

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, February 4, 2016
Commencing at 4:37 p.m.

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

ELISE DiNARDO, 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:

DENNIS E. GONZALEZ, COMMISSIONER

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

RAFAEL NATERA, ACTING EXECUTIVE DIRECTOR/CHIEF
FINANCIAL OFFICER
KRYSTLE NOVA, ESQ., INTERIM COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS
GERALD HELFRICH, ESQ., SPECIAL COUNSEL,
(Left at 4:53 p.m.)

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1 MS. DILLON: On the record.

2

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

5

6 MR. NATERA: Today, February 4th. This is
7 the meeting corresponding to January 28th.

8

9 **ROLL CALL:**

10

11 MR. NATERA: And let's just start with the
12 roll call.

13 Chairman Marty Martinetti?

14 CHAIRPERSON MARTINETTI: Here.

15 MR. NATERA: Vice Chair Margarita
16 Gutierrez?

17 COMMISSIONER GUTIERREZ: Here.

18 MR. NATERA: Commissioner Dorothy Jetter?

19 COMMISSIONER JETTER: Here.

20 MR. NATERA: Commissioner Elise DiNardo?

21 COMMISSIONER DiNARDO: Here.

22 MR. NATERA: Dennis Gonzalez?

23 Absent.

24 Commissioner Debra Mundorf?

25 COMMISSIONER MUNDORF: Here.

1 MR. NATERA: Okay.

2 I'd like to open my -- with some of my
3 remarks. I'd like to welcome you. Thank you for
4 the opportunity of being as Acting Executive
5 Director. I promise you and can bring myself to
6 do the best that I can to maintain the operation
7 and the administration of this Housing Authority.

8 That so far we've been doing -- it's been
9 doing very well, thanks God.

10 All right?

11 Our Executive Director, as we all know, is
12 in retirement now and he -- he wanted to make
13 sure that he was not here for this first meeting.

14 Again, thank you for the opportunity and I
15 promise you that I will do the best that I can to
16 the best of my ability to maintain the operation
17 of the Housing Authority.

18 That being said I would like to introduce
19 to you Mr. --

20 CHAIRPERSON MARTINETTI: Oh. Wait.

21 MR. NATERA: I'm sorry but I --

22 CHAIRPERSON MARTINETTI: Sorry. Shouldn't
23 we make a motion go in Closed?

24 MR. HELFRICH: We need to go in --

25 MS. NOVA: Yeah, hold on.

1 MR. NATERA: Oh.

2

3 **RESOLUTION NO. 2016-04**

4 **AUTHORIZING EXECUTIVE SESSION MEETING:**

5

6 MS. NOVA: Resolution 2016 --

7 MR. NATERA: Okay, --

8 CHAIRPERSON MARTINETTI: Are we Open?

9 MR. NATERA: -- let's do that.

10 MS. NOVA: -- 04, Authorizing Executive
11 Session.

12 MR. NATERA: Executive Session.

13 MS. NOVA: Anybody move?

14 COMMISSIONER GUTIERREZ: I move.

15 MS. NOVA: Vice Chairperson.

16 MR. NATERA: Vice Chairperson move it.

17 Does anybody second it?

18 CHAIRPERSON MARTINETTI: Which one's this
19 one?

20 MS. NOVA: To move into Executive Session.

21 CHAIRPERSON MARTINETTI: Yes. Yes.

22 MR. NATERA: Commissioner --

23 CHAIRPERSON MARTINETTI: Motion.

24 MR. NATERA: -- Dorothy Jetter --

25 CHAIRPERSON MARTINETTI: Second.

1 MR. NATERA: -- seconds.

2 CHAIRPERSON MARTINETTI: Yes. Yes for me.

3 MR. NATERA: Okay.

4 Thank you.

5 MS. DILLON: Roll call.

6 MR. NATERA: Oh. Roll call.

7 MR. MORIN: Chairman.

8 MR. NATERA: Chairperson Martinetti?

9 Roll call.

10 CHAIRPERSON MARTINETTI: Yes.

11 MR. NATERA: Okay.

12 Margarita Gutierrez?

13 COMMISSIONER GUTIERREZ: Yes.

14 MR. NATERA: Dorothy Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. NATERA: Elise DiNardo?

17 COMMISSIONER DiNARDO: Yes.

18 MR. NATERA: Dennis Gonzalez?

19 Absent.

20 And Debra Mundorf?

21 COMMISSIONER MUNDORF: Yes.

22 MR. NATERA: Okay.

23 MS. DILLON: Just allow me to mark my file.

24 MR. NATERA: Yes.

25

1 (Whereupon, the Board moved to Executive
2 Session at 4:39 p.m.)

3

4 (Whereupon, the Board returned to Open
5 Session at 5:23 p.m.)

6

7 MR. NATERA: Okay, we're in Open -- we're
8 in Open Session again.

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

11 MR. PALLAZZO: I still got my complaint
12 letters because I want it on the record.

13 COMMISSIONER DiNARDO: Okay.

14 MR. PALLAZZO: Matter of fact, --

15 CHAIRPERSON MARTINETTI: Oh, one for me.

16 MR. PALLAZZO: Here you go -- because --

17 COMMISSIONER GUTIERREZ: Oh, look at the
18 color. Pick a color. Green.

19 MR. PALLAZZO: Do you expect any other
20 colors?

21 See because that's because --

22 COMMISSIONER GUTIERREZ: No, not the
23 green --

24 MR. PALLAZZO: -- you're the Chairperson.

25 COMMISSIONER GUTIERREZ: -- the green

1 color.

2 MR. PALLAZZO: I'm sorry.

3 You get the pink one.

4 CHAIRPERSON MARTINETTI: What's up, John?

5 How you been?

6 MS. NOVA: Oh, thank you.

7 MR. NATERA: Thank you.

8 Thank you very much.

9 MR. MORIN: (Indiscernible).

10 MR. PALLAZZO: No you didn't get nothing.

11 MR. MORIN: Good. That's the way I like

12 it.

13 MS. NOVA: Okay.

14 MR. NATERA: Yeah we are back in Open

15 Session --

16 MS. NOVA: Yes.

17 MR. PALLAZZO: And, Marty, I knew that.

18 CHAIRPERSON MARTINETTI: Okay.

19 MS. NOVA: So you're going to do --

20 MR. NATERA: Approval of Minutes?

21 MS. NOVA: Yeah.

22 MR. NATERA: Just give me a second.

23 Okay.

24 We're back in Open Session again.

25

1 APPROVAL OF MINUTES OF THE REGULAR MEETING OF
2 DECEMBER 22, 2015 AND THE EXECUTIVE SESSION
3 MEETING OF DECEMBER 22, 2015; AND THE SPECIAL
4 MEETING OF 12-30-15:

5

6 MR. NATERA: And the first item in our
7 agenda is Approval of the Previous Minutes.

8 You'll have three sets of minutes there.
9 Three, right?

10 MS. NOVA: Yes three.

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MS. NOVA: Motion?

