

CITY OF UNION CITY
HOUSING AUTHORITY

SPECIAL MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Tuesday, February 23, 2016
Commencing at 4:48 p.m.

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

ELISE DiNARDO, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

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

DEBRA MUNDORF, 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

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1 MS. DILLON: On the record.

2 MR. NATERA: We're on the record.

3

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

6

7 MR. NATERA: Well, welcome -- welcome,
8 everyone, to this Special Meeting corresponding
9 to February 23rd.

10 We're going to go into --

11 MS. DILLON: Roll call.

12 MR. NATERA: -- Executive Session.

13 MS. DILLON: Roll call.

14 CHAIRPERSON MARTINETTI: Oh.

15 MR. NATERA: Before --

16 MS. DILLON: Roll call.

17

18 **ROLL CALL:**

19

20 MR. NATERA: Right, let's get a roll call.

21 MS. NOVA: Where's your paper?

22 MR. NATERA: Yeah, I'm looking for it.

23 All right.

24 Roll call.

25 Chairman Martinetti?

1 CHAIRPERSON MARTINETTI: Here.

2 MR. NATERA: Viceperson (sic) Margarita
3 Gutierrez?

4 COMMISSIONER GUTIERREZ: Here.

5 MR. NATERA: Commissioner Dorothy Jetter?

6 COMMISSIONER JETTER: Here.

7 MR. NATERA: Commissioner Elise DiNardo?

8 COMMISSIONER DiNARDO: Here.

9 MR. NATERA: Commissioner Dennis Gonzalez?

10 COMMISSIONER GONZALEZ: Here.

11 MR. NATERA: Commissioner Debra Mundorf?

12 Absent.

13 All right?

14

15 **RESOLUTION NO. 2016-05**

16 **AUTHORIZING EXECUTIVE SESSION:**

17

18 MR. NATERA: We're going to move into
19 Executive Session.

20 If somebody would like to make a motion?

21 CHAIRPERSON MARTINETTI: I'll motion.

22 COMMISSIONER GUTIERREZ: I'm seconding.

23 MR. NATERA: Okay, motion made by the
24 Chairman.

25 Second by Vice Chairman Margarita.

1 Roll call again.

2 Let's go Chair -- Chairperson Mr.

3 Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. NATERA: Vice Chairperson --

6 COMMISSIONER GUTIERREZ: Yes.

7 MR. NATERA: -- Margarita Gutierrez?

8 COMMISSIONER GUTIERREZ: Yes.

9 MR. NATERA: Commissioner Dorothy Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. NATERA: Commissioner Elise DiNardo?

12 COMMISSIONER DiNARDO: Yes.

13 MR. NATERA: Commissioner Dennis Gonzalez?

14 COMMISSIONER GONZALEZ: Yes.

15 MR. NATERA: Commissioner Debra Mundorf?

16 Absent.

17

18 (Whereupon, the Board moved to Executive

19 Session at 4:49 p.m.)

20

21 (Whereupon, the Board returned to Open

22 Session at 5:27 p.m.)

23

24 (Whereupon, there was a pause in the

25 proceedings.)

1 MS. DILLON: Okay.

2 On the record.

3 MR. NATERA: On the record.

4 So, we have --

5 MS. NOVA: We already closed Executive
6 Session.

7 MR. NATERA: All right.

8 MS. NOVA: Now we're back in Regular
9 Session. So you could do --

10

11 **RESOLUTION NO. 2016-06**

12 **PROVIDE INTERIM CONSULTATION SERVICES:**

13

14 MR. NATERA: All right.

15 Okay, so we need a motion to approve
16 Resolution 2016-06, Provide Interim Consulting
17 Services for Mr. Cabello.

18 CHAIRPERSON MARTINETTI: I'll motion.

19 COMMISSIONER GUTIERREZ: I'm seconding.

20 MS. NOVA: Roll call.

21 MR. NATERA: Roll call.

22 Chairperson Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. NATERA: Vice Chairperson Margarita
25 Gutierrez?

1 COMMISSIONER GUTIERREZ: Yes.

2 MR. NATERA: Commissioner Dorothy Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. NATERA: Commissioner Elise DiNardo?

5 COMMISSIONER DiNARDO: Yes.

6 MR. NATERA: Commissioner Dennis Gonzalez?

7 COMMISSIONER GONZALEZ: Yes.

8 MR. NATERA: Commissioner Debra Mundorf?

9 Absent.

10 MS. NOVA: Okay.

11 MR. NATERA: What?

12

13 **RESOLUTION NO. 2016-07**

14 **AUTHORIZATION TO HIRE STANLEY SANGER FOR THE**

15 **POSITION OF EXECUTIVE DIRECTOR FOR THE UNION CITY**

16 **HOUSING AUTHORITY:**

17

18 MS. NOVA: And then it's Resolution 2016-07

19 to move for Authorization to Hire Stanley Sanger

20 for the Position of Executive Director of the

21 Union City Housing Authority.

22 You need a motion.

23 COMMISSIONER DiNARDO: Motion.

24 COMMISSIONER GUTIERREZ: Second it.

25 MR. NATERA: Okay, motion by DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. NATERA: Commissioner DiNardo.

3 And --

4 MS. NOVA: Seconded --

5 MR. NATERA: -- second by Margarita

6 Gutierrez, Vice Chairperson.

7 Roll call.

8 Mr. -- Chairperson Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. NATERA: Vice Chairperson Margarita

11 Gutierrez?

12 COMMISSIONER GUTIERREZ: Yes.

13 MR. NATERA: Commissioner Dorothy Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. NATERA: Commissioner Elise DiNardo?

16 COMMISSIONER DiNARDO: Yes.

17 MR. NATERA: Commissioner Dennis Gonzalez?

18 COMMISSIONER GONZALEZ: Yes.

19 MR. NATERA: Commissioner Mundorf?

20 Is absent.

21 Okay, so that will be the three.

22 Okay.

23 COMMISSIONER GONZALEZ: Let me just take --

24 for the record to thank the Search Committee; the

25 Chairman, the Vice Chair, and Commissioner --

1 COMMISSIONER DiNARDO: Jetter.
2 COMMISSIONER GONZALEZ: -- Jetter.
3 Thank you.
4 CHAIRMAN MARTINETTI: And Krystle.
5 COMMISSIONER DiNARDO: No problem.
6 COMMISSIONER GUTIERREZ: And Krystle.
7 MR. NATERA: Krystle was there, too.
8 COMMISSIONER GONZALEZ: And Krystle.
9 COMMISSIONER GUTIERREZ: And also --
10 MS. NOVA: Thank you.
11 COMMISSIONER JETTER: Yeah, Krystle.
12 She --
13 COMMISSIONER GUTIERREZ: Yeah.
14 COMMISSIONER GONZALEZ: I know that --
15 COMMISSIONER GUTIERREZ: She did a great
16 job.
17 COMMISSIONER JETTER: She did.
18 COMMISSIONER GONZALEZ: And our counsel,
19 Krystle.
20 COMMISSIONER JETTER: And we were --
21 COMMISSIONER GONZALEZ: It was --
22 COMMISSIONER JETTER: -- a long time. You
23 know? No problems.
24 COMMISSIONER GONZALEZ: It --
25 COMMISSIONER GUTIERREZ: She did a great,

1 great job.

2 COMMISSIONER GONZALEZ: It was a difficult
3 -- it was a difficult job and you guys did a
4 great job, so we -- we appreciate your -- your
5 work.

6 CHAIRPERSON MARTINETTI: Thank you.

7 COMMISSIONER DiNARDO: I -- I second that.

8 COMMISSIONER GUTIERREZ: Thank you.

9 COMMISSIONER JETTER: Thank you, hon.

10 CHAIRPERSON MARTINETTI: Thank you, Elise.

11 COMMISSIONER GUTIERREZ: Thank you.

12 COMMISSIONER JETTER: That's really nice of
13 you guys.

14 COMMISSIONER DiNARDO: You guys did a nice
15 job.

16 MR. NATERA: Well, I'm -- although I'm not
17 familiar with the -- with the new Executive
18 Director that is appointed, I also appreciate,
19 okay, the time that you guys invest in looking
20 for the right person for the Housing Authority.

21 I know you guys appreciate all the work
22 that Virgilio Cabello put into this Housing for
23 the last 28 years and I'm sure you picked out or
24 selected the right person for the job. So, --

25 CHAIRPERSON MARTINETTI: And we also

1 appreciate you helping us during this --

2 COMMISSIONER JETTER: Yes, --

3 CHAIRPERSON MARTINETTI: -- time of
4 transition.

5 COMMISSIONER GUTIERREZ: Yes.

6 COMMISSIONER JETTER: -- we do.

7 COMMISSIONER GUTIERREZ: We really
8 appreciate it.

9 MR. NATERA: Thank you.

10 COMMISSIONER JETTER: Thank you.

11 MR. NATERA: Thank you.

12 MS. NOVA: Should we put a note on the
13 Regular Session about --

14 CHAIRPERSON MARTINETTI: Well, yeah. Yeah.

15 MS. NOVA: Just to make you aware, --

16 MR. NATERA: Um-hum.

17 MS. NOVA: -- Rafael Natera and Waldo
18 Morin, we wanted to let you know that the
19 \$12,000.00 stipend for the year and the
20 \$10,000.00 stipend that you will get for the year
21 was -- it's going to be on for the next meeting,
22 officially.

23 And that will start, of course, when the
24 Executive Director -- the new Executive Director
25 actually starts. And it will be split up into

1 | payments over the course of the year. But it
2 | will be a stipend.

3 | MR. NATERA: Okay.

4 | MS. NOVA: Okay?

5 | We just wanted to make you all -- you both
6 | aware of that.

7 | CHAIRPERSON MARTINETTI: Dennis brought up
8 | a point -- good point actually during the
9 | Executive Session about the matching pension
10 | contribution or whatever.

11 | So it was decided to put it as a stipend,
12 | broken down into 26 pay periods.

13 | COMMISSIONER GUTIERREZ: Pay --

14 | MR. NATERA: Correct.

15 | CHAIRPERSON MARTINETTI: Yeah.

16 | MR. NATERA: It will be like a payroll --

17 | CHAIRPERSON MARTINETTI: Correct.

18 | COMMISSIONER GUTIERREZ: Exactly.

19 | COMMISSIONER DiNARDO: Um-hum.

20 | MR. NATERA: -- bi-pay pay periods.

21 | MR. MORIN: Um-hum.

22 | CHAIRPERSON MARTINETTI: Krystle still has
23 | to draft a resolution --

24 | MS. NOVA: Yes.

25 | CHAIRPERSON MARTINETTI: -- authorizing

1 | that. That will be at next meeting.

2 | MR. NATERA: Very well.

3 | Okay, will the next executive director will
4 | be starting -- is going to be starting 17 or is
5 | going to be voted on?

6 | MS. NOVA: So this is what's going to
7 | happen.

8 | We needed to come into -- to have the
9 | Special Meeting in order for me to get
10 | authorization to file the needed paperwork --

11 | MR. NATERA: Okay.

12 | MS. NOVA: -- with the State.

13 | MR. NATERA: Um-hum.

14 | MS. NOVA: Send over the information to HUD
15 | and also to DCA for their approval.

16 | MR. NATERA: Correct.

17 | MS. NOVA: And then -- and also just to
18 | iron out the -- the terms and conditions with the
19 | -- with the new executive director, which we
20 | pretty much have them ironed out, we just need to
21 | put them on paper.

22 | MR. NATERA: Right. Okay.

23 | MS. NOVA: After -- after that we will
24 | officially formalize it at the next meeting --
25 | Regular Session Meeting with the public on March

1 17th.

2 MR. NATERA: Mmm.

3 MS. NOVA: As soon thereafter as DCA gives
4 us back their okay, HUD says okay, and also the
5 Pensions and Benefits system says okay, --

6 MR. NATERA: Set up already --

7 MS. NOVA: As soon as that happens, the --
8 the person will start.

9 So, my anticipation --

10 CHAIRPERSON MARTINETTI: I just had one
11 question.

12 MS. NOVA: Yes.

13 CHAIRPERSON MARTINETTI: If they get the
14 approval before the meeting, they can start
15 because we did approve them --

16 MS. NOVA: Absolutely.

17 CHAIRPERSON MARTINETTI: -- tonight. Yeah.

18 MS. NOVA: Yes.

19 CHAIRPERSON MARTINETTI: There's no like
20 official --

21 MS. NOVA: No.

22 CHAIRPERSON MARTINETTI: -- appointment.

23 This is the appointment pending the outcome
24 of that paperwork.

25 MS. NOVA: Right.

1 CHAIRPERSON MARTINETTI: Right.

2 I just want to also, you know, thank Waldo,
3 Rafael, for the amount of extra hours they're
4 going to have to put in for a transition.

5 COMMISSIONER GUTIERREZ: Um-hum.

6 CHAIRPERSON MARTINETTI: Because every
7 individual has their own ideas like to implement
8 and, you know, appreciate you assisting. And
9 that's why we offered a stipend because we
10 understand it's going to be a lot of time
11 invested on your end.

12 MR. MORIN: I know.

13 COMMISSIONER GUTIERREZ: Thank you both
14 very much for your hard work.

15 MR. MORIN: You're welcome.

16 COMMISSIONER JETTER: Yeah, thank you.

17 MR. NATERA: You're welcome.

18 Thank you. Thank you.

19 No, Waldo and I -- like I mentioned to the
20 Chairman before, Waldo and myself we put a lot of
21 hours into this place. Again, not for anyone in
22 particular but the -- for the operation of the
23 Housing Authority.

24 COMMISSIONER GUTIERREZ: Um-hum.

25 MR. NATERA: And the effort has paid off.

1 Okay, we don't get to see it that much
2 within the community but when it comes to the
3 results that we get from the Housing Authority --
4 from the -- the audits, the financial score, the
5 FASS score, the Section 8 score, I mean it shows.
6 It shows.

7 And thank you for appreciating that.

8 MR. MORIN: The auditors were here today.

9 MR. NATERA: Oh, by the way, yes, the
10 auditors were just here. And Ms. Debbie Dillon
11 kicked them all out of here.

12 MR. MORIN: Kick them out.

13 MR. NATERA: So, -- yeah, so we were on
14 time for the meeting.

15 And so far so good. We already had the
16 exit meeting and it was wonderful.

17 And just like the Chairman like to hear, no
18 findings whatsoever at all. And the 24 financial
19 score that we had already in the unaudited FDS,
20 we remain exactly the same at 24.

21 Right, so they will be coming back tomorrow
22 just to wrap just one little aspect that is
23 there, besides with the contracts. And that will
24 be the end of it.

25 Actually the end of the audit.

1 MS. NOVA: Okay.

2 So, could close the meeting.

3 MR. NATERA: All right, so we need a
4 motion --

5 Is there any -- anything else that we have
6 to mention?

7 COMMISSIONER GUTIERREZ: No.

8 MR. NATERA: All right.

9

10 **ADJOURNMENT:**

11

12 MR. NATERA: So we need a motion to --

13 COMMISSIONER GUTIERREZ: I make a motion.

14 MR. NATERA: -- close the --

15 Margarita Gutierrez.

16 Anybody seconds?

17 COMMISSIONER DiNARDO: Second.

18 MR. NATERA: Second by Ms. DiNardo.

19 COMMISSIONER GUTIERREZ: Oh, she work hard
20 today.

21 MR. NATERA: Okay, roll call.

22 Mr. Chair -- Chairman?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. NATERA: Okay, Vice Chairman Margarita?

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. NATERA: Commissioner Dorothy Jetter?

2 COMMISSIONER JETTER: Yes.

3 MR. NATERA: Commissioner DiNardo?

4 Ms. DiNardo?

5 COMMISSIONER GUTIERREZ: DiNardo?

6 MR. MORIN: Ms. DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. NATERA: I guess she said yes.

9 Commissioner Gonzalez?

10 COMMISSIONER GONZALEZ: Yes.

11 And Commissioner Debra Mundorf?

12 Absent.

13 This meeting is adjourned.

14

15 (Whereupon, the proceedings were concluded

16 at 5:36 p.m.)

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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 SPECIAL
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Tuesday, February 23, 2016
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon