR. CABELLO: No, no. Okay.

15 CHAIRPERSON MARTINETTI: That's what I --

16 COMMISSIONER CARNEY: No, I didn't --

17 MR. CABELLO: Okay, thank you.

18 COMMISSIONER CARNEY: What did I say that
19 was --

20 CHAIRPERSON MARTINETTI: I didn't even --

21 MR. CABELLO: Okay. Look, let's adjourn
22 this, --

23 COMMISSIONER CARNEY: -- was so disruptive?

24 MR. CABELLO: -- please, --

25 CHAIRPERSON MARTINETTI: Okay.

1 MR. CABELLO: -- and then we'll discuss
2 whatever issues.

3 CHAIRPERSON MARTINETTI: I didn't even hear
4 that.

5 Did you hear?

6 COMMISSIONER GONZALEZ: Motion to adjourn.

7 COMMISSIONER GUTIERREZ: I'm seconding.

8 MR. CABELLO: Second.

9 COMMISSIONER CARNEY: I second it.

10 MR. CABELLO: Roll call.

11 COMMISSIONER CARNEY: Richard, what did I
12 say --

13 MR. CABELLO: Commissioner Martinetti?

14 COMMISSIONER CARNEY: -- that was bad?

15 MS. DILLON: Wait, wait, wait.

16 MS. KACZYNSKI: Wait, wait, we have to do a
17 roll call.

18 MS. DILLON: Wait a minute.

19 MS. KACZYNSKI: Roll call.

20 COMMISSIONER GONZALEZ: Let's adjourn
21 first.

22 MR. CABELLO: Commissioner Martinetti; yes.
23 Margarita Gutierrez; yes.

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. CABELLO: Dorothy Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. CABELLO: Elise DiNardo?

3 Dennis Gonzalez?

4 COMMISSIONER DiNARDO: Yes.

5 MR. CABELLO: Frank Carney?

6 COMMISSIONER CARNEY: Yeah.

7 MR. CABELLO: And Ms. Mundorf?

8 Thank you very much.

9 COMMISSIONER MUNDORF: Yes.

10 MR. CABELLO: Okay, now, --

11 MS. DILLON: Wait.

12 MR. CABELLO: -- let's try --

13 MS. DILLON: Wait till I go off.

14 COMMISSIONER CARNEY: Richard --

15

16 (Whereupon, the proceedings were concluded

17 at 6:45 p.m.)

18

19

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21

22

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, held on Wednesday, September 30, 2015,
10 and digitally recorded.

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