13 MR. NATERA: Everybody went through it?

14 Okay, we need a motion to pass the -- the
15 minutes.

16 COMMISSIONER GUTIERREZ: I make a motion.

17 MR. NATERA: Margarita Gutierrez make the
18 motion.

19 Second by?

20 CHAIRPERSON MARTINETTI: I'll second.

21 MR. NATERA: Commissioner Mundorf.

22 CHAIRPERSON MARTINETTI: Let Mundorf.

23 MR. NATERA: Roll call.

24 Commissioner Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. NATERA: Commissioner Gutierrez?

2 COMMISSIONER GUTIERREZ: Yes.

3 MR. NATERA: Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. NATERA: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Abstain.

7 MR. NATERA: Abstain?

8 COMMISSIONER DiNARDO: I called in just for
9 the conference call, so only on one particular
10 issue.

11 MR. NATERA: Okay.

12 COMMISSIONER DiNARDO: I wasn't --

13 CHAIRPERSON MARTINETTI: Well you were
14 out, --

15 MR. NATERA: Abstain. All right.

16 Dennis Gonzalez?

17 Absent.

18 CHAIRPERSON MARTINETTI: Excuse me.

19 I -- I called in also on that one-- that
20 day. But I read the minutes.

21 MR. NATERA: Okay, so you're --

22 CHAIRPERSON MARTINETTI: Okay I'm fine with
23 it.

24 MR. NATERA: You're okay with it?

25 MS. NOVA: You approve of them as they're

1 written?

2 CHAIRPERSON MARTINETTI: Yeah. I'm fine.

3 MR. NATERA: Right, that's fine.

4 Okay. Commissioner Mundorf?

5 COMMISSIONER MUNDORF: Yeah.

6 MR. NATERA: Okay.

7 CHAIRPERSON MARTINETTI: I thought I was --

8 MS. DILLON: I'm sorry, I didn't hear your
9 vote?

10 COMMISSIONER MUNDORF: Yes.

11 MR. NATERA: Yes.

12 COMMISSIONER DiNARDO: Sorry.

13 COMMISSIONER MUNDORF: Sorry.

14 MR. NATERA: All right.

15

16 **APPROVAL OF PAYMENT OF BILLS:**

17

18 MR. NATERA: The next item on our agenda is
19 the Approval of Minutes (sic); they were
20 presented to you.

21 CHAIRPERSON MARTINETTI: I forgot it was a
22 special --

23 MS. NOVA: We did that.

24 COMMISSIONER DiNARDO: This is fine.

25 MR. MORIN: You did that already.

1 MS. NOVA: The next one.

2 MR. NATERA: I'm sorry. The Approval of
3 Payment of Bills. That's what I meant.

4 CHAIRPERSON MARTINETTI: We approve Special
5 Minutes or --

6 MR. NATERA: All three of them.

7 CHAIRPERSON MARTINETTI: Okay.

8 Because only the Special Meeting we called
9 in.

10 Oh, wait, --

11 MR. NATERA: Okay.

12 CHAIRPERSON MARTINETTI: -- as written.

13 MR. NATERA: Right.

14 Yeah, we got the vote on everything, so
15 that should be fine.

16 All right?

17 COMMISSIONER DiNARDO: So my abstention's
18 just noted for the 30th.

19 MS. NOVA: Right.

20 COMMISSIONER DiNARDO: Oh, okay. Okay.

21 MR. NATERA: Right. Okay?

22 COMMISSIONER DiNARDO: Since I was here
23 on --

24 MR. NATERA: Yes.

25 All right?

1 The Approval of Payment of Bills.

2 COMMISSIONER GUTIERREZ: Make a motion.

3 MR. NATERA: Second by?

4 MS. NOVA: Motion by Margarita.

5 COMMISSIONER DiNARDO: Second.

6 MR. NATERA: Okay, second by Ms. --

7 MS. NOVA: DiNardo.

8 MR. NATERA: -- DiNardo.

9 Okay, roll call.

10 CHAIRPERSON MARTINETTI: Yes with --

11 MR. NATERA: Commissioner Martinetti?

12 CHAIRPERSON MARTINETTI: Yes with my normal
13 abstention of Miguel --

14 MR. MORIN: Chairman.

15 MS. DILLON: State them for the record
16 please.

17 CHAIRPERSON MARTINETTI: Miguel Hector, any
18 entities he's affiliated with.

19 MR. NATERA: Okay.

20 Chairperson Martinetti?

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. NATERA: Viceperson (sic) Margarita
23 Gutierrez?

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. NATERA: Commissioner Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. NATERA: Commissioner DiNardo?

3 COMMISSIONER DiNARDO: Yes.

4 MR. NATERA: Commissioner Gonzalez?

5 Absent.

6 Commissioner Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8 MR. NATERA: Okay.

9

10 **RESOLUTION NO. 2016-01**

11 **EXTENSION OF LEGAL SERVICES CONTRACT:**

12

13 MR. NATERA: The next item on our agenda
14 we'll have some resolutions to be approved.

15 You guys were presented with it already.

16 MS. NOVA: For the record, it's the
17 Extension of the Legal Services Contract,
18 2016-01, for an additional 60 days --

19 MR. NATERA: Um-hum.

20 MS. NOVA: -- under the same terms as the
21 previous contract.

22 Motion?

23 CHAIRPERSON MARTINETTI: I'll motion.

24 COMMISSIONER GUTIERREZ: And I'm seconding.

25 MR. NATERA: Okay.

1 MS. NOVA: Motion; Martinetti.

2 MR. NATERA: Second by Margarita.

3 Okay.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. NATERA: Viceperson (sic) Margarita

7 Gutierrez?

8 COMMISSIONER GUTIERREZ: Yes.

9 MR. NATERA: Commissioner Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. NATERA: Commissioner DiNardo?

12 COMMISSIONER DiNARDO: Yes.

13 MR. NATERA: Commissioner Gonzalez?

14 Absent.

15 Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 MR. NATERA: Okay.

18

19 **RESOLUTION NO. 2016-02**

20 **EXTENSION OF CONSULTING SERVICES:**

21

22 MR. NATERA: The second will be the

23 Extension of --

24 MS. NOVA: 2016-02 is the Extension of the

25 Consulting Services.

1 That's for Virgilio Cabello. That's
2 regarding the transition time period. And that
3 would be for a period of 30 days subject to as
4 needed.

5 CHAIRPERSON MARTINETTI: I'll motion.

6 MS. NOVA: Motion?

7 COMMISSIONER GUTIERREZ: I'm second.

8 MS. DILLON: I'm sorry; who moved?

9 MS. NOVA: Martinetti.

10 MR. NATERA: Martinetti.

11 Second by Gutierrez.

12 Roll call.

13 Chairperson Martinetti?

14 CHAIRPERSON MARTINETTI: Yes.

15 MR. NATERA: Vice Chairperson Gutierrez?

16 COMMISSIONER GUTIERREZ: Yes.

17 MR. NATERA: Commissioner Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. NATERA: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Yes.

21 MR. NATERA: Dennis Gonzalez?

22 Absent.

23 Commissioner Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 MR. NATERA: All right.

1

2 **RESOLUTION NO. 2016-03**3 **WRITE-OFF/UNCOLLECTED RENTS FYE 2014 & 2015:**

4

5 MS. NOVA: The next one is Resolution
6 2016-03.

7 That is the Write-off of Uncollected Rents
8 for the Fiscal Year Ending 2014 and 2015.

9 MR. NATERA: Okay.

10 MS. NOVA: Do you want to speak about that
11 one?

12 MR. NATERA: Yes, I'd like to let you know
13 that some of the write-offs that we have on that
14 particular one that was -- they basically were
15 court cases that people skipped on it. Okay?

16 And some of them we had a situation with
17 the tenant who pass away and then was moving to a
18 home, the State took over; that was one of the
19 cases that Julio Morejon was working with.

20 And meanwhile we were just posting the
21 rent; there was no other choice. The rent -- the
22 apartment was occupied and it was not given to
23 us.

24 Therefore, we -- it was not until the court
25 decided to -- and that bill went up to about

1 \$4,000.00.

2 Okay, the total amount that we basically
3 writing off includes two years of it. Okay? And
4 50 percent of that -- that amount is -- was
5 because -- it was because people that didn't
6 legally --

7 Okay, I say legally because they were in
8 court.

9 -- they did not render the apartment, okay,
10 on time and therefore we needed to do that.

11 Okay. I mean and also we did not write-off
12 any receivables back in 2014. That's the reason
13 why before this audit that is coming up now we're
14 going to just get it -- get it off the book.
15 It's already off the revenue, so we might as well
16 just get it off the book, otherwise.

17 MS. NOVA: So that's why it's fiscal year
18 ending 2014 and 2015.

19 CHAIRPERSON MARTINETTI: What's your total
20 amount of all uncollectibles written-off?

21 MR. NATERA: Twenty-two thousand.

22 MS. NOVA: 2014 it was 14,261.75.

23 MR. NATERA: It states on there.

24 MS. NOVA: And then the 2015 was \$8,218.00.

25 MR. NATERA: And again just on -- on three

1 of the tenants that are listed, the reason why
2 you don't have in your -- in your documentation
3 is because we are not allowed to, you know, just
4 show --

5 CHAIRPERSON MUNDORF: Right.

6 MR. NATERA: -- publicly who's paying rent
7 or not.

8 Okay. But if you need to see those
9 document, we'll be more than happy --

10 CHAIRPERSON MARTINETTI: I know Krystle
11 revised the way that the tenants were being
12 notified also because it was not compliant --

13 MR. NATERA: Correct.

14 CHAIRPERSON MARTINETTI: -- with the
15 eviction law.

16 MS. NOVA: Correct.

17 MR. NATERA: Right. Especially when it
18 comes to the Housing Authority, an entity like
19 us.

20 We need a motion.

21 COMMISSIONER DiNARDO: Motion.

22 COMMISSIONER MUNDORF: Motion.

23 COMMISSIONER GUTIERREZ: Second it.

24 MR. NATERA: Okay.

25 MS. NOVA: Motion by DiNardo.

1 MR. NATERA: Motion by DiNardo.

2 And a second by Ms. Gutierrez.

3 Chairperson Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. NATERA: Vice Chairperson Gutierrez?

6 COMMISSIONER GUTIERREZ: Yes.

7 MR. NATERA: Commissioner Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. NATERA: Commissioner DiNardo?

10 COMMISSIONER DiNARDO: Yes.

11 MR. NATERA: Commissioner Gonzalez?

12 Absent.

13 Commissioner Mundorf?

14 COMMISSIONER MUNDORF: Yes.

15 MR. NATERA: Okay.

16 All right.

17 MS. NOVA: I'll put it with this.

18

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

20

21 MS. NOVA: The next item on the agenda is
22 the Account's Receivable/Delinquent Accounts.

23 Essentially right now where we're at after
24 fixing the issue that we had there are currently
25 five tenants that are in -- in the

1 Tenant/Landlord Court and they will be heard at
2 the end of the month.

3 Okay?

4 And then the rest of them are starting from
5 scratch with the one months or two months that
6 they have delinquent.

7 MR. NATERA: Okay.

8

9 **DIRECTOR'S REPORT:**

10

11 MR. NATERA: The Director Report;
12 basically, that was what we went over.

13 COMMISSIONER JETTER: Over with, yeah.

14 MS. NOVA: Yeah, --

15 MR. NATERA: Yeah.

16 MS. NOVA: -- so you could just put
17 whatever you want on the record.

18 MR. NATERA: Okay.

19 Like we mention before, --

20 MS. NOVA: Well the first item is the
21 meetings for the Housing Authority are going to
22 be changed to the third Thursday of the month, --

23 MR. NATERA: Exactly.

24 MS. NOVA: -- 4:30.

25 All right?

1 So we just wanted to make the public aware
2 of that. That's based on issues that the
3 Commissioners discussed.

4 CHAIRPERSON MARTINETTI: Also let them know
5 we went into Executive Session right off the bat
6 because --

7 MS. NOVA: Right.

8 CHAIRPERSON MARTINETTI: -- Rafael had some
9 issues that needed to be discussed.

10 MS. NOVA: In the beginning of the meeting
11 we had to discuss ongoing litigation that -- that
12 we're dealing with through the insurance carrier.

13 So we went into Executive Session and we
14 discussed -- we discussed some of the items that
15 pertained to either litigation or personal
16 information pertaining to tenants.

17 MR. NATERA: All right.

18 MS. NOVA: All right, the next item you
19 wanted to --

20 MR. NATERA: It was Report of Counsel, if
21 you want to go back again?

22 Do it again?

23 MS. NOVA: No.

24 MR. NATERA: Okay. There was --

25 Is there any other -- any other matter that

1 we should discuss?

2 MS. NOVA: No.

3 MR. MORIN: Any other items?

4 MR. NATERA: Okay?

5 MS. NOVA: So, --

6 MR. NATERA: Before we pass it to the
7 public, --

8 MS. NOVA: You want to close this?

9 MS. DILLON: Pardon me?

10 MS. NOVA: We'll close this time and then
11 open it to the public.

12 MS. DILLON: Okay.

13 MR. NATERA: Okay.

14 MS. NOVA: All right, motion to close this
15 portion of the meeting?

16 COMMISSIONER GUTIERREZ: Make a motion.

17 MS. NOVA: Motion by Gutierrez.

18 Second by Mundorf.

19 MR. NATERA: Mundorf. Okay.

20 MS. NOVA: Okay.

21 MR. NATERA: Chairperson Martinetti?

22 CHAIRPERSON MARTINETTI: Yes.

23 MR. NATERA: Viceperson (sic) Gutierrez?

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. NATERA: Commissioner Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. NATERA: Commissioner DiNardo?

3 COMMISSIONER DiNARDO: Yes.

4 MR. NATERA: Commissioner Gonzalez is
5 absent.

6 And Commissioner Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8

9 **PUBLIC COMMENT:**

10

11 MR. NATERA: So now we open to the public.

12 If anybody would like to speak?

13 A VOICE: Yeah, I will, hang on one moment.

14 I'll let you go first.

15 A VOICE: Sure. Sure.

16 MS. NOVA: Let's just do a motion to open
17 for the public?

18 CHAIRPERSON MARTINETTI: Yeah, motion to
19 open.

20 MS. NOVA: All right. Motion.

21 COMMISSIONER GUTIERREZ: And I'm seconding
22 it.

23 MS. NOVA: A second by Gutierrez.

24 MR. NATERA: Should we have a roll call?

25 MS. NOVA: Do the roll call again.

1 MR. NATERA: Okay, Chair -- Chairperson
2 Martinetti?

3 CHAIRPERSON MARTINETTI: Yes.

4 MR. NATERA: Viceperson (sic) Gutierrez?

5 COMMISSIONER GUTIERREZ: Yes.

6 MR. NATERA: Commissioner Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. NATERA: Commissioner DiNardo?

9 COMMISSIONER DiNARDO: Yes.

10 MR. NATERA: Dennis; absent. Dennis
11 Gonzalez; absent.

12 And Commissioner Mundorf?

13 COMMISSIONER MUNDORF: Yes.

14 MR. NATERA: Okay.

15 We're open officially to the public now.

16 MS. DILLON: Name, spell it for the record,
17 and your address.

18 MR. PALLAZZO: Ooh, you want me to spell it
19 now. Okay.

20 MS. DILLON: I do.

21 MR. PALLAZZO: My name is Richard Pallazzo.

22 P-A, double L, A, double Z, O; 304 44th Street.

23 Okay?

24 MS. DILLON: Yes, sir.

25 MR. PALLAZZO: As I understand now my -- my

1 | problem is basically mute (sic) because of the
2 | situation that Mr. -- Commissioner Carney is no
3 | longer with you.

4 | But I still wish -- I handed the counsel my
5 | formal complaint, the Chairperson, the Executive,
6 | just so that it's on the record. You have my
7 | formal complaint so that there's no chance of him
8 | ever coming back.

9 | And I thank you very much.

10 | MS. NOVA: Thank you very much.

11 | CHAIRPERSON MARTINETTI: You're welcome.

12 | MR. PALLAZZO: Thank you for protecting me.

13 | CHAIRPERSON MARTINETTI: You're welcome.

14 | MR. PALLAZZO: And thinking of me.

15 | COMMISSIONER GUTIERREZ: That's what we're
16 | here for.

17 | MR. PALLAZZO: Thank you.

18 | MR. NATERA: Thank you, Richard.

19 | MR. PALLAZZO: No problem. My pleasure.

20 | MS. NOVA: All right?

21 | Anyone else?

22 | MR. NATERA: Would anybody else like to
23 | speak?

24 | MR. HEINIS: Yes.

25 | John Heinis. H --

1 MS. DILLON: At the mic.

2 MR. HEINIS: Okay.

3 John Heinis, 78 Montclair Ave, Little
4 Falls.

5 MS. DILLON: Okay, spell your last name.

6 MR. HEINIS: H-E-I-N-I-S.

7 So, just real quick, a couple things just
8 wanted clarified.

9 So, Mr. Natera's the Acting Executive
10 Director.

11 Correct?

12 MR. NATERA: That is correct.

13 MR. HEINIS: And you're in the midst of an
14 Executive Director search? Obviously.

15 MR. NATERA: That is correct, yes. Yes.

16 MR. HEINIS: And do we know how many
17 candidates we're down to at this point?

18 MR. MORIN: No.

19 CHAIRPERSON MARTINETTI: I'll let counsel
20 address the question.

21 MS. NOVA: I can tell you that --

22 MS. DILLON: I'm sorry; one moment.

23 COMMISSIONER JETTER: I can't --

24 COMMISSIONER GUTIERREZ: Hold on.

25 MR. NATERA: Soundtrack.

1 MS. NOVA: I can tell you though we
2 received about 15 different applications. We
3 have met now two times or three times?

4 COMMISSIONER GUTIERREZ: Yeah, two times --
5 two times already.

6 MS. NOVA: The committee has met two times.
7 There has been one set of interviews.

8 We -- we anticipate doing another set of
9 interviews and we haven't gotten to that part
10 yet.

11 MR. HEINIS: Now is this citywide,
12 countywide, statewide, nationwide?

13 How far are we going?

14 MS. NOVA: Nationwide.

15 MR. NATERA: Nationwide.

16 MR. HEINIS: Okay.

17 MS. NOVA: We have resumes from
18 Colorado, --

19 COMMISSIONER GUTIERREZ: Ohio.

20 MS. NOVA: -- Chicago, --

21 COMMISSIONER GUTIERREZ: Chicago.

22 MS. NOVA: -- Florida, --

23 COMMISSIONER GUTIERREZ: Pennsylvania.

24 CHAIRPERSON MARTINETTI: Yeah, it -- it was
25 advertised --

1 COMMISSIONER GUTIERREZ: Philadelphia.

2 CHAIRPERSON MARTINETTI: -- nationwide, as
3 well as all major newspapers; and Spanish-
4 language newspapers were also included.

5 MR. HEINIS: Yeah, I did -- I did see it in
6 a couple publications, so I know it was out
7 there.

8 And then do you have an anticipated or a
9 rough date of when you think you'll have a new
10 Director?

11 COMMISSIONER GUTIERREZ: Not yet.

12 MS. NOVA: Right now what we're doing is
13 trying to make sure -- coordinate with HUD,
14 coordinate with the state level and make sure
15 that everything that -- all of the candidates are
16 -- are qualified according to all those. And
17 then -- you know and then we're moving forward.
18 That's why we haven't done a second round right
19 now.

20 CHAIRPERSON MARTINETTI: Well, hopefully
21 within the next --

22 MS. NOVA: Hopefully --

23 CHAIRPERSON MARTINETTI: -- couple weeks.

24 MS. NOVA: Yeah. Hopefully quickly.

25 Depends how fast people get answers to us.

1 MR. HEINIS: Okay.

2 CHAIRPERSON MARTINETTI: Right.

3 MR. HEINIS: And --

4 CHAIRPERSON MARTINETTI: A lot --

5 Sorry.

6 A lot of the respondents didn't even show
7 up for the interview.

8 MS. NOVA: Correct.

9 MR. NATERA: Right.

10 MR. HEINIS: That's strange. But, you
11 know, --

12 CHAIRPERSON MARTINETTI: Yes.

13 MR. HEINIS: -- be that as it may.

14 MS. NOVA: Yeah.

15 MR. HEINIS: So, now is Mr. Cabello is he
16 still an employee of the Housing Authority? Or
17 he's effectively a hundred percent retired?

18 MS. NOVA: He's retired. He's currently
19 providing consulting services for the transition
20 time. And that's on an as-needed basis. So he's
21 being paid a per diem rate.

22 Correct?

23 MR. NATERA: That's correct, yes.

24 MS. NOVA: Right.

25 MR. NATERA: As per the resolution.

1 MS. NOVA: Right. As per the resolution
2 that the --

3 MR. NATERA: Yes.

4 MS. NOVA: -- the Board adopted.

5 MR. HEINIS: Okay.

6 And what is that rate?

7 MS. NOVA: The resolution -- the rate?

8 MR. HEINIS: Yeah.

9 MS. NOVA: Let me see if we have it here.

10 CHAIRPERSON MARTINETTI: Well, Rafael, --

11 MS. NOVA: We don't have the --

12 CHAIRPERSON MARTINETTI: Maybe Rafael --

13 MS. NOVA: Yeah. Do you know?

14 CHAIRPERSON MARTINETTI: -- could answer
15 that right now.

16 MR. NATERA: Well, he's no longer --

17 CHAIRPERSON MARTINETTI: Because he's also
18 the CFO.

19 MR. NATERA: -- he's no longer in our
20 payroll, therefore he did get an hourly rate. I
21 believe it's about a hundred and fifty dollars an
22 hour.

23 MR. HEINIS: So he's a contractor?

24 MR. NATERA: Exactly. That's what he is.

25 MS. NOVA: Correct.

1 MR. NATERA: An independent --

2 MS. NOVA: Yes.

3 MR. NATERA: -- consultant. Yes.

4 MR. HEINIS: Okay.

5 CHAIRPERSON MARTINETTI: And --

6 MR. HEINIS: And -- so --

7 CHAIRPERSON MARTINETTI: Sorry to
8 interject.

9 But Rafael's also getting no additional
10 compensation for acting right now.

11 MR. NATERA: That is correct.

12 MR. HEINIS: Okay. Very good.

13 And so then -- I -- so let's just say
14 hypothetically March 1st you hire a Director;
15 March 1st you would then terminate the services of
16 Mr. Cabello?

17 MR. NATERA: Probably before that. It
18 depends how the system -- the process goes.

19 MR. HEINIS: Okay.

20 And so is he going to be required to come
21 to the meetings until you find a director or no?

22 MR. NATERA: No.

23 MS. NOVA: No.

24 COMMISSIONER GUTIERREZ: No.

25 MR. HEINIS: Okay.

1 CHAIRPERSON MARTINETTI: Yeah, everything
2 was discussed and HUD's aware of this matter.

3 MR. NATERA: Correct.

4 MR. HEINIS: Um-hum.

5 CHAIRPERSON MARTINETTI: And it's an as
6 needed basis so there's a smooth transition for
7 the benefit of the Authority and, most
8 importantly, the residents. So there's no
9 hiccups in the process.

10 MR. NATERA: Correct.

11 MR. HEINIS: I gotcha.

12 MS. NOVA: Right.

13 CHAIRPERSON MARTINETTI: And it's been --
14 HUD like I stated they're aware of it. It's been
15 discussed with them. And they have no objection.

16 MR. HEINIS: Okay.

17 Now, you know, I -- I know I'm giving you a
18 lot here but another thing that I wanted to ask
19 about is Mr. Cabello he owns a non-profit
20 organization, the Economic Development
21 Corporation of Union City.

22 So obviously that's independent of the
23 Housing Authority. But I notice when I was
24 looking at some of the bids that were available
25 online some of the addresses and telephone

1 numbers he was using came from the Housing
2 Authority.

3 So I was just wondering if there was any
4 sort of collaboration between the non-profit and
5 the Authority or what the connection was and does
6 it matter?

7 I mean maybe this is commonplace. You know
8 this is something new to me, so I'm not trying to
9 insinuate anything. I'm not jumping to any
10 conclusions. But I just want to know what that
11 whole situation entails, if you guys are familiar
12 with it?

13 MR. NATERA: Mr. Cabello did not own any
14 property or anything like that.

15 He was the manager of the management
16 company --

17 MR. HEINIS: Um-hum.

18 MR. NATERA: -- that was managing the other
19 property that was there.

20 MR. HEINIS: Yeah.

21 MR. NATERA: Okay?

22 And yes part of the operation of the
23 management was done from the Housing Authority
24 just because in order for the program to get the
25 funds and the -- the programs that they got, they

1 needed the -- the Housing Authority Guidelines,
2 okay, from HUD.

3 MR. HEINIS: Yes.

4 MR. NATERA: And that's the reason why it
5 was his logic for that -- for the Housing
6 Authority to take over some of the re-
7 examinations and -- and regulations to -- just to
8 make sure that the operation was in compliance
9 with it.

10 Okay.

11 Yes the -- the PURE, as we call it, --

12 MR. HEINIS: Yes.

13 MR. NATERA: -- okay, was reimbursed the
14 Housing Authority for the work that was done --
15 we were doing here.

16 MR. HEINIS: Um-hum.

17 MR. NATERA: Okay that is no longer at the
18 Housing Authority. It seems they move; it's an
19 independent, basically, institution. Mr. Cabello
20 and the ex-CFO, they're no longer in the Housing
21 Authority, therefore it was passed on to another
22 management agency. Will not be working at the
23 Housing Authority.

24 MR. HEINIS: Okay. Very clear.

25 Thank you.

1 Now, then finally just on a -- on a
2 different note, I notice you did approve another
3 60 day contract for counsel. That's -- is that
4 firm Scarinci Hollenbeck or --

5 MS. NOVA: Yes.

6 MR. HEINIS: Okay.

7 And I believe when they were first
8 appointed it was 150 an hour.

9 Is that correct?

10 MS. NOVA: Yes.

11 MR. HEINIS: And it's the same?

12 MS. NOVA: Yes.

13 MR. HEINIS: All right. Very good.

14 CHAIRPERSON MARTINETTI: With the same --
15 with the same monthly cap.

16 MS. NOVA: Right. Four thousand dollar
17 monthly cap, same --

18 CHAIRPERSON MARTINETTI: We're actually
19 spending much less than we -- we did on our
20 former counsel.

21 MR. HEINIS: Okay.

22 MS. NOVA: Yeah.

23 MR. HEINIS: Very good. Well, very
24 helpful.

25 Thanks, guys. Appreciate it.

1 MS. NOVA: Thank you.

2 MR. NATERA: Thank you.

3 COMMISSIONER GUTIERREZ: Thank you.

4 MS. NOVA: Anybody else wants to --

5 MR. CASTILLO: How you doing?

6 MS. NOVA: Just state your name and address
7 for the record.

8 MR. CASTILLO: Bob Castillo, 133 Brance
9 Lane, Tabernacle.

10 MS. DILLON: Spell your last name please.

11 MR. CASTILLO: C-A-S-T-I-L-L-O.

12 MS. DILLON: I'm sorry. And the address
13 again was?

14 MR. CASTILLO: 133 -- with a B, R-A-N-C-E,
15 (sic) Lane.

16 MS. DILLON: B-R-A --?

17 MR. CASTILLO: I'm sorry?

18 B-R-A-N-C-E (sic) Brace Lane.

19 MS. DILLON: Thank you.

20 MR. CASTILLO: You're welcome.

21 All right. Just a couple questions I had
22 for the Board, basically leapfrogging from last
23 meeting.

24 Can anyone of the Board basically tell me
25 the status of HUD's review, once again for how it

1 | pertains to the excessive billing -- former
2 | attorney Julio Morejon?

3 | No status update from HUD?

4 | MS. NOVA: No.

5 | MR. CASTILLO: Nothing?

6 | MS. NOVA: As far as we know we're still in
7 | the -- HUD is still reviewing and -- and their --
8 | we're doing everything we have to do to comply
9 | with our contracts.

10 | But as far as --

11 | MR. CASTILLO: So no update at all?

12 | MS. NOVA: No.

13 | MR. CASTILLO: Okay.

14 | Was it ever brought to the Board's
15 | attention that Mr. Morejon exceeded his allowable
16 | billable amount?

17 | Yes? No? Maybe?

18 | MS. NOVA: This was -- this was discussed,
19 | right, last time?

20 | MR. CASTILLO: No, I -- I never really got
21 | answers on this. That's why I'm bringing it up
22 | again.

23 | MS. NOVA: Okay. State it again the
24 | question.

25 | MR. CASTILLO: Was it ever brought to the

1 Board's attention that he exceeded his allowable
2 billable amount?

3 CHAIRPERSON MARTINETTI: You want to
4 answer?

5 MS. NOVA: I wasn't --

6 MR. NATERA: Okay, want --

7 MS. NOVA: -- before my time.

8 CHAIRPERSON MARTINETTI: You want --

9 MR. NATERA: You want to elaborate on it?
10 I could just give him some information.

11 CHAIRPERSON MARTINETTI: The matter was
12 brought to the Board's attention when Channel 12
13 brought it to our attention.

14 MR. CASTILLO: And when was this?

15 CHAIRPERSON MARTINETTI: What month? I --
16 I don't remember the exact timeframe. But it
17 was --

18 COMMISSIONER DiNARDO: Sometime last year.

19 MR. NATERA: It was back in April.

20 CHAIRPERSON MARTINETTI: Sometime last
21 year. Yeah. Early --

22 MR. CASTILLO: In April? So, the
23 beginning? Okay. All right.

24 So, basically after that the Board was
25 aware.

1 Correct?

2 CHAIRPERSON MARTINETTI: Correct.

3 MR. NATERA: Correct.

4 MR. CASTILLO: All right.

5 Was the Board also aware that Mr. Morejon
6 received payment in excess of -- as a hundred
7 percent of the approved amount?

8 MR. PALLAZZO: Morejon.

9 MR. CASTILLO: I'm sorry?

10 MR. PALLAZZO: No.

11 MR. CASTILLO: No.

12 MR. PALLAZZO: She asked me --

13 MS. NOVA: At that time? Or -- or --

14 MR. CASTILLO: At that time or prior --

15 or --

16 MS. NOVA: -- prior to that?

17 CHAIRPERSON MARTINETTI: No. No.

18 MS. NOVA: No. My understanding was that
19 it was asked numerous times if -- if the cap had
20 been exceeded and Mr. Morejon said that the cap
21 had not been exceeded.

22 My understanding through HUD is that based
23 on some discrepancies with the contract language
24 that there was, you know, inconsistent
25 information as to what the cap was and what was

1 outside of the cap work, what was inside of the
2 cap work.

3 That's -- that's the way I understand it.

4 COMMISSIONER DiNARDO: That's fair.

5 COMMISSIONER GUTIERREZ: Um-hum.

6 MR. CASTILLO: Does this Board realize that
7 putting out for bid and advertising a fixed
8 contractual amount of approximately 44,000, while
9 approving payments of over a hundred thousand
10 gives the perception, --

11 Excuse me.

12 -- of bid-rigging?

13 CHAIRPERSON MARTINETTI: Let -- counsel
14 could answer that question.

15 MS. NOVA: I would say that well the Board
16 does understand that, you know, it could -- it
17 could appear that way. But that's not, you know,
18 at all what was going on.

19 MR. CASTILLO: I know. Once again I have
20 to bring these questions up.

21 MS. NOVA: Sure.

22 MR. CASTILLO: Is the Board --

23 CHAIRPERSON MARTINETTI: But the Board was
24 not --

25 MR. CASTILLO: -- authority going --

1 CHAIRPERSON MARTINETTI: The Board was not
2 aware. Just to make that clear, the Board --

3 MS. NOVA: Yes.

4 CHAIRPERSON MARTINETTI: -- was not aware
5 of that matter till it was brought to our
6 attention.

7 MR. CASTILLO: In April.

8 CHAIRPERSON MARTINETTI: By Channel 12.
9 What month? I forget the exact month.

10 MR. CASTILLO: Okay. Okay.

11 CHAIRPERSON MARTINETTI: When Channel 12
12 brought it to our attention and we were also
13 contacted by HUD and I reached --

14 MR. CASTILLO: So you're --

15 CHAIRPERSON MARTINETTI: -- out to HUD.

16 MR. CASTILLO: -- the Board's stating you
17 were not aware --

18 CHAIRPERSON MARTINETTI: No.

19 MR. CASTILLO: -- prior at all, on record?
20 Go ahead.

21 CHAIRPERSON MARTINETTI: No, definitely
22 not.

23 MS. NOVA: That he had exceeded his cap?
24 No.

25 MR. CASTILLO: Okay.

1 Is the Board Authority going to sue Mr.
2 Julio Morejon for reimbursement?

3 CHAIRPERSON MARTINETTI: That -- that --

4 MS. NOVA: Right now it's --

5 MR. CASTILLO: I know that right it's with
6 HUD but --

7 MS. NOVA: Right now --

8 MR. CASTILLO: -- do you have plans --

9 MS. NOVA: -- we're waiting on HUD and we
10 haven't made any determination one way or the
11 other on that.

12 MR. CASTILLO: Okay.

13 MS. NOVA: It's -- it's been discussed.
14 That's all.

15 COMMISSIONER GUTIERREZ: Um-hum.

16 MR. CASTILLO: Has anyone involved with
17 this Authority or Board been contacted by HUD's
18 Inspector General or the FBI?

19 Other than me?

20 CHAIRPERSON MARTINETTI: I don't think you
21 should answer that.

22 MR. CASTILLO: You don't think you should
23 answer it?

24 CHAIRPERSON MARTINETTI: No, I don't -- I
25 don't. That would be on an individual basis.

1 I --

2 MS. NOVA: Yes. We couldn't say --

3 CHAIRPERSON MARTINETTI: Even if we were,
4 it would be part of an ongoing investigation and
5 I don't think it would be appropriate to comment.

6 MR. CASTILLO: Okay.

7 Can you please tell me the name of your CFO
8 who allowed Mr. Morejon to exceed his cap without
9 notifying the Board, whether it was aware or
10 unaware?

11 MR. NATERA: That was me, Rafael Natera.

12 MR. CASTILLO: Okay.

13 MR. NATERA: Yes.

14 MR. CASTILLO: So you were unaware?

15 MR. NATERA: I was aware of the amount of
16 money that I was paying to Mr. Morejon for the
17 work that he was due.

18 When HUD requested all the information,
19 every single invoice, every single court case,
20 every single check was sent to HUD, as well as
21 Channel 12, and some newspaper that order it.

22 As far as I recall the HUD office have not
23 requested us to do anything else other than what
24 we did.

25 Okay the problem was not Mr. Morejon's, I

1 | would say billing or excessive payment; he was
2 | paid for the work that he -- that was done and it
3 | was proven to every single entity that requested
4 | it.

5 | There was an issue with the contract.
6 | Okay. HUD went through the contract. We
7 | suspended the contract for whatever reason they
8 | decided to do that. Right? And we were in
9 | compliance with HUD request.

10 | That being said --

11 | MR. CASTILLO: As of now?

12 | MR. NATERA: I'm sorry?

13 | MR. CASTILLO: As of now, after? Once HUD
14 | went through the contracts.

15 | Correct?

16 | MR. NATERA: Yes.

17 | MS. NOVA: Yes.

18 | MR. NATERA: Yes. Yes.

19 | As it were, they decide to do that and we
20 | make that decision back in June. Okay, the
21 | contract asked for HUD recommendation, which we
22 | follow. Okay. The contract was terminated. And
23 | that was basically the end, as far as I recall,
24 | as far as I know, as I've been informed, that was
25 | the end of the -- the action taken by HUD -- by

1 HUD. And we have been compliant ever since.

2 MR. CASTILLO: All right.

3 And obviously you're still employed.

4 MR. NATERA: Yes I am.

5 MR. CASTILLO: Okay.

6 I would like to actually request a list of
7 salaries and job duties performed from all
8 employees making over 40,000.

9 MS. NOVA: You'd have to put an --

10 MR. NATERA: Yes.

11 MS. NOVA: -- OPRA request in.

12 MR. NATERA: In writing.

13 MR. CASTILLO: In writing?

14 MR. NATERA: Yeah.

15 MR. CASTILLO: Okay. Okay.

16 MS. NOVA: So, if you -- if you put it in
17 as an OPRA request then we can look at it and --
18 and determine, you know, what -- what's going to
19 be --

20 MR. CASTILLO: Okay.

21 MS. NOVA: -- what's allowed to be given
22 under OPRA.

23 MR. CASTILLO: And since last -- basically,
24 last month's meeting, HUD is not at all gotten
25 back; no updates at all?

1 CHAIRPERSON MARTINETTI: The -- the last
2 time we --

3 MR. CASTILLO: I know I keep beating this
4 drum but it's very important.

5 CHAIRPERSON MARTINETTI: Yeah. See Krystle
6 wasn't involved.

7 MS. NOVA: Right.

8 CHAIRPERSON MARTINETTI: She --

9 MR. NATERA: Correct.

10 CHAIRPERSON MARTINETTI: -- came on
11 afterwards, --

12 MR. NATERA: Yes.

13 CHAIRPERSON MARTINETTI: -- so I guess
14 either Rafael or myself or any other Commissioner
15 could answer if they want.

16 The last discussion we had with HUD was
17 they were performing a review -- they were going
18 to perform a comprehensive review is the words
19 they used.

20 MR. CASTILLO: Of the contracts?

21 CHAIRPERSON MARTINETTI: Of the Authority.

22 MR. CASTILLO: Right. Okay.

23 And now all contracts --

24 COMMISSIONER DiNARDO: Policies,
25 procedures, --

1 MR. CASTILLO: -- moving forward are
2 basically --

3 CHAIRPERSON MARTINETTI: Yeah, of all
4 policies, procedures, the -- the Authority, they
5 said a comprehensive review.

6 MR. CASTILLO: So it's copy and paste right
7 off HUD's recommendations and that's how we're
8 moving forward?

9 CHAIRPERSON MARTINETTI: No. Was a
10 discussion and I think they followed up with a
11 letter to -- to us.

12 MR. CASTILLO: Okay.

13 CHAIRPERSON MARTINETTI: But they have not
14 contacted us since then on any decisions that
15 they've made or any actions they recommend us to
16 take.

17 The actions they recommended us to take, we
18 took.

19 MR. NATERA: Exactly.

20 MS. NOVA: Right.

21 CHAIRPERSON MARTINETTI: Which was
22 nullifying the contract.

23 MS. NOVA: And --

24 MR. NATERA: Also --

25 MS. NOVA: And for -- and for the record

1 every action that we've taken since then, we've
2 made sure to go to HUD and get --

3 MR. CASTILLO: Excellent.

4 MS. NOVA: -- prior approval for every
5 action since then.

6 COMMISSIONER GUTIERREZ: For -- before
7 anything.

8 MR. NATERA: Yeah.

9 MR. CASTILLO: So it's a joint --

10 CHAIRPERSON MARTINETTI: Yes.

11 MR. CASTILLO: -- communication --

12 MR. NATERA: Right.

13 MR. CASTILLO: -- collaboratively moving
14 forward.

15 CHAIRPERSON MARTINETTI: Yes.

16 COMMISSIONER GUTIERREZ: Um-hum.

17 MS. NOVA: Um-hum.

18 MR. NATERA: Yes, keep in mind that we --
19 we are in touch with HUD every single day. We
20 have an analyst that get in touch with us. Some
21 people that were sitting on that panel with some
22 of the Commissioners, they're the ones we deal
23 with on daily basis. And they have never bring
24 back again the case of Mr. Julio Morejon.

25 MR. CASTILLO: Okay.

1 MR. NATERA: Okay.

2 MR. CASTILLO: So in your opinion you would
3 say that's basically dropped?

4 MR. NATERA: I have not heard anything so
5 I'd like to think that it's done. He hasn't been
6 here --

7 MR. CASTILLO: Would you ask or
8 investigate?

9 MR. NATERA: Would I ask them to
10 investigate? I don't think --

11 MR. CASTILLO: Or would you ask for an
12 update on it?

13 MR. NATERA: I'm not aware of that
14 particular review; all I know is that the same
15 people that should be conducting the review, if
16 there is any, they will be contacting us.

17 MR. CASTILLO: Okay.

18 MR. NATERA: And they are the people that
19 keep granting us every single action that we have
20 to take, that we're consulting with them first.

21 If there was anything else going on there,
22 I suppose that they would inform us about it or
23 the same committee that was interviewed by HUD --

24 MR. CASTILLO: Okay.

25 MR. NATERA: -- back in June I think it

1 was. Whenever it was.

2 MR. CASTILLO: All right.

3 MR. NATERA: Okay?

4 MR. CASTILLO: Basically it's really so I
5 don't have to come next meeting and ask the same
6 questions all over again.

7 MR. NATERA: Going to say --

8 MR. CASTILLO: Because I'm -- I'm going to
9 ask until I get a satisfying answer.

10 MR. NATERA: Okay.

11 MR. CASTILLO: I will put the OPRA request
12 in for the salaries and it's just something that
13 I don't believe should be just dropped or
14 forgotten. It needs to be looked into. Okay?
15 And not just moving forward.

16 I'm glad that it's corrected moving
17 forward, that such loopholes cannot --

18 MR. NATERA: Um-hum, happen again.

19 MR. CASTILLO: -- exist or happen. But
20 what was done needs to be accounted for.

21 All right. I appreciate all your time.

22 Thank you.

23 CHAIRPERSON MARTINETTI: Yeah. We -- we
24 welcome HUD's involvement --

25 MS. NOVA: Of course.

1 MR. NATERA: Yes.

2 CHAIRPERSON MARTINETTI: -- in any way.

3 MR. NATERA: Um-hum.

4 MR. CASTILLO: All right.

5 And I appreciate you allowing me to speak,
6 so thank you.

7 CHAIRPERSON MARTINETTI: Yeah, that's fine.

8 MR. CASTILLO: Even last month you guys
9 were very, very --

10 MR. NATERA: You're welcome anytime.

11 CHAIRPERSON MARTINETTI: Thank you.

12 MR. CASTILLO: Thank you.

13 COMMISSIONER GUTIERREZ: Okay.

14 MR. NATERA: Would anybody else like to
15 speak?

16 Hi, Mike.

17 MS. NOVA: No other --

18 A VOICE: How are you? Nice to see you.

19 MS. NOVA: No other residents would like to
20 speak about anything?

21 MR. NATERA: This is --

22 MS. NOVA: No?

23 MR. NATERA: -- the time if you'd like to
24 use the podium.

25

1 **ADJOURNMENT :**

2

3 MS. NOVA: Okay.

4 Close the --

5 MR. NATERA: In that case, if nobody else
6 like to speak, then we'll move to --

7 MR. MORIN: Close.

8 MR. NATERA: -- to close.

9 MS. NOVA: Close the meeting.

10 MR. NATERA: Make a motion?

11 CHAIRPERSON MARTINETTI: Motion.

12 MS. NOVA: Motion by the Chairman.

13 MR. NATERA: Second by --

14 MS. NOVA: The Vice Chairperson.

15 MR. NATERA: Chairman Martinetti.

16 Roll call.

17 Chairperson Martinetti?

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. NATERA: Viceperson (sic) Gutierrez?

20 COMMISSIONER GUTIERREZ: Yes.

21 MR. NATERA: Commissioner Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. NATERA: Commissioner DiNardo?

24 COMMISSIONER DiNARDO: Yes.

25 MR. NATERA: Dennis Gonzalez?

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Absent.

Commissioner Debra Mundorf?

COMMISSIONER MUNDORF: Yes.

MR. NATERA: This meeting is adjourned.

(Whereupon, the proceedings were concluded
at 5:53 p.m.)

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, heard on Thursday, February 4, 2016
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon