

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, March 17, 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 J. HELFRICH, ESQ., Special Counsel,
(Left at 5:35 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: Happy Saint Patrick's Day to
7 everyone.

8 COMMISSIONER GUTIERREZ: All right. You,
9 too.

10 MR. NATERA: We have some issues to discuss
11 in Executive --

12 MS. DILLON: Roll call. Roll call.

13 MR. NATERA: Okay.

14 Before we do that; let's get our initial
15 roll call please.

16

17 **ROLL CALL:**

18

19 MR. NATERA: Chairman Martinetti?

20 CHAIRPERSON MARTINETTI: Here.

21 MR. NATERA: Vice Person Miss Margarita?

22 COMMISSIONER GUTIERREZ: Here.

23 MR. NATERA: Commissioner Jetter?

24 COMMISSIONER JETTER: Here.

25 MR. NATERA: Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Here.

2 MR. NATERA: Commissioner Mundorf?

3 COMMISSIONER MUNDORF: Here.

4 MR. NATERA: Let the record show that Mr.
5 Dennis Gonzalez is absent; he's on a federal
6 business trip out of the State.

7

8 **RESOLUTION NO. 2016-09**

9 **AUTHORIZING EXECUTIVE SESSION:**

10

11 MR. NATERA: There's some issues that we
12 have to go and discuss in Executive Session.

13 So we'll need a motion to get into
14 Executive Session please?

15 COMMISSIONER DiNARDO: Motion.

16 COMMISSIONER GUTIERREZ: Second it.

17 MR. NATERA: Okay.

18 Chairperson Mr. Martinetti?

19 CHAIRPERSON MARTINETTI: Yes.

20 MR. NATERA: Commissioner Margarita
21 Gutierrez?

22 COMMISSIONER GUTIERREZ: Yes.

23 MR. NATERA: Commissioner Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. NATERA: Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. NATERA: Commissioner Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MR. NATERA: Okay.

5

6 (Whereupon, the Board moved to Executive
7 Session I and II at 4:38 p.m.)

8

9 (Whereupon, Gerald J. Helfrich, Esq. left
10 the meeting at 5:35 p.m.)

11

12 (Whereupon, the Board returned to Open
13 Session at 5:53 p.m.)

14

15 MS. DILLON: On the record.

16 MR. NATERA: Okay, we're on the record.

17

18 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
19 **FEBRUARY 4, 2016 AND THE EXECUTIVE SESSION**
20 **MEETING OF FEBRUARY 4, 2016;**

21 **and**

22 **APPROVAL OF MINUTES OF THE SPECIAL MEETING OF**
23 **FEBRUARY 23, 2016 AND THE EXECUTIVE SESSION**
24 **MEETING OF FEBRUARY 23, 2016:**

25

1 MR. NATERA: The first item in the agenda
2 is the Approval of Minutes.

3 And keep in mind that you have three (sic)
4 sets of minutes.

5 COMMISSIONER MUNDORF: Um-hum.

6 MR. NATERA: And they're all going to be
7 approved with just one motion.

8 MS. NOVA: Yes, for the record, --

9 COMMISSIONER GUTIERREZ: You need a motion?

10 MS. NOVA: -- for the record the
11 Commissioners received --

12 CHAIRPERSON MARTINETTI: You call it like
13 an A list and the B list. You'll see HUD is
14 the --

15 MS. NOVA: -- the Commissioners received --

16 CHAIRPERSON MARTINETTI: -- considered --
17 (indiscernible) --

18 MS. NOVA: -- the Executive Session
19 Minutes --

20 CHAIRPERSON MARTINETTI: -- because it's
21 not really regulated --

22 MS. NOVA: -- for the last meeting, --

23 CHAIRPERSON MARTINETTI: -- by HUD. It's
24 the easiest way to follow it.

25 COMMISSIONER DiNARDO: Okay.

1 MS. NOVA: What date was it?

2 CHAIRPERSON MARTINETTI: It's a different
3 list.

4 COMMISSIONER DiNARDO: Okay.

5 MS. DILLON: February --

6 COMMISSIONER JETTER: February.

7 COMMISSIONER GUTIERREZ: February.

8 MS. DILLON: What you're approving would be
9 February 23rd, --

10 COMMISSIONER GUTIERREZ: Yes.

11 MS. DILLON: -- Special Meeting --

12 COMMISSIONER GUTIERREZ: Yeah.

13 MS. DILLON: -- and Executive Session and
14 February 4th --

15 COMMISSIONER JETTER: Yeah.

16 MS. NOVA: I sent them personally.

17 COMMISSIONER JETTER: Yes.

18 COMMISSIONER GUTIERREZ: Yes.

19 MS. NOVA: So we want to make sure --

20 COMMISSIONER GUTIERREZ: Thank you.

21 COMMISSIONER MUNDORF: Yes.

22 MS. NOVA: -- that you're going to approve
23 those as well.

24 COMMISSIONER JETTER: Thank you.

25 COMMISSIONER MUNDORF: Thank you, Krystle.

1 MS. NOVA: The Executive Session Minutes
2 that I sent --

3 CHAIRPERSON MARTINETTI: Oh. Yes.

4 MS. NOVA: -- to each of you.

5 COMMISSIONER JETTER: Yeah, I got them.

6 MR. NATERA: Okay.

7 MS. NOVA: Okay.

8 MR. NATERA: All right? A motion?

9 COMMISSIONER JETTER: I hate paperwork.

10 MR. NATERA: I need a motion.

11 COMMISSIONER DiNARDO: Motion.

12 COMMISSIONER GUTIERREZ: Second.

13 MS. DILLON: I'm sorry, who --

14 MR. NATERA: Ms. DiNardo.

15 MS. DILLON: Thank you.

16 MR. NATERA: Chairman Martinetti?

17 CHAIRPERSON MARTINETTI: Yes.

18 MR. NATERA: Margarita Gutierrez?

19 COMMISSIONER GUTIERREZ: Yes.

20 MR. NATERA: Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22 MR. NATERA: Commissioner DiNardo?

23 COMMISSIONER DiNARDO: Yes.

24 MR. NATERA: Commissioner Mundorf?

25 COMMISSIONER MUNDORF: Yes.

1 MR. NATERA: Okay.

2

3 **APPROVAL OF PAYMENT OF BILLS:**

4

5 MR. NATERA: The next item will be the
6 Approval -- Approval of Bills.

7 MS. NOVA: Okay.

8 Regarding the Approval Payment of Bills, --

9 MR. NATERA: Um-hum.

10 MS. NOVA: -- there were some questions
11 regarding the -- some of the vendors.

12 Is it possible for us to get -- for the
13 Commissioners or for counsel to get the invoices
14 for some of these items?

15 MR. NATERA: Sure.

16 MS. NOVA: Because I don't know if any of
17 the Commissioners had specific questions but
18 there were some issues with --

19 For example, New Jersey Advanced Media.

20 MR. NATERA: Yes.

21 MS. NOVA: What is that for?

22 MR. NATERA: That is for the public
23 advertisement of bids.

24 You will have two -- three different groups
25 like that. You have the Journal --

1 MR. MORIN: Jersey Journal.

2 MR. NATERA: -- The Jersey Journal.

3 COMMISSIONER JETTER: Can't find it.

4 MR. NATERA: Then you have --

5 MR. MORIN: Especialito.

6 MR. NATERA: -- The Star-Ledger, and --

7 that -- that's a new one that came up.

8 MS. NOVA: Approval Payment of Bills.

9 Dottie?

10 COMMISSIONER JETTER: I haven't got it.

11 MS. NOVA: The big one.

12 CHAIRPERSON MARTINETTI: The next one under

13 it here.

14 MR. NATERA: Huh?

15 MR. MORIN: For maintenance --

16 MS. NOVA: Oh, I'm sorry.

17 MR. NATERA: Yeah, --

18 MR. MORIN: For maintenance --

19 MS. NOVA: It's --

20 COMMISSIONER JETTER: Oh, wait a minute.

21 MS. NOVA: If you go past the --

22 COMMISSIONER JETTER: Thank you.

23 Sorry.

24 Go ahead.

25 MS. NOVA: If you go past the Section 8

1 vouchers, which are all landscape; the bills are
2 long way.

3 COMMISSIONER JETTER: Okay.

4 COMMISSIONER DiNARDO: I -- I have to say I
5 -- I commend you for saving paper but it would be
6 great that if it would be the same way. So you
7 don't have to --

8 MR. NATERA: Oh, it's just -- it's just the
9 way it was stapled.

10 COMMISSIONER JETTER: Yeah, that's --

11 MR. NATERA: Okay. Because if -- if you
12 look at it the way it is it's even easier than
13 the -- the way it was before.

14 COMMISSIONER DiNARDO: Okay, yes, I am in
15 that section here.

16 MS. NOVA: Okay.

17 MR. NATERA: Yeah.

18 COMMISSIONER DiNARDO: Computer manual --

19 MS. NOVA: So, it would be --

20 COMMISSIONER DiNARDO: -- check register.

21 MS. NOVA: Yes.

22 It would be on page -- the second page of
23 that.

24 COMMISSIONER DiNARDO: Okay.

25 MR. MORIN: The bottom.

1 MS. NOVA: In the middle it says New Jersey
2 Advanced Media and then Sterm Plan.

3 COMMISSIONER DiNARDO: Yes.

4 MS. NOVA: So Sterm Plan is the -- it's --
5 it's an advertisement?

6 MR. NATERA: Sterm Plan?

7 MS. NOVA: Yes.

8 MR. NATERA: Let me see what it says.
9 Oh, on the reference?

10 MS. NOVA: This one, yeah.

11 MR. NATERA: Let me see about that.

12 No, that's not -- that's a five. I believe
13 it's a five year plan that was --

14 MS. NOVA: Oh, five year plan? Okay.

15 MR. NATERA: I think it was, yes.

16 MS. NOVA: Okay. So that's the one --
17 that's for Resolution 2016-08.

18 MR. MORIN: Um-hum.

19 MR. NATERA: Yes.

20 MR. MORIN: Advertising, you know.

21 MS. NOVA: The other question was --

22 COMMISSIONER DiNARDO: I have a question.

23 MS. NOVA: Oh.

24 COMMISSIONER DiNARDO: I'm not sure that I
25 understand this.

1 It's for advertising of bids?

2 So, in other words, you just don't do the
3 bid notice and send it to the newspaper and then
4 they charge you the fee for the advertisement?

5 MR. NATERA: That is what they do.

6 COMMISSIONER DiNARDO: But this is for five
7 years?

8 MR. NATERA: Oh, no, no, no.

9 MR. MORIN: For the five year --

10 MR. NATERA: It's the five year plan.

11 MR. MORIN: -- plan.

12 MR. NATERA: It's five year plan.

13 COMMISSIONER DiNARDO: Okay.

14 MR. NATERA: Okay?

15 The preparation of it.

16 COMMISSIONER DiNARDO: Oh. Oh. Oh.

17 MR. NATERA: Okay?

18 COMMISSIONER DiNARDO: Oh, okay.

19 MR. NATERA: That's what it is.

20 COMMISSIONER DiNARDO: Sorry. I
21 misunderstood.

22 MR. NATERA: We have to announce as well --

23 COMMISSIONER JETTER: The bid pack here --

24 MR. NATERA: You know, we have to announce
25 and advertise as per requirement.

1 MR. MORIN: For the five year plan.

2 COMMISSIONER DiNARDO: Sorry. I
3 misunderstood.

4 Okay, so that was just -- that was just the
5 advertising fee?

6 MR. NATERA: Yes.

7 MR. MORIN: Yes.

8 COMMISSIONER DiNARDO: Oh.

9 MS. NOVA: And then --

10 MR. NATERA: And you'll see it in different
11 -- we have advertising about three different
12 papers.

13 MS. NOVA: Yes.

14 MR. MORIN: Um-hum.

15 MS. NOVA: I just didn't know what that
16 was.

17 MR. NATERA: Yeah.

18 COMMISSIONER DiNARDO: I still have a bit
19 of a learning curve. So, just be patient with
20 me.

21 MS. NOVA: When you go down to -- a few
22 down, Superior Group Inc.?

23 MR. NATERA: Superior Group is our printing
24 company.

25 MS. NOVA: Okay.

1 MR. NATERA: And that's a very small
2 business. Because before we were -- we were
3 using the one that the City use; Royal Printing,
4 I think it is.

5 MS. NOVA: Um-hum.

6 MR. NATERA: And it was costing us a lot of
7 money.

8 We -- we've been using Superior for about
9 eight -- eight, nine years now.

10 MS. NOVA: Okay.

11 CHAIRPERSON MARTINETTI: Are they -- are
12 they part of our bids?

13 MR. NATERA: No they are just a vendor.

14 CHAIRPERSON MARTINETTI: More or less how
15 much a year?

16 MR. NATERA: I'm sorry?

17 CHAIRPERSON MARTINETTI: More or less how
18 much a year are they paid?

19 MR. NATERA: I'll say probably about 4,000,
20 \$4,000.00.

21 What we get from them is like our
22 inspections. When we need inspection to be
23 printed; when we need envelopes to be printed as
24 well. And some notices they -- they get printed
25 ahead of time.

1 CHAIRPERSON MARTINETTI: Where are they out
2 of?

3 MR. NATERA: I'm sorry?

4 CHAIRPERSON MARTINETTI: Where they out of?

5 MR. NATERA: I believe in Jersey City.

6 MR. MORIN: Yeah, Jose got quotations from
7 other companies --

8 MR. NATERA: Yeah.

9 MR. MORIN: -- and that's, you know, --

10 MS. NOVA: Okay.

11 MR. NATERA: That was costing about five --
12 five times with Royal Printer -- Printing --

13 COMMISSIONER DiNARDO: Um-hum.

14 MR. NATERA: -- for --

15 CHAIRPERSON MARTINETTI: Do you have a set
16 amount every month that you print?

17 MR. NATERA: No, we -- not necessarily. We
18 -- sometime Jose is -- we'll print let's say
19 checks, for example. We order Section 8 checks,
20 about 5,000 a year; okay, and that's about
21 \$800.00. And so is as needed I will say.

22 (Indiscernible) -- documentation that comes
23 out then it gets -- the structure and then it
24 gets sent to them.

25 MR. MORIN: Yeah we order the -- the

1 package for the inspection -- (indiscernible) --
2 and Section 8. It's about seven pages. So we
3 order let's say 2,000. It will last for five
4 months, six months. And then we might order
5 another order again. You know that's what we do;
6 you know, not -- not every month.

7 COMMISSIONER DiNARDO: Okay.

8 CHAIRPERSON MARTINETTI: I know HUD was on
9 our back about our procurement process.

10 Is that something that has to be bid out?

11 MR. NATERA: You know it -- it never was.

12 I don't think so but it never was.

13 I believe --

14 CHAIRPERSON MARTINETTI: Krystle, is that
15 something would have to be bid out? Like a
16 contractual thing?

17 COMMISSIONER GUTIERREZ: The last page.

18 MS. NOVA: If it's less than --

19 COMMISSIONER GUTIERREZ: The last page.

20 MR. MORIN: Is --

21 MS. NOVA: -- seventeen thousand --

22 MR. MORIN: And it's under the
23 threshold, --

24 MS. NOVA: -- five hundred, --

25 MR. MORIN: -- 17,500.

1 MS. NOVA: -- it's okay.

2 COMMISSIONER GUTIERREZ: It's the last
3 page.

4 MR. MORIN: You can get estimates, two or
5 three quotations, --

6 MS. NOVA: Yes, --

7 MR. MORIN: -- whatever.

8 MS. NOVA: -- you can get three -- three
9 quotes.

10 COMMISSIONER GUTIERREZ: You don't have
11 this page?

12 MS. NOVA: We just have to make sure that
13 you --

14 MR. MORIN: That is -- it's not --

15 MS. NOVA: -- document --

16 MR. MORIN: -- that it's not over --

17 COMMISSIONER JETTER: No.

18 MS. NOVA: -- three quotes.

19 MR. MORIN: Yeah. You got to check on
20 that.

21 COMMISSIONER GUTIERREZ: You don't have
22 that page?

23 COMMISSIONER JETTER: No. Because I went
24 through all these that she --

25 MS. NOVA: The -- the next question was --

1 | so, not the next page, the page right after that.

2 | On the very top, Better Than New?

3 | COMMISSIONER GUTIERREZ: Yeah that one.

4 | MR. NATERA: Better Than New's the -- the
5 | glazing --

6 | COMMISSIONER JETTER: Glazing.

7 | MR. NATERA: -- that we have. That's a
8 | contract.

9 | COMMISSIONER GUTIERREZ: Um-hum.

10 | MS. NOVA: Yes.

11 | MR. MORIN: That's --

12 | MS. NOVA: We were just --

13 | COMMISSIONER JETTER: Same page.

14 | MS. NOVA: -- we were just confused about
15 | the --

16 | COMMISSIONER JETTER: Is this the right --

17 | MS. NOVA: I'm sorry. Hold on.

18 | Yes.

19 | COMMISSIONER JETTER: No.

20 | Because this vendor --

21 | COMMISSIONER MUNDORF: All the way in the
22 | back?

23 | MS. NOVA: It's like five pages.

24 | COMMISSIONER JETTER: I think you've got
25 | the wrong one.

1 COMMISSIONER MUNDORF: Oh.

2 MS. NOVA: On the very top it says
3 Columbian Court.

4 MR. MORIN: Senior Buildings.

5 COMMISSIONER MUNDORF: Yeah. Wait.

6 MS. NOVA: I think you went too far.

7 MR. MORIN: I think you passed it. You
8 passed it.

9 Columbian Courts --

10 Columbian Courts. Which one you looking
11 at?

12 COMMISSIONER JETTER: Oh, I have the same
13 thing.

14 MR. MORIN: Columbian Courts. Columbian
15 Courts.

16 COMMISSIONER JETTER: I can't find --

17 COMMISSIONER MUNDORF: Oh, I see --

18 MR. MORIN: Better Than New. Better Than
19 New.

20 COMMISSIONER MUNDORF: Okay.

21 Thank you.

22 MR. MORIN: Columbian Courts. Better Than
23 New.

24 Columbian is a -- Columbian Courts I and II
25 and III.

1 COMMISSIONER JETTER: Debra, which one?

2 COMMISSIONER MUNDORF: All the way in the
3 back.

4 MS. NOVA: Okay. So, --

5 COMMISSIONER JETTER: Wait a minute, I
6 ain't got no Columbian Courts.

7 MR. MORIN: Okay?

8 COMMISSIONER JETTER: I remember seeing it.

9 COMMISSIONER MUNDORF: Columbian Court;
10 right at the top.

11 MS. NOVA: Okay, so, --

12 COMMISSIONER MUNDORF: Here, Columbian
13 Court --

14 MS. NOVA: -- Better Than New --

15 COMMISSIONER JETTER: Okay, hon.

16 MS. NOVA: -- is the -- for the tubs?

17 MR. MORIN: Yeah.

18 MR. NATERA: Yes.

19 MS. NOVA: The --

20 MR. MORIN: We go -- we go to bid every
21 year on that.

22 MS. NOVA: The question is that there are a
23 number of entries here with Better Than New and
24 they're for \$800.00, \$700.00.

25 So, for example, on that page this one is

1 | \$800.00 for 308 West Street.

2 | MR. MORIN: Um-hum.

3 | MS. NOVA: Do we know what work was done
4 | and do you have the invoice for that?

5 | MR. MORIN: Yes, I --

6 | MR. NATERA: Yeah, if there's --

7 | Well, you go ahead. You're the one that
8 | put that --

9 | MR. MORIN: Well, I do --

10 | MR. NATERA: -- generated.

11 | MR. MORIN: -- when I do the -- those are
12 | vacant apartments. When we did the vacant
13 | apartments, we do all the renovations in the
14 | apartment in-house. But the tub has to be
15 | painted by the -- you know, a company. They
16 | need, you know, the special equipment and that.
17 | So we have a bid. They're to paint the
18 | whole tub with the walls. We have to run walls
19 | and all that is \$800.00.

20 | When they paint the bottom is two, \$200.00.

21 | Depends on the kind of work that they do.
22 | It's on the bid -- it's on the bid package. And
23 | we have the invoice for that, yeah. They invoice
24 | every time they come.

25 | MS. NOVA: Now, --

1 MR. NATERA: Now, they --

2 I'm sorry.

3 Now they're installing also the -- on the
4 window.

5 MR. MORIN: Yeah, they're installing now --
6 we have the -- the windowsills that are corroded.

7 MR. NATERA: Right.

8 MR. MORIN: The windowsills and the metal.
9 They have them there. And they take them out and
10 they -- they install the new windowsill. And
11 instead of replacing the whole -- the whole --

12 If we -- if we have to renovate -- renovate
13 the bathroom and take it out, what was -- when we
14 -- when I came there they have a tub and they put
15 before -- the case the wall -- the tiles.

16 The problem is now that after many years
17 some of them are getting corroded, basically on
18 the windowsill because of the water that stays
19 there with the shampoo bottles and all that. I
20 have pictures. And we replace that.

21 If we're going to take that out and replace
22 the wall, each bathroom would be seven and
23 \$10,000.00 to renovate. Because once we take
24 those walls apart, everything there crumbles.
25 It's like 30 years, 35 years that has been there

1 | so we have -- we did it once, we took it, and all
2 | the walls came down. And then you have to
3 | renovate the whole bathroom.

4 | So we go ahead and restore -- painting of
5 | the tub; that's right now -- last year we did the
6 | 660, under the contract.

7 | Remember we did the bathroom -- all the
8 | bathrooms, we painted all the tubs? That's what
9 | -- that's basically what it is.

10 | But there's a contract for that and we have
11 | the invoices if you want to --

12 | CHAIRPERSON MARTINETTI: This is -- this --

13 | MR. MORIN: Yeah.

14 | CHAIRPERSON MARTINETTI: -- amount for the
15 | whole bathroom doesn't exceed what they bid for
16 | though.

17 | Right?

18 | MR. MORIN: Hmm?

19 | CHAIRPERSON MARTINETTI: It's --

20 | MR. NATERA: No, no.

21 | CHAIRPERSON MARTINETTI: -- it's the same
22 | amount they bid for?

23 | MR. NATERA: No.

24 | CHAIRPERSON MARTINETTI: I kind of remember
25 | it; it was like X-amount for a tub. For the

1 whole bathroom it was a different amount.

2 MR. MORIN: Yeah. One is for the whole
3 bathroom; the walls --

4 CHAIRPERSON MARTINETTI: Right.

5 MR. MORIN: -- the surrounding wall and
6 that.

7 MR. NATERA: Right.

8 MR. MORIN: One is just when you do the --
9 the tub walls; one is just when you do what --
10 what you need. The tub only.

11 And when you do the Veteran's it's
12 different. Because the Veteran's you have the
13 tub. And the Veteran's, instead of having the
14 walls, you have tiles.

15 MR. NATERA: Yes.

16 MR. MORIN: And you can also re-glaze the
17 tiles.

18 So the tile's in poor condition, instead of
19 taking all those tiles down -- that the have like
20 a cement block in the back, we just re-glaze.

21 So that's a different price for that too.
22 So that's why we quote a different -- you know,
23 we ask for different prices on the --

24 MS. NOVA: For the -- for the bid is there
25 a cap amount?

1 Is it per tub? Or was it per tub and the
2 cap amount for total --

3 MR. NATERA: No it was --

4 MS. NOVA: -- for the year?

5 MR. MORIN: Just the tub. Yeah.

6 CHAIRPERSON MARTINETTI: But they had an
7 amount for the whole bathroom in there from what
8 I remember.

9 Right?

10 MR. NATERA: Six hundred I think it was.

11 CHAIRPERSON MARTINETTI: Says entire
12 bathroom --

13 MR. MORIN: Yeah for the entire bathroom to
14 paint there's one --

15 MR. NATERA: Yeah.

16 MR. MORIN: -- there's one amount for the
17 entire bathroom. Yeah.

18 CHAIRPERSON MARTINETTI: So, did this
19 exceed the --

20 MR. MORIN: But it's not a cap --

21 MR. NATERA: No.

22 MR. MORIN: -- it's not a cap.

23 MR. NATERA: No, no. They -- they're
24 very --

25 CHAIRPERSON MARTINETTI: No, the -- if it

1 was --

2 MR. NATERA: If -- if they paint the
3 bathtub, it's usually \$250.00 --

4 MR. MORIN: Mmm.

5 CHAIRPERSON MARTINETTI: Right. But if it
6 was 600, -- and this is 800, what Krystle brought
7 up, --

8 MR. NATERA: That's because of the
9 windowsill.

10 MR. MORIN: Yeah.

11 MR. NATERA: Yeah.

12 That's because of the insulation of the
13 windowsill.

14 MS. NOVA: Yeah.

15 CHAIRPERSON MARTINETTI: When we rebid it
16 we got to put that as a spec because --

17 MR. MORIN: We gotta --

18 CHAIRPERSON MARTINETTI: -- we don't want
19 to run into a situation --

20 MR. MORIN: Um-hum.

21 CHAIRPERSON MARTINETTI: -- where it looks
22 like it's being low bid.

23 MR. NATERA: Yeah.

24 No, that's just the heat.

25 COMMISSIONER DiNARDO: Oh.

1 MR. NATERA: That's just the heat.

2 CHAIRPERSON MARTINETTI: Where one's put
3 out but yet they're allowed to bill it --

4 Similar to the attorney situation.

5 MR. MORIN: You break it down -- break it
6 down by, --

7 MR. NATERA: Well, --

8 MR. MORIN: -- you know, yeah, the -- if
9 you put this piece, --

10 CHAIRPERSON MARTINETTI: Yeah, itemize it.

11 MR. MORIN: -- it's going to be that much.

12 CHAIRPERSON MARTINETTI: Right.

13 MR. MORIN: Yeah.

14 MR. NATERA: That's exactly the --

15 CHAIRPERSON MARTINETTI: Yeah, let's --
16 let's make a note on that.

17 MR. NATERA: I'm -- I'm going to talk to
18 you later on.

19 MS. NOVA: Yes.

20 We -- and we have a list that we have to go
21 over of --

22 MR. NATERA: Right.

23 MS. NOVA: -- bids that are going to be
24 going -- that have to be rebid soon. So that's
25 something we should --

1 CHAIRPERSON MARTINETTI: Yeah and --

2 MS. NOVA: -- talk about.

3 CHAIRPERSON MARTINETTI: Yeah, I spoke to
4 Rafael on that -- a while back also. More or
5 less our leases at the HUD meeting.

6 They wanted us -- first we have to
7 authorize something to go out to bid, --

8 MS. DiNARDO: Absolutely.

9 CHAIRPERSON MARTINETTI: -- and then
10 approve it.

11 MS. NOVA: Right.

12 MR. NATERA: Okay.

13 COMMISSIONER DiNARDO: Absolutely.

14 CHAIRPERSON MARTINETTI: They want us to
15 have a better handle on the -- the financial
16 aspects.

17 COMMISSIONER DiNARDO: So, -- so, perhaps,
18 Krystle, you know, on the agenda you would give
19 us permission to solicit bids for whatever --

20 MS. NOVA: We had --

21 COMMISSIONER DiNARDO: -- whatever the item
22 is.

23 Right?

24 CHAIRPERSON MARTINETTI: Right.

25 And have the specs attached.

1 COMMISSIONER DiNARDO: Or service.

2 MS. NOVA: We had done -- I had done a
3 draft of one of those but then we didn't have
4 anything this month, so we didn't add it to the
5 agenda.

6 COMMISSIONER DiNARDO: Understood.

7 MS. NOVA: But from now on we'll do that.
8 Yeah.

9 COMMISSIONER DiNARDO: So then this way you
10 get the prior permission, which was recommended
11 to us. And then it will go out and --

12 CHAIRPERSON MARTINETTI: Right.

13 COMMISSIONER DiNARDO: -- and then
14 we'll, --

15 MS. NOVA: Okay.

16 COMMISSIONER DiNARDO: -- you know, vote
17 on --

18 MS. NOVA: Great.

19 COMMISSIONER DiNARDO: -- the award.

20 MS. NOVA: Um-hum.

21 The -- okay, the -- right under that, the
22 Marco Norona?

23 MR. NATERA: That's a hundred dollars?

24 MS. NOVA: Yes.

25 MR. NATERA: Yeah, that --

1 MS. NOVA: Travel.

2 MR. NATERA: Yeah, that's travel allowance.

3 MR. MORIN: That's a --

4 MS. NOVA: Well what is that for?

5 MR. NATERA: That's -- see he's an
6 inspector. So he had to do the inspections. And
7 he gets a hundred dollars a month for -- for gas.

8 MS. NOVA: He has his personal car?

9 COMMISSIONER JETTER: What is he inspecting
10 --

11 MR. NATERA: Yes.

12 COMMISSIONER JETTER: -- though?

13 MR. MORIN: Yes.

14 MR. NATERA: Has been there for --

15 CHAIRPERSON MARTINETTI: Who's using --
16 didn't Virgil have a car?

17 MR. NATERA: Yes. He does.

18 CHAIRPERSON MARTINETTI: Who's using that
19 now?

20 MR. NATERA: He's still using it.

21 CHAIRPERSON MARTINETTI: Oh.

22 MR. NATERA: Yeah.

23 CHAIRPERSON MARTINETTI: I was just
24 curious, she mentioned car.

25 MS. NOVA: Okay.

1 And then the other one -- issue -- the
2 concern was Alarmtronix.

3 MR. NATERA: Um-hum.

4 MS. NOVA: I believe Waldo would be the
5 person who would know about this.

6 There are a lot of service -- it looks like
7 a lot of service invoices throughout the month.

8 MR. NATERA: Um-hum.

9 MR. MORIN: Um-hum.

10 MS. NOVA: It's -- it's --

11 MR. NATERA: And you'll see it on each --

12 MS. NOVA: It's very --

13 MR. NATERA: -- AMP as well.

14 MS. NOVA: -- concerning to be honest, --

15 MR. NATERA: Yeah.

16 MS. NOVA: -- the amount of money that's
17 being paid out monitoring maintenance, service,
18 vandalism.

19 Could you explain that better and do we
20 have, you know, the dates, what exactly happened,
21 who it happened to or what -- what exactly was
22 going on?

23 MR. NATERA: Um-hum.

24 MS. NOVA: Because it's very concerning the
25 amount of money that --

1 MR. MORIN: Yeah.

2 Every time the alarm goes off, every time
3 there's a false alarm, every time there's a
4 problem with the alarm, smoke, everything that
5 happens, the Center Station sends a notice to him
6 and to me -- and sends a notice and he's got to
7 go out and fix it.

8 The alarm goes out here two, three times a
9 day for different reasons.

10 MS. NOVA: And the alarms are for what
11 exactly?

12 MR. MORIN: For the -- for the burglar
13 alarm, the smoke alarm, fire, everything.

14 Mainly all the buildings down the hill --
15 they have pull stations, they pull the stations
16 -- the kids. The Fire Department's constantly
17 here. Every time they -- they damage a smoke --
18 every time there's something -- you know, roach
19 or something.

20 The thing is that every time he sends a
21 bill, there's backup documentation from the
22 answering service from the alarm company that
23 keep beeping and beeping and beeping and beeping
24 for one, two, three days, until he comes and
25 replace -- repairs the -- the system.

1 He's got contract for service. He's got a
2 contract for --

3 MR. NATERA: Okay.

4 MR. MORIN: -- and everything's by -- by
5 items. Every time you replace something, battery
6 or this, this and that and by the hour. So, it's
7 a -- it's a constant -- that and the elevator are
8 the constant ones that are here with that.

9 MS. NOVA: This was an RFP?

10 MR. MORIN: Yes. Everything --

11 MR. NATERA: There's a bid on that.

12 MR. MORIN: It's a bid.

13 MS. NOVA: Oh there was a bid on this?

14 MR. MORIN: There's always been -- they're
15 all on bid.

16 CHAIRPERSON MARTINETTI: Does he exceed a
17 cap?

18 MR. MORIN: Hmm?

19 There's never --

20 MR. NATERA: There was never a cap put --

21 MR. MORIN: -- never been a cap.

22 MR. NATERA: -- on their services.

23 MR. MORIN: We're going to do that -- you
24 know, you -- that's one thing that you --

25 CHAIRPERSON MARTINETTI: I thought there

1 was on this?

2 MR. MORIN: Hmm?

3 CHAIRPERSON MARTINETTI: I thought there
4 was on --

5 MR. NATERA: On the -- on fire alarm?

6 CHAIRPERSON MARTINETTI: Like the Better
7 Than New? There was -- there was a total amount
8 on that.

9 You want to look into that?

10 I got -- I got my old stuff.

11 MR. MORIN: Yeah.

12 MR. NATERA: I will definitely look. I
13 will ask Jose about it because he has all the
14 contracts.

15 CHAIRPERSON MARTINETTI: There was
16 definitely a fixed amount.

17 MR. NATERA: As a matter of fact --

18 CHAIRPERSON MARTINETTI: Because I remember
19 we --

20 MR. NATERA: -- I think --

21 CHAIRPERSON MARTINETTI: -- asked for fixed
22 amounts with everything when we bid it with Kara.

23 MS. NOVA: That's what I thought, --

24 CHAIRPERSON MARTINETTI: Yeah.

25 MS. NOVA: -- with Kara as well.

1 MR. NATERA: When Kara came in was -- was
2 -- those contracts were already in place.

3 MS. NOVA: Oh. Okay. It wasn't --

4 MR. NATERA: Yeah.

5 MS. NOVA: -- she didn't do them again?

6 CHAIRPERSON MARTINETTI: No but we -- we
7 bid them out I remember and we put an amount.

8 MR. NATERA: What we done with Kara was the
9 October contract. That's -- that's what was done
10 with Kara.

11 CHAIRPERSON MARTINETTI: I know we put
12 fixed amounts on -- like landscaping had a fixed
13 amount; this guy had a --

14 There was one or two that didn't.

15 Like Better Than New I don't think had a
16 fixed amount but they had a fixed amount per
17 bathroom. Because that was fluid in nature; that
18 thing there's always --

19 COMMISSIONER DiNARDO: Um-hum. Um-hum. I
20 do remember that.

21 MS. NOVA: And the other question --

22 CHAIRPERSON MARTINETTI: Maybe we should
23 put --

24 MS. NOVA: While he's looking --

25 CHAIRPERSON MARTINETTI: I'm sorry.

1 Maybe we should put cameras? Seriously got
2 to --

3 MR. MORIN: Hmm?

4 CHAIRPERSON MARTINETTI: -- consider
5 putting cameras.

6 MR. MORIN: What?

7 CHAIRPERSON MARTINETTI: If we put cameras
8 it would do away with a lot of these calls.

9 We spoke about this --

10 COMMISSIONER DiNARDO: Security cameras.

11 CHAIRPERSON MARTINETTI: -- 12 years ago --

12 MR. MORIN: Um-hum.

13 CHAIRPERSON MARTINETTI: -- and it never
14 happened.

15 COMMISSIONER DiNARDO: Well, I notice that
16 you have a lot of vandalism, --

17 MR. MORIN: Yeah.

18 MS. NOVA: Um-hum.

19 MR. MORIN: Yeah.

20 COMMISSIONER DiNARDO: So that would --

21 MR. MORIN: Yeah.

22 COMMISSIONER DiNARDO: -- probably --

23 CHAIRPERSON MARTINETTI: That and the
24 elevator.

25 COMMISSIONER DiNARDO: -- help us

1 | tremendously.

2 | CHAIRPERSON MARTINETTI: You're spending --

3 | MR. MORIN: Yeah, the problem --

4 | Let me just say something. Last night the
5 | problem with the elevator, --

6 | CHAIRPERSON MARTINETTI: Right.

7 | MR. MORIN: -- the same thing. It was
8 | misuse. The guy came here and, you know,
9 | everything is on the -- on the work orders.

10 | CHAIRPERSON MARTINETTI: Midnight we're
11 | dealing with this.

12 | MR. MORIN: I have it here from the -- the
13 | elevator company he coming. You know?

14 | And they -- they -- you know, it's -- it's
15 | right here.

16 | Door roller assembly, misuse. You know,
17 | he -- it happens every single day, two, three
18 | times.

19 | CHAIRPERSON MARTINETTI: Yeah.

20 | I think the cameras are something
21 | definitely, 100 percent we got to look at. It's
22 | cheaper to put cameras than to pay a hundred
23 | thousand in elevator bills, whatever.

24 | MR. NATERA: Well this would get rid of the
25 | people are damaging the -- the elevator.

1 MS. NOVA: Right, exactly.

2 MR. NATERA: Yeah.

3 COMMISSIONER GUTIERREZ: Um-hum.

4 CHAIRPERSON MARTINETTI: I mentioned this a
5 long time ago. But now the cameras are so cheap
6 and -- and you --

7 COMMISSIONER GUTIERREZ: You can put
8 anywhere, --

9 (Whereupon, there were multiple speakers.)

10 MS. NOVA: A criminal deterrent.

11 COMMISSIONER GUTIERREZ: -- everywhere.

12 CHAIRPERSON MARTINETTI: You can get them
13 right on your phone.

14 COMMISSIONER GUTIERREZ: Yup. Um-hum.

15 MR. NATERA: Oh, yeah.

16 COMMISSIONER MUNDORF: Yeah.

17 MR. NATERA: You're -- able to monitor
18 it --

19 COMMISSIONER MUNDORF: That's right.

20 MR. NATERA: -- on the phone.

21 COMMISSIONER GUTIERREZ: Yeah. Um-hum.

22 MR. NATERA: Yeah.

23 CHAIRPERSON MARTINETTI: I have them all
24 over the house.

25 MR. NATERA: See, I already see a cap here,

1 | okay, the extenuating services, --

2 | MS. NOVA: Um-hum.

3 | MR. NATERA: -- there's a cap note that was
4 | here. Those are the one -- if you look at it, it
5 | should not be an extenuating services here.
6 | Because this is the -- these are the one for --
7 | for September.

8 | MR. MORIN: Yeah.

9 | MR. NATERA: This what were in place and
10 | the one --

11 | CHAIRPERSON MARTINETTI: What was that?

12 | MS. NOVA: The -- the bids that we're going
13 | to talk about that we need on --

14 | CHAIRPERSON MARTINETTI: No, about the cap.
15 | I'm sorry.

16 | MS. NOVA: No, no, authorization for.
17 | These were the ones that were in April. And then
18 | the ones in October were the ones that were done
19 | with the cap.

20 | So then for this session we would have to
21 | do a cap for all --

22 | MR. MORIN: Yeah, on those.

23 | MS. NOVA: -- of these as well.

24 | MR. NATERA: Yeah. Every contract that was
25 | done to -- after in September has a cap. It was

1 | the first time that we opened it over there on --
2 | on City Hall.

3 | MR. MORIN: And that's --

4 | MR. NATERA: And -- and those that -- but
5 | those over there were already in place and that's
6 | why they were not rebid or anything like that
7 | again.

8 | COMMISSIONER DiNARDO: Are --

9 | CHAIRPERSON MARTINETTI: I could have
10 | sworn; are you sure?

11 | COMMISSIONER JETTER: What?

12 | MR. NATERA: I'm very sure.

13 | CHAIRPERSON MARTINETTI: I got to look at
14 | my stuff.

15 | MR. NATERA: I have it here.

16 | CHAIRPERSON MARTINETTI: I -- I could have
17 | sworn there was a cap on that.

18 | COMMISSIONER DiNARDO: Is -- is the
19 | Authority, --

20 | CHAIRPERSON MARTINETTI: It was like 50,000
21 | or something from what I remember, --

22 | COMMISSIONER DiNARDO: -- for lack of a
23 | better term, --

24 | CHAIRPERSON MARTINETTI: -- 55.

25 | COMMISSIONER DiNARDO: -- eligible to use a

1 state approved vendor?

2 You know how --

3 MR. NATERA: We --

4 COMMISSIONER DiNARDO: -- they have the
5 state contracts?

6 MR. NATERA: Well, we use them as well.

7 MS. NOVA: Absolutely.

8 MR. NATERA: The only -- the only --

9 COMMISSIONER DiNARDO: Okay.

10 MR. NATERA: -- issue is that sometime they
11 are not the lowest --

12 MR. MORIN: Yeah.

13 MR. NATERA: -- vendors.

14 MR. MORIN: Not the lowest bidder.

15 MR. NATERA: Okay?

16 MR. MORIN: You can have a state
17 contract --

18 MR. NATERA: But not lowest.

19 MR. MORIN: -- but you're not lowest
20 bidder.

21 CHAIRPERSON MARTINETTI: That's for sure.

22 MR. NATERA: So as long as --

23 MR. MORIN: (Indiscernible) -- money.

24 MR. NATERA: -- as long as we are in
25 compliance with the procurement --

1 COMMISSIONER DiNARDO: Well, wait a minute,
2 I'm talking about the ones that don't --

3 Pardon me.

4 MS. DILLON: Please, one at a time.

5 MR. MORIN: Um-hum.

6 COMMISSIONER DiNARDO: Go ahead, finish,
7 Rafael.

8 MR. NATERA: We look at -- the first thing
9 that we look into, and I will talk to you about
10 that later on, is the -- the state contracts.

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. NATERA: Because it's a lot easier.
13 They're already pre-approved basically.

14 COMMISSIONER DiNARDO: Right.

15 MR. NATERA: Okay.

16 But when we look at the prices, right, then
17 we just put them aside and we go with the
18 compliance with the procurement and that's what
19 we stick to.

20 COMMISSIONER DiNARDO: So sometimes it's
21 cheaper to bid it --

22 MR. NATERA: Yes.

23 COMMISSIONER DiNARDO: -- than it is to use
24 the state --

25 MR. NATERA: Yes.

1 COMMISSIONER DiNARDO: -- contract?

2 MR. NATERA: That's correct.

3 COMMISSIONER DiNARDO: Okay.

4 CHAIRPERSON MARTINETTI: Most times really.

5 MR. MORIN: Yeah.

6 They have --

7 MR. NATERA: They charge for --

8 MR. MORIN: The problem is --

9 CHAIRPERSON MARTINETTI: They're expensive.

10 MR. NATERA: -- the approval.

11 MR. MORIN: The problem is you have local

12 companies that they don't want to go and apply

13 and deal with the State through the process --

14 CHAIRPERSON MARTINETTI: Right. It's just

15 more convenient.

16 MR. MORIN: -- and they're local and they

17 just keep their -- you know, the overhead is low

18 so they just bid these people. They don't want

19 to go through all the -- you know?

20 CHAIRPERSON MARTINETTI: Most times they

21 use them because it's more convenient.

22 MR. MORIN: Yes.

23 CHAIRPERSON MARTINETTI: That's it.

24 They don't want -- you don't have to go to

25 bid.

1 COMMISSIONER DiNARDO: Can a -- can a
2 Housing Authority be a member of a cooperative?

3 MS. NOVA: Yes.

4 CHAIRPERSON MARTINETTI: They are.

5 MR. NATERA: We are.

6 MS. NOVA: One of the resolution on our --
7 in our packet is to --

8 CHAIRPERSON MARTINETTI: We're --

9 MS. NOVA: -- join a cooperative.

10 CHAIRPERSON MARTINETTI: Yes.

11 COMMISSIONER DiNARDO: Okay.

12 CHAIRPERSON MARTINETTI: We did for
13 couple --

14 MR. NATERA: (Indiscernible).

15 CHAIRPERSON MARTINETTI: -- of years.

16 MS. NOVA: We're going to be trying to --

17 MR. NATERA: Ever since --

18 MS. NOVA: -- join more cooperatives.

19 COMMISSIONER DiNARDO: Okay.

20 MS. NOVA: Yeah.

21 COMMISSIONER DiNARDO: Okay.

22 CHAIRPERSON MARTINETTI: If you could check
23 that?

24 I want to make sure we're not having --

25 MR. MORIN: Yeah. I'm going to check --

1 MR. NATERA: Yeah.

2 MR. MORIN: -- all of them --

3 CHAIRPERSON MARTINETTI: -- exceeding
4 anything.

5 MR. MORIN: -- tomorrow. Yeah.

6 CHAIRPERSON MARTINETTI: Yeah.

7 MR. NATERA: I mean I have the one that
8 ending right now. Okay. Actually they are --
9 they are still working. This has -- as a matter
10 of fact the title here is up in September, 2016.

11 Okay?

12 And those -- those already have the cap
13 because they were opened in -- in September '15.

14 See what I'm saying?

15 So that -- that's why the cap is here.
16 That's what Kara --

17 MR. MORIN: (Indiscernible) -- those --

18 MR. NATERA: Everything else was just
19 already --

20 CHAIRPERSON MARTINETTI: And that wasn't
21 one of them?

22 MR. NATERA: No.

23 CHAIRPERSON MARTINETTI: I remember -- are
24 you sure?

25 MS. NOVA: We should -- we should still

1 double-check with --

2 COMMISSIONER JETTER: Yes.

3 MS. NOVA: -- Jose.

4 MR. MORIN: We will.

5 MR. NATERA: Without a doubt.

6 MR. MORIN: We will.

7 MR. NATERA: Yeah I will look into it.

8 MS. NOVA: Absolutely.

9 MR. NATERA: As a --

10 Well, go ahead, -- when we'll talk about it
11 we'll --

12 MS. NOVA: Okay.

13 The -- the next one was -- just for
14 clarification, Hoboken Lock and Supply.

15 MR. MORIN: Um-hum.

16 MS. NOVA: They are also here a lot.

17 What is that for?

18 People get locked out of the houses?

19 MR. NATERA: No. I wish that was just the
20 problem.

21 MR. MORIN: Ninety percent is vandalism.

22 MR. NATERA: Yes.

23 MS. NOVA: Vandalism. Okay.

24 CHAIRPERSON MARTINETTI: Definitely got to
25 get --

1 COMMISSIONER DiNARDO: Cameras.

2 CHAIRPERSON MARTINETTI: -- cameras.

3 MR. MORIN: Vandal --

4 CHAIRPERSON MARTINETTI: Let's start
5 spec'ing out cameras.

6 MR. MORIN: The fire door -- mainly the
7 fire doors, the front door to the buildings, --

8 MS. NOVA: Hmm.

9 COMMISSIONER GUTIERREZ: Wow.

10 MR. MORIN: -- and is -- is a constant
11 fight.

12 COMMISSIONER GUTIERREZ: Destroying the
13 building --

14 MR. NATERA: Well, it is good that you're
15 interested in the cameras. We definitely are.

16 So let's keep in mind when I do that --
17 that -- the study, if you want to call it, okay,
18 that's what I'm going to take in consideration.

19 The -- what it's costing us in vandalism, --

20 Okay because it's just vandalism, okay?

21 COMMISSIONER DiNARDO: Um-hum.

22 COMMISSIONER GUTIERREZ: Um-hum.

23 MR. NATERA: We could call the elevator a
24 thousand time -- or they're going to call you a
25 thousand times for the elevator. Okay? But it's

1 | just because somebody stick something on it,
2 | there's no recording and when they come back
3 | that's exactly what they find.

4 | In cases they come and bring whatever piece
5 | of metal, whatever they found in the elevator
6 | shaft or whatever it is. That -- that damage the
7 | elevator.

8 | CHAIRPERSON MARTINETTI: The -- the
9 | cameras --

10 | MR. NATERA: So, --

11 | CHAIRPERSON MARTINETTI: You'll save -- in
12 | two years they'll pay for themselves.

13 | MR. NATERA: Huh?

14 | CHAIRPERSON MARTINETTI: The camera system.

15 | MR. NATERA: That's what I'm -- that's what
16 | I'm looking at.

17 | How much money we'll invest?

18 | COMMISSIONER JETTER: Five years --

19 | MR. NATERA: But how much money we're going
20 | to save in the long run.

21 | COMMISSIONER GUTIERREZ: Exactly.

22 | CHAIRPERSON MARTINETTI: You could get a
23 | three megapixel, 1080 Hikvision camera, which is
24 | a very good camera, for a hundred and fifty
25 | dollars each. With a dome -- a vandal-proof

1 | dome. Interior and exterior.

2 | I mean they've -- they've come down a lot
3 | in price. I have -- I have them all over the
4 | office.

5 | MR. NATERA: Okay.

6 | CHAIRPERSON MARTINETTI: That's how -- you
7 | know that.

8 | MS. NOVA: Yeah.

9 | CHAIRPERSON MARTINETTI: Tremendous cameras
10 | up there.

11 | MR. NATERA: All right, good.

12 | CHAIRPERSON MARTINETTI: And they're --
13 | they're pretty cheap --

14 | MR. NATERA: So, --

15 | CHAIRPERSON MARTINETTI: -- overall.

16 | MR. NATERA: -- will -- we'll contact you
17 | --

18 | COMMISSIONER GUTIERREZ: Everything --

19 | MR. NATERA: -- when we get in that
20 | process.

21 | CHAIRPERSON MARTINETTI: Yeah.

22 | COMMISSIONER GUTIERREZ: -- all those
23 | things are cheap now.

24 | MR. NATERA: Yeah.

25 | CHAIRPERSON MARTINETTI: Yeah.

1 MS. NOVA: Okay.

2 CHAIRPERSON MARTINETTI: I think we've got
3 to do that.

4 COMMISSIONER GUTIERREZ: Um-hum.

5 MR. NATERA: Waldo been dying for that.

6 COMMISSIONER GUTIERREZ: Um-hum.

7 CHAIRPERSON MARTINETTI: We definitely
8 should do that.

9 COMMISSIONER GUTIERREZ: Yeah.

10 CHAIRPERSON MARTINETTI: One building at a
11 time.

12 COMMISSIONER GUTIERREZ: We really need it
13 in those buildings.

14 MR. NATERA: Okay?

15 MS. NOVA: Those were -- those were all the
16 questions that I had regarding the -- these
17 Approval of Payment of Bills.

18 MR. MORIN: Okay.

19 MS. NOVA: Do any of the Commissioners have
20 any other questions regarding these bills?

21 MR. NATERA: Before approval?

22 CHAIRPERSON MARTINETTI: Sorry.

23 To go back to the cameras; it's also safety
24 reasons, too.

25 MR. NATERA: Right. Yeah.

1 CHAIRPERSON MARTINETTI: Not just the
2 vandal stuff that, you know, -- the savings and
3 the --

4 COMMISSIONER GUTIERREZ: Yeah.

5 CHAIRPERSON MARTINETTI: -- the monetary
6 savings with the vandalism but the safety of the
7 residents.

8 COMMISSIONER GUTIERREZ: Exactly.

9 CHAIRPERSON MARTINETTI: I mean the Police
10 will love it.

11 COMMISSIONER GUTIERREZ: Yeah because they
12 just have to go to the camera --

13 CHAIRPERSON MARTINETTI: You'll see a lot
14 of --

15 COMMISSIONER GUTIERREZ: -- and check.

16 CHAIRPERSON MARTINETTI: -- a lot of
17 payouts --

18 MR. NATERA: Yeah, without a doubt.

19 COMMISSIONER GUTIERREZ: And check
20 what's --

21 CHAIRPERSON MARTINETTI: -- subside --

22 COMMISSIONER GUTIERREZ: -- going on --

23 MR. NATERA: Will minimize.

24 COMMISSIONER GUTIERREZ: -- in there.

25 Yeah.

1 CHAIRPERSON MARTINETTI: Yeah.

2 COMMISSIONER JETTER: Yeah.

3 MR. NATERA: Okay.

4 MR. MORIN: We're going to have -- we're
5 going to have one very, very, very happy and --

6 CHAIRPERSON MARTINETTI: I'm going to gets
7 some specs.

8 MR. MORIN: -- overworked attorney when
9 that happens.

10 MR. NATERA: Good.

11 MR. MORIN: We're going to have an
12 overworked attorney when that happens.

13 CHAIRPERSON MARTINETTI: What? Cameras?

14 MR. NATERA: That's what she's here for.

15 MR. MORIN: Oh, when we get camera, --

16 COMMISSIONER GUTIERREZ: Let me tell
17 you, --

18 MR. MORIN: -- we're going to have one
19 overworked attorney because --

20 CHAIRPERSON MARTINETTI: Oh, yeah, yeah,
21 yeah, that's fine.

22 MR. MORIN: That -- I -- yeah, yeah --

23 CHAIRPERSON MARTINETTI: Listen, we'll
24 notice -- we'll notice everybody --

25 MS. DILLON: Please.

1 MR. MORIN: And I agree with you.

2 That's --

3 MS. DILLON: Please.

4 MR. MORIN: And I agree with you. Yeah.

5 COMMISSIONER GUTIERREZ: Let me tell you
6 something, when that happened with the two boys
7 in Kennedy Boulevard, --

8 MR. MORIN: Um-hum.

9 MR. NATERA: Yeah.

10 MR. MORIN: Yeah.

11 COMMISSIONER GUTIERREZ: -- in the high
12 school we had the camera, which check everything.
13 They come right over and check everything --

14 CHAIRPERSON MARTINETTI: That's how --

15 MR. NATERA: Oh, yeah. Yeah.

16 COMMISSIONER GUTIERREZ: Everything.

17 MS. NOVA: Right.

18 MR. NATERA: Okay, --

19 CHAIRPERSON MARTINETTI: That's --
20 definitely to do.

21 MR. NATERA: -- we need a motion to approve
22 the bills.

23 COMMISSIONER JETTER: I was going to put
24 one in --

25 COMMISSIONER GUTIERREZ: I make a motion.

1 COMMISSIONER JETTER: -- the Housing where
2 I live. I was going to pay for it. Because
3 everybody and his mother walks through that
4 Housing thing and you get some characters let me
5 tell you.

6 CHAIRPERSON MARTINETTI: I think we should
7 go for bid for cameras.

8 I'm going to get specs --

9 COMMISSIONER JETTER: All right.

10 CHAIRPERSON MARTINETTI: -- on --

11 COMMISSIONER JETTER: For the cameras.

12 CHAIRPERSON MARTINETTI: -- it.

13 We'll --

14 MS. NOVA: We have --

15 CHAIRPERSON MARTINETTI: -- and we'll put
16 that --

17 MS. NOVA: We also have --

18 CHAIRPERSON MARTINETTI: -- particular spec
19 out and get the cheapest guy.

20 MS. NOVA: We also have specs for --

21 COMMISSIONER JETTER: Okay.

22 MS. NOVA: -- some that we've done in -- in
23 different locations, too.

24 CHAIRPERSON MARTINETTI: Yeah. Yeah but
25 they've --

1 MS. NOVA: You could look at them.

2 CHAIRPERSON MARTINETTI: -- they've
3 upgraded them. By the month they -- they
4 improve.

5 COMMISSIONER GUTIERREZ: They have those
6 little ones that --

7 CHAIRPERSON MARTINETTI: Sure. Sure.

8 MR. NATERA: Okay. Well, --

9 MS. NOVA: Okay, so motion --

10 COMMISSIONER GUTIERREZ: -- not to able
11 to --

12 MS. NOVA: -- motion for Approval of the
13 Payment of Bills as they are here?

14 COMMISSIONER GUTIERREZ: I make a motion.

15 MR. NATERA: Margarita.

16 COMMISSIONER GUTIERREZ: I make a motion.

17 MR. NATERA: Who -- who will second?

18 MR. MORIN: Second?

19 COMMISSIONER JETTER: Yeah.

20 MR. MORIN: Second?

21 COMMISSIONER GUTIERREZ: Second?

22 CHAIRPERSON MARTINETTI: Second.

23 MR. MORIN: Second the Chairman.

24 MR. NATERA: Ms. Mundorf.

25 MR. MORIN: Mundorf.

1 COMMISSIONER MUNDORF: That's right.

2 MR. MORIN: Delayed reaction.

3 MR. NATERA: Commissioner Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. NATERA: Vice Person Margarita?

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 Mundorf?

12 COMMISSIONER MUNDORF: Yes.

13 MR. NATERA: Okay.

14 MS. NOVA: Okay.

15 Move to --

16 MR. NATERA: How do you want to --

17 MS. NOVA: -- 2016-08, --

18 MR. NATERA: You want to do one by one?

19 MS. NOVA: -- Resolution.

20 Yeah.

21 MR. NATERA: Okay.

22 Okay, we have a series of Resolution to be
23 approved and we're going to do it individually.

24

25 **RESOLUTION NO. 2016-08**

1 2016 AGENCY PLAN/CFP 2016 ANNUAL STATEMENT & FIVE

2 YEAR PLAN:

3

4 MR. NATERA: We need a motion to approve
5 the Agency Plan.

6 Motion --

7 I'm sorry.

8 -- Resolution 2016-08. That's the Five
9 Year Plan, Annual Statement.

10 CHAIRPERSON MARTINETTI: Motion.

11 MR. MORIN: Motion the Chairman.

12 MR. NATERA: The Chairman motion.

13 COMMISSIONER GUTIERREZ: Second.

14 MR. NATERA: Second; Margarita.

15 COMMISSIONER JETTER: The cameras?

16 COMMISSIONER DiNARDO: No, the Plan.

17 COMMISSIONER MUNDORF: No.

18 MR. NATERA: Chairman Martinetti?

19 MR. MORIN: Chairman Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. NATERA: Margarita -- Vice Person

22 Margarita Gutierrez?

23 COMMISSIONER GUTIERREZ: Yes.

24 MR. NATERA: Commissioner Jetter?

25 COMMISSIONER JETTER: Yeah.

1 MR. NATERA: Commissioner DiNardo?

2 COMMISSIONER DiNARDO: Yes.

3 COMMISSIONER JETTER: I lost myself
4 altogether.

5 COMMISSIONER DiNARDO: Yes.

6 COMMISSIONER JETTER: I read every one of
7 these things. I can tell you off the top of my
8 head --

9 MR. MORIN: We got to sit -- we got to
10 sit --

11 MR. NATERA: Commissioner Mundorf?

12 MR. MORIN: -- the Commissioner here.

13 MS. DILLON: Wait. Wait. Wait. Wait.
14 Wait.

15 Please.

16 COMMISSIONER JETTER: Sorry.

17 MR. NATERA: Behave people.

18 MS. DILLON: Can you go back to --

19 MR. MORIN: And do it -- start --

20 MS. DILLON: -- and start with Miss Jetter.

21 COMMISSIONER JETTER: I'm sorry.

22 MR. NATERA: Okay.

23 Commissioner Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. NATERA: Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. NATERA: Commissioner Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MS. DILLON: Thank you.

5

6 **RESOLUTION NO. 2016-10**

7 **AUTHORIZING THE UNION CITY HOUSING AUTHORITY TO**

8 **ENTER INTO A COOPERATIVE PRICING AGREEMENT:**

9

10 MS. NOVA: Okay, the next one on the list
11 is 2016-10, --

12 MR. NATERA: Ten. Yes.

13 MS. NOVA: -- Authorizing the Union City
14 Housing Authority to Enter into a Cooperative
15 Pricing Agreement.

16 This is with the Cranford -- Cranford
17 Police Cooperative Pricing System.

18 This has to do with the purchase of goods,
19 such as the vehicles that we had to go into an
20 interlocal agreement last time in order to do it
21 because we weren't part of the Cooperative. The
22 Housing Authority would like to join.

23 MR. NATERA: Um-hum.

24 MS. NOVA: And this is required as part of
25 the Cooperative.

1 MR. NATERA: Just so you guys --

2 MS. NOVA: Any questions?

3 MR. NATERA: Just so you guys know with
4 that agreement we save basically about \$14,000.00
5 in the purchase of that vehicle.

6 CHAIRPERSON MARTINETTI: Yeah.

7 COMMISSIONER GUTIERREZ: Um-hum.

8 MR. NATERA: Okay.

9 Motion?

10 CHAIRPERSON MARTINETTI: Motion.

11 COMMISSIONER GUTIERREZ: Second.

12 MR. NATERA: Okay.

13 Chairperson Martinetti?

14 CHAIRPERSON MARTINETTI: Yes.

15 MR. NATERA: Vice Person Ms. 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: Commissioner Mundorf?

22 COMMISSIONER MUNDORF: Yes.

23

24

25 **REPORT OF COUNSEL:**

1
2 MS. NOVA: Okay, I want to just -- I'd like
3 to do a Report of Counsel before we do the
4 next --

5 MR. NATERA: Sure. Go right ahead.

6 MS. NOVA: -- Resolution.

7 So, I just wanted to ask the Commissioners,
8 in the Report of Counsel, there's a number of
9 items.

10 First is Rules and Regulations for Tenants.
11 Wanted to ask --

12 COMMISSIONER JETTER: Oh my God.

13 MS. NOVA: -- if there were any
14 suggestions. I'm going to leave these with you
15 and if you had any suggestions that we could add
16 to this; this is part of our leases and it hasn't
17 been updated in a long time. And I think that
18 because of the nature of our Commissioners it
19 would be a great way to give your input.

20 So, we -- we put it here for you to look at
21 and if you have any suggestions for the Rules and
22 Regulations. We'd like to send them all to the
23 -- to every one of the tenants from now on
24 because there's some confusion about our Rules
25 and Regulations and we'd like to post them from

1 | now on.

2 | So once we finalize this, then we'll move
3 | forward with that.

4 | COMMISSIONER MUNDORF: Can I --

5 | MS. NOVA: Yes.

6 | COMMISSIONER MUNDORF: The Rules and
7 | Regulations, does that pertain to the Projects
8 | and the Housing?

9 | MS. NOVA: We can -- we can do general ones
10 | or we can do separate or different --

11 | COMMISSIONER JETTER: Yeah.

12 | MS. NOVA: -- kinds.

13 | COMMISSIONER JETTER: Because this is --

14 | MS. NOVA: So, for example, --

15 | COMMISSIONER JETTER: -- this is actually
16 | for the Housing.

17 | MS. NOVA: -- Senior Housing --

18 | COMMISSIONER MUNDORF: Um-hum.

19 | MS. NOVA: -- has different rules than, you
20 | know, let's say the building here.

21 | COMMISSIONER MUNDORF: Right. Right.

22 | MS. NOVA: You know?

23 | So we have to be -- we can be specific with
24 | certain things --

25 | COMMISSIONER JETTER: Yeah that's what I --

1 COMMISSIONER MUNDORF: Um-hum.

2 COMMISSIONER JETTER: -- told you.

3 MS. NOVA: Yeah.

4 COMMISSIONER MUNDORF: Okay.

5 MS. NOVA: But -- but --

6 COMMISSIONER JETTER: (Indiscernible) --
7 for this now.

8 MS. NOVA: -- some -- some are just general
9 rules.

10 Okay, so that's number one.

11 Number two is I know we -- we all know that
12 we have -- we have chosen a successor for the
13 Executive Director.

14 COMMISSIONER JETTER: Yeah.

15 MS. NOVA: Just wanted to give you an
16 update on that.

17 DCA did respond to our credentials. So far
18 they have approved the credentials.

19 However, they still need a copy of the
20 contract and they also need conflict of interest
21 form; we're working on that.

22 In the meantime, because of the -- the
23 status of our Executive Director, we are still
24 asking for Resolution number 2016-11, which we
25 will --

1 COMMISSIONER MUNDORF: Yeah

2 MS. NOVA: -- we'll vote on later, to add
3 -- to continue with the interim legal counsel
4 services for an additional 60 days, based on the
5 fact -- that fact that we're in flux right now.

6 And then also for extending the time period
7 for the -- for Virgil to provide interim counsel
8 for a period of 30 days.

9 We anticipate with -- with the help of DCA
10 that this will get done with by the time that
11 these are over.

12 So I just wanted to talk about that.

13 And then the last thing is I sent you all a
14 copy of a letter that was sent to HUD based on a
15 payment that was made to Julio Morejon, who was
16 the old legal counsel and was -- was terminated
17 by the Board in June.

18 The -- we wanted to speak about this in
19 Open Session and I know that HUD did call and
20 speak to our Acting Executive Director regarding
21 this.

22 So I just wanted to make sure. The -- the
23 payment it's on the -- on our ledger here?

24 MR. NATERA: No it's not; that was back in
25 January.

1 MS. NOVA: So the -- so in other words the
2 -- to make it clear, the -- the payment was made
3 without the authorization of -- of the Board at
4 the last meeting.

5 So HUD was made aware of that. I sent you
6 all a copy of the letter that was sent to HUD and
7 they then spoke to you. And what was it that
8 they said?

9 MR. NATERA: HUD send me -- Ms. Borrero
10 send me a letter, okay, based on the -- the email
11 that was sent to -- to HUD and I explained to --
12 to HUD exactly the reason why we issued the
13 payment.

14 And our understanding -- and I spoke to
15 Virgil about it -- was that any -- as per the
16 meeting back in June 30th, Miss -- Mr. Morejon and
17 Kara were supposed to transfer whatever amount of
18 -- whatever work was done --

19 COMMISSIONER MUNDORF: Um-hum.

20 MR. NATERA: -- was pending to transfer
21 over to -- to Kara or to the new counsel that was
22 --

23 MS. NOVA: Scarinci Hollenbeck.

24 MR. NATERA: Exactly.

25 -- the new counsel that was appointed.

1 Their change was that there was one -- the
2 -- the evictions that were pending, he didn't
3 touch those.

4 I mean -- the end they were transferred to
5 -- to the new counsel. And then there was one
6 particular case that was pending -- it was a
7 Section 8 case that was pending. That case was
8 -- that open up sometime in 2013.

9 Miss -- it was a Section 8 tenant; I don't
10 want to say the name, she was represented legally
11 and the case lingered for about almost two years.

12 I remember Mr. Julio mention it to -- to
13 the new counsel and there was a transfer that
14 needed to take place --

15 I don't know if you guys remember that?

16 There was a transfer that needed to be --
17 to take place or notify the court that the new
18 counsel was going to take over that particular
19 case that was pending. It was -- even Julio
20 Morejon said -- said that it was not going to be
21 much because he was just waiting for the court
22 response with the Appellate.

23 That's what you call it?

24 MS. NOVA: Yeah, it was an appeal.

25 MR. NATERA: Okay. The Appellate case that

1 | was pending. Okay?

2 | Part of my answer to Miss -- to HUD was
3 | that the case was in reference to a -- a tenant
4 | that for the Housing Authority for over twenty --
5 | for not reported income over \$24,000.00.

6 | We were able to collect about \$4,000.00 and
7 | the tenant was -- was taken out of -- out of the
8 | system. She was taken out of the -- the program.

9 | A month and a half later he sends a bill --
10 | because the court gave -- basically finished the
11 | -- the case. He notified Virgil Cabello. He
12 | notified the Coordinator in Section 8. And he
13 | also have some conference or contacted the
14 | tenant's attorney.

15 | And that was the -- the amount was \$387.00.
16 | And when I ask -- I mean I -- I wanted to make
17 | sure that we didn't pay for the -- that we were
18 | not double-billed for it. Okay? I also checked
19 | every single payment that it was not paid.

20 | So because it was a pending case and it was
21 | done based in the prior -- previous contract that
22 | was there when -- that's why we issue the
23 | payment.

24 | CHAIRPERSON MARTINETTI: So he worked on a
25 | case after we terminated him?

1 MR. NATERA: He -- it was the pending case;
2 it was not a new case, it was --

3 CHAIRPERSON MARTINETTI: Right.

4 But that night it was made clear that any
5 outstanding work was to be handed over
6 immediately.

7 If he was owed any money for work that was
8 performed he was to be given that pending --

9 MR. NATERA: Um-hum.

10 CHAIRPERSON MARTINETTI: -- HUD's review.

11 I remember this very clear.

12 That -- that's kind of ridiculous to
13 terminate somebody and say they continue to work
14 on a case, especially when HUD said the contract
15 was legally flawed.

16 So, I -- I remember perfectly that day.

17 And, Elise, you were here, I don't know if
18 you --

19 COMMISSIONER DiNARDO: I was here. My --
20 my recollection was that when we --

21 CHAIRPERSON MARTINETTI: You were here.

22 COMMISSIONER DiNARDO: -- when we had him
23 in the room, -- when Mr. Morejon was in the room
24 with us and we were explaining to him what was
25 going on and what occurred at our meeting with

1 HUD. We did say that if there was any work that
2 he hadn't been paid for to date that -- that was
3 to be brought to our attention and that we would
4 review it.

5 CHAIRPERSON MARTINETTI: Yeah.

6 COMMISSIONER DiNARDO: But we didn't give
7 anybody authority to just pay it.

8 CHAIRPERSON MARTINETTI: No but this is
9 work after we terminated him; he continued to
10 work this --

11 COMMISSIONER DiNARDO: Okay. Then that was
12 not what we agree to.

13 CHAIRPERSON MARTINETTI: Definitely not.

14 COMMISSIONER DiNARDO: We agreed to if
15 there was anything outstanding for work that he
16 did and hadn't been paid for to date at that time
17 that that had to be brought to our attention.

18 CHAIRPERSON MARTINETTI: Right. That's
19 correct.

20 COMMISSIONER DiNARDO: So, -- so, we did
21 not commit to paying for anything after that. Or
22 -- or to authorize him to do further work, --

23 CHAIRPERSON MARTINETTI: Right.

24 COMMISSIONER DiNARDO: -- more importantly.

25 CHAIRPERSON MARTINETTI: Right.

1 COMMISSIONER DiNARDO: Because of the
2 conversation that we had with HUD -- the meeting
3 that we had with HUD.

4 MR. NATERA: Well, with that in mind, I
5 mean I sat down with Virgil and I told him, I
6 said listen, this is what is going on. And he
7 said this is part of the case that was pending.
8 And I could understand. And we -- we went
9 through the minutes, okay, and the minutes
10 indicate what he's saying, that it's going to be
11 transferred, that it's going to be --

12 It's not totally definite. Okay? It was
13 not -- I believe you went over as well?

14 I mean it -- yes, it is -- it wasn't clear
15 enough but --

16 CHAIRPERSON MARTINETTI: Oh, it was --

17 MR. NATERA: -- the conversation, the
18 exchange, --

19 CHAIRPERSON MARTINETTI: It was clear. Not
20 -- I -- I can't have any words put in our mouth
21 or my mouth. It was --

22 MR. NATERA: No, that -- that's --

23 CHAIRPERSON MARTINETTI: -- it was clear.

24 MR. NATERA: -- what I wanted to --

25 CHAIRPERSON MARTINETTI: I was clear

1 | because it was made clear to us by HUD how we
2 | have to handle it, so we followed their
3 | guideline.

4 | They didn't say to allow anybody --

5 | They said that had to be terminated. It
6 | was legally flawed, et cetera, et cetera, et
7 | cetera. We all seen the letters.

8 | There was -- any work had to be handed over
9 | immediately that night. And the fact he -- from
10 | what I recall he went through a list of stuff and
11 | we were -- just kept saying, no, that has to be
12 | handed over. Everything. Everything had to be
13 | handed over.

14 | COMMISSIONER DiNARDO: It didn't seem like
15 | there was anything pressing --

16 | CHAIRPERSON MARTINETTI: Yeah.

17 | COMMISSIONER DiNARDO: -- either.

18 | CHAIRPERSON MARTINETTI: No.

19 | MR. NATERA: I'm sorry?

20 | COMMISSIONER DiNARDO: It didn't seem as
21 | though there was anything pressing.

22 | MR. NATERA: Yeah, it was the -- the --
23 | there was some evictions that were there that he
24 | was working on --

25 | COMMISSIONER DiNARDO: Right.

1 MR. NATERA: -- and he didn't -- he didn't
2 -- (indiscernible) -- to that.

3 But this particular case, I remember them
4 talking about it, --

5 COMMISSIONER DiNARDO: Well, what's the
6 case?

7 MR. NATERA: It was a -- like I said
8 before, it was Section 8 tenant, okay that we
9 took to court to get -- to get her to pay the
10 original rent that she owed because she did not
11 report over \$24,000.00 worth -- worth of income.

12 Okay?

13 And he was working on that for quite a
14 while. That case lingered for about a year and a
15 half.

16 And -- and he mentioned that. He mentioned
17 the -- the case was just about to be completed or
18 terminated --

19 CHAIRPERSON MARTINETTI: He -- he was not
20 told to continue any legal work. Everything was
21 handed over that night. That I got to be clear
22 about.

23 COMMISSIONER DiNARDO: Was he successful?
24 Did he get the money --

25 MR. NATERA: Yes.

1 COMMISSIONER DiNARDO: -- that was owed to
2 the -- to the Authority?

3 MR. NATERA: Yes. And the person is out of
4 the -- is out of the system.

5 Yeah, she -- she renounced her -- her
6 benefits.

7 CHAIRPERSON MARTINETTI: Well what about
8 checks being written without the Board
9 authorization?

10 MR. NATERA: Well, when I --

11 CHAIRPERSON MARTINETTI: Now we have a
12 cashed check.

13 MR. NATERA: -- when I got the -- when I
14 got the -- the questions for -- from HUD, the
15 question about that was was there -- without a
16 contract -- a procurement -- without a contract.

17 And my answer to that was that we did it
18 based on the previous contract that was --

19 CHAIRPERSON MARTINETTI: Which --

20 MR. NATERA: -- was terminated but there
21 were pending --

22 CHAIRPERSON MARTINETTI: And deemed legally
23 flawed.

24 So, come on, Rafael, --

25 MR. NATERA: No, no, I understand totally.

1 I'm just giving you --

2 CHAIRPERSON MARTINETTI: -- that doesn't
3 hold water.

4 MR. NATERA: We went through this already
5 and we even knew the way that the Executive --
6 the -- the Executive Director or ex-Executive
7 Director, Virgil Cabello, understood and just the
8 way I understood it myself.

9 I mean and that's the way we did it.

10 The only question that really got me kind
11 of concerned was -- was that -- was the legal --
12 was the legal service for -- done for the CFO
13 himself?

14 Okay, like if Julio Morejon was working for
15 me and both letters that -- just wrote on Board
16 letter no, he never did --

17 CHAIRPERSON MARTINETTI: Do you have a copy
18 of their letter?

19 MS. NOVA: Yeah.

20 MR. NATERA: Of the letter?

21 CHAIRPERSON MARTINETTI: Yeah.

22 MR. NATERA: No this is what I sent them.
23 Because I talk to -- to Marie --

24 CHAIRPERSON MARTINETTI: Marie.

25 MR. NATERA: -- or to Marie Borrero --

1 CHAIRPERSON MARTINETTI: Can you provide us
2 with a copy?

3 MR. NATERA: Sure.

4 Yeah, I -- I didn't make a copy because I
5 wanted you guys to --

6 CHAIRPERSON MARTINETTI: No, that'd be
7 fine.

8 MR. NATERA: As a matter of fact the
9 answers to -- the answer to what --

10 COMMISSIONER DiNARDO: Well, -- well, --

11 MR. NATERA: -- you said. There's nothing
12 else.

13 CHAIRPERSON MARTINETTI: Since we --

14 COMMISSIONER DiNARDO: -- from a legal
15 perspective, the difficulty is -- is paying
16 someone when their contract's been deemed void.

17 CHAIRPERSON MARTINETTI: And without Board
18 authorization --

19 COMMISSIONER DiNARDO: And without --

20 CHAIRPERSON MARTINETTI: -- for payment.
21 Yeah.

22 COMMISSIONER DiNARDO: -- Board
23 authorization.

24 So, if -- even if arguably it was the
25 understanding that Mr. Morejon was allowed to

1 continue with that case, still come before the
2 Board, say this is the bill he submitted, do we
3 have authorization to pay it or not.

4 What's the difference if --

5 MR. NATERA: Yeah, that was the --

6 COMMISSIONER DiNARDO: -- he had to wait a
7 couple of weeks to receive a payment?

8 If -- if the Board felt obligated to pay it
9 and felt that the work was -- was done and then
10 it would have been approved and he would have
11 been paid.

12 So, -- but the -- the contract was voided
13 because of HUD's review of it --

14 MR. NATERA: Right.

15 COMMISSIONER DiNARDO: -- as being legally
16 flawed. And -- and so that's where it becomes
17 problematic.

18 In -- in the process here on how we do
19 approval of bills, now we've approved all these
20 bills. Right? These checks have already been
21 written and paid because they're dated --

22 MR. NATERA: They are written --

23 COMMISSIONER DiNARDO: -- 2/26, --

24 MR. NATERA: They are written but are
25 sitting there.

1 COMMISSIONER DiNARDO: Pardon me?

2 MR. NATERA: The -- most of them are
3 already sitting there.

4 MS. NOVA: I --

5 MR. NATERA: Yeah.

6 MS. NOVA: Because of the issue that we
7 had, we have now -- we have a new policy where
8 we --

9 MR. NATERA: Um-hum.

10 MS. NOVA: -- are meeting beforehand --

11 MR. NATERA: Right.

12 MS. NOVA: -- and I have -- we are
13 reviewing all of the -- the --

14 COMMISSIONER DiNARDO: Um-hum.

15 MS. NOVA: -- the bills prior and they are
16 holding them until --

17 MR. MORIN: The Board.

18 MR. NATERA: Yeah.

19 MS. NOVA: -- the Board approves it, --

20 COMMISSIONER GUTIERREZ: Okay.

21 MS. NOVA: -- officially --

22 MR. NATERA: Yeah.

23 MS. NOVA: -- and then -- and those people
24 have to wait.

25 They're vendors --

1 MR. NATERA: Yeah.

2 MS. NOVA: -- for a Housing Authority.

3 CHAIRPERSON MARTINETTI: So, let --

4 MS. NOVA: They have to wait.

5 CHAIRPERSON MARTINETTI: -- let's make it
6 clear. Again, let's make it clear.

7 No payments are to be made unless Board
8 approves them.

9 Correct?

10 MR. NATERA: Correct.

11 CHAIRPERSON MARTINETTI: No payments. Not
12 one --

13 MR. NATERA: Well, the --

14 CHAIRPERSON MARTINETTI: -- check is to be
15 issued unless the Board approves it, --

16 COMMISSIONER GUTIERREZ: They have to --

17 MR. NATERA: Well, --

18 CHAIRPERSON MARTINETTI: -- based on
19 attorney review.

20 MS. NOVA: Yes.

21 MR. NATERA: Okay.

22 CHAIRPERSON MARTINETTI: But the Board has
23 to approve it.

24 MS. NOVA: Yes.

25 MR. NATERA: Right.

1 CHAIRPERSON MARTINETTI: We take the
2 attorney's recommendation --

3 MR. NATERA: Um-hum.

4 CHAIRPERSON MARTINETTI: -- and then we
5 decide if we want to approve it.

6 COMMISSIONER DiNARDO: Well, --

7 MR. NATERA: What -- what --

8 COMMISSIONER DiNARDO: -- why --

9 Just -- just by way of suggestion, --

10 I -- I completely agree with you on that.

11 Why are the checks not written after the
12 Board Meeting?

13 Why do they have to be written before the
14 Board Meeting?

15 Why not just write them after the Board
16 Meeting? Here's the bills that have been
17 approved and tomorrow everybody cuts the checks.

18 MR. NATERA: Yeah. Oh that can be done.

19 MS. NOVA: Instead of having to void them.

20 COMMISSIONER DiNARDO: I mean --

21 MR. NATERA: I mean it --

22 COMMISSIONER DiNARDO: -- if -- if any --

23 MR. NATERA: -- would be a new -- a totally
24 new procedure but without a doubt it could be
25 done.

1 COMMISSIONER DiNARDO: Well, I mean it's
2 just a thought process.

3 MR. NATERA: Yes. Yeah.

4 COMMISSIONER DiNARDO: And not only does it
5 protect the agency but it protects the employees
6 of the agency --

7 MR. NATERA: Okay.

8 COMMISSIONER DiNARDO: -- that you're not
9 approving a bill that you really don't have
10 authority to approve.

11 COMMISSIONER GUTIERREZ: Um-hum.

12 COMMISSIONER DiNARDO: So then you're
13 protected as well.

14 MS. NOVA: Definitely.

15 MR. NATERA: Um-hum.

16 COMMISSIONER DiNARDO: I mean it's just a
17 thought.

18 CHAIRPERSON MARTINETTI: No, that's --

19 COMMISSIONER GUTIERREZ: No, --

20 COMMISSIONER DiNARDO: Right?

21 MR. NATERA: No, well the system --

22 COMMISSIONER GUTIERREZ: No, you're right.

23 COMMISSIONER DiNARDO: You write the check
24 after --

25 COMMISSIONER GUTIERREZ: No, you're right.

1 COMMISSIONER DiNARDO: -- the fact.

2 COMMISSIONER GUTIERREZ: No, you're right.

3 CHAIRPERSON MARTINETTI: That's -- that's
4 going to be --

5 COMMISSIONER DiNARDO: Then there's no
6 chance of the --

7 CHAIRPERSON MARTINETTI: -- be policy going
8 forward.

9 COMMISSIONER GUTIERREZ: Right.

10 MR. NATERA: Yeah.

11 CHAIRPERSON MARTINETTI: You want to repeat
12 it so there's no confusion about this now?

13 COMMISSIONER GUTIERREZ: No, you're right.

14 COMMISSIONER DiNARDO: I'm just thinking
15 that -- that it does protect the Authority itself
16 and, of course, the agents of the Authority.

17 COMMISSIONER GUTIERREZ: Um-hum.

18 COMMISSIONER DiNARDO: Is that you have the
19 bill list; counsel's --

20 MS. NOVA: The --

21 COMMISSIONER DiNARDO: -- already reviewed
22 it; and then it comes to us and we say, okay, we
23 vote on it, we approve the bill list. Then the
24 checks are written the next day.

25 COMMISSIONER MUNDORF: Yeah.

1 MR. NATERA: Okay.

2 COMMISSIONER MUNDORF: It makes sense.

3 COMMISSIONER DiNARDO: I mean in -- in most
4 government agencies people are accustomed to
5 waiting up to 30 days to get paid Maybe even
6 more; 60 days with some entities.

7 MR. NATERA: Yeah, our system is -- is able
8 to generate that kind of report; it's called the
9 open invoices.

10 COMMISSIONER DiNARDO: Um-hum.

11 MR. NATERA: Okay?

12 And that would be instead of the check
13 register that you get, then you will get the --

14 COMMISSIONER GUTIERREZ: And we -- and
15 we --

16 MR. NATERA: -- the open invoice report.

17 COMMISSIONER GUTIERREZ: And we have
18 meetings every month.

19 COMMISSIONER DiNARDO: Exactly.

20 MR. NATERA: Right. Yeah.

21 COMMISSIONER GUTIERREZ: So, there's not --

22 MR. NATERA: Um-hum.

23 COMMISSIONER GUTIERREZ: -- going to be no
24 problem with it.

25 MS. NOVA: Right.

1 MR. NATERA: Okay.

2 COMMISSIONER MUNDORF: Right.

3 MR. NATERA: Also, I answer -- this is what
4 it -- that's what you got; you -- you had -- you
5 get a copy of it. And she also told me that she
6 -- she contacted and she forward the information
7 to Mr. Balu and Sonia Burgos.

8 All right?

9 And the only answer that I got from her was
10 just let the Board know.

11 Okay?

12 That was the only recommendation that she
13 gave me.

14 I had a conversation with her; that was
15 what happened, so I will -- I will forward this
16 information to Sonia and -- and Balu and we'll
17 hear from them. And that was it.

18 MS. NOVA: And -- and just for the record,
19 as we discussed, --

20 MR. NATERA: Um-hum.

21 MS. NOVA: -- this payment is not
22 approved --

23 MR. NATERA: Okay.

24 MS. NOVA: -- for payment by the Housing
25 Authority because it is, you know, our feeling

1 | that he was -- that --

2 | MR. NATERA: He was terminated.

3 | MS. NOVA: -- Julio Morejon was --

4 | MR. NATERA: Okay.

5 | MS. NOVA: -- terminated. And that
6 | regardless of any sort of confusion the --

7 | MR. NATERA: Um-hum.

8 | MS. NOVA: -- Commissioners are clear that
9 | it was only supposed to be until June and,
10 | frankly, we don't really know if you're even
11 | allowed to pay him after the -- after the
12 | contract has been terminated.

13 | MR. NATERA: Okay.

14 | MS. NOVA: So, that payment cannot be
15 | coming out of the Housing Authority.

16 | MR. NATERA: Without a doubt. Okay.

17 | COMMISSIONER DiNARDO: Agreed. Agreed.

18 | But at least if it was presented there
19 | could have been a discussion about it.

20 | MS. NOVA: Of course.

21 | MR. NATERA: Yeah.

22 | MS. NOVA: Okay. So, that was the end of
23 | my report of counsel.

24 | MR. NATERA: Okay.

25 |

1 RESOLUTION NO. 2016-11
2 EXTENDING THE TIME PERIOD FOR CORPORATION COUNSEL
3 OF THE CITY OF UNION CITY TO PROVIDE INTERIM,
4 EMERGENCY LEGAL SERVICES FOR THE HOUSING
5 AUTHORITY OF THE CITY OF UNION CITY FOR
6 ADDITIONAL (60) DAYS:

7

8 MS. NOVA: Because of that I'd like to move
9 the Resolution for -- unless there's any
10 questions, Resolution number 2016-11 for
11 continuation of the additional 60 days for ad
12 interim counsel.

13 MR. NATERA: May I -- may I say something
14 on that?

15 MS. NOVA: Sure.

16 MR. NATERA: I believe that the Resolution
17 is up to -- up until --

18 It's not going to happen?

19 MS. NOVA: No.

20 MR. NATERA: Okay.

21 Let -- let's go on.

22 MS. NOVA: I -- I checked with -- with
23 Commissioner -- Chairman Martinetti and we would
24 -- we're only going to do it for 60 days.

25 MR. NATERA: Good enough.

1 Okay.

2 COMMISSIONER GUTIERREZ: Um-hum.

3 MS. NOVA: If there's any additional at --
4 at that point then we'll do the --

5 MR. NATERA: That being said, we need a
6 motion.

7 COMMISSIONER GUTIERREZ: I make a motion.

8 COMMISSIONER DiNARDO: Second.

9 MR. NATERA: Second?

10 COMMISSIONER DiNARDO: Second.

11 MR. NATERA: Ms. DiNardo.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. NATERA: Vice Person Ms. Margarita?

15 COMMISSIONER GUTIERREZ: Yes.

16 MR. NATERA: Commissioner Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. NATERA: Commissioner DiNardo?

19 COMMISSIONER DiNARDO: Yes.

20 MR. NATERA: Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22 MR. NATERA: Okay.

23

24 **RESOLUTION NO. 2016-12**

25 **EXTENDING THE TIME PERIOD FOR VIRGILIO CABELLO TO**

1 PROVIDE INTERIM, EMERGENCY CONSULTATION SERVICES
2 FOR THE HOUSING AUTHORITY OF THE CITY OF UNION
3 CITY FOR A PERIOD OF (30) DAYS:

4

5 MR. NATERA: So we will move on to the
6 next --

7 MS. NOVA: Resolution number 2016-12, which
8 is extending the time period for the consulting
9 services for Mr. Cabello for 30 additional days,
10 in anticipation of the new Executive Director
11 coming in at that time.

12 CHAIRPERSON MARTINETTI: Motion.

13 COMMISSIONER GUTIERREZ: Second.

14 MS. NOVA: Motion by the Chairman.

15 Second by --

16 MR. NATERA: Vice Chair --

17 MS. NOVA: -- Vice Chairperson Margarita
18 Gutierrez.

19 MR. NATERA: Chairperson Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. NATERA: Vice Chairperson Miss
22 Gutierrez?

23 COMMISSIONER GUTIERREZ: Yes.

24 MR. NATERA: Commissioner Mundorf?

25 COMMISSIONER MUNDORF: Yes.

1 MR. NATERA: Commissioner DiNardo?

2 COMMISSIONER DiNARDO: Yes.

3 MR. NATERA: Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. NATERA: Okay.

6

7 **RESOLUTION NO. 2016-13**

8 **AUTHORIZING SPECIAL COUNSEL TO PROVIDE EMERGENCY**

9 **SPECIAL COUNSEL LEGAL SERVICES FOR THE HOUSING**

10 **AUTHORITY OF THE CITY OF UNION CITY:**

11

12 MS. NOVA: Okay the next Resolution is

13 Resolution number 2016-13.

14 And this is authorizing retroactively the
15 special counsel to provide the emergency legal
16 services to the employee of the Housing Authority
17 in New York City.

18 The -- that --

19 COMMISSIONER DiNARDO: Oh.

20 COMMISSIONER GUTIERREZ: Um-hum.

21 MS. NOVA: -- that was discussed at the
22 prior meeting.

23 COMMISSIONER DiNARDO: Um-hum.

24 COMMISSIONER GUTIERREZ: Um-hum.

25 MS. NOVA: I -- I'd like to let everyone

1 know that it went very well. The case was
2 dismissed. There was no issue with our inspector
3 badges.

4 MR. NATERA: He got it back.

5 MS. NOVA: The inspector badge was given
6 back. And we are still allowed to use the State
7 of New Jersey seal as our emblem.

8 MR. NATERA: All right.

9 MS. NOVA: So, we already have -- we
10 already have the invoice. It was -- it was
11 really only a day's work in court and then one
12 other -- you know, just a review of the
13 documentation. And it's the standard special
14 counsel services fee, which is a hundred and
15 fifty dollars an hour, which is used throughout
16 the City as well.

17 So this is to retroactively authorize
18 special counsel for Whipple, W-H-I-P-P-L-E,
19 Azzarello, A-Z-Z-A-R-E-L-L-O, for the matter of
20 the U.S. versus Alba.

21 Motion?

22 CHAIRPERSON MARTINETTI: Motion.

23 COMMISSIONER GUTIERREZ: Second.

24 MR. NATERA: Okay.

25 MS. NOVA: Motion by the Chairman.

1 Second by the Vice Chair --

2 MR. NATERA: Vice Person --

3 MS. NOVA: -- person Gutierrez.

4 MR. NATERA: All right.

5 Chairperson Martinetti?

6 CHAIRPERSON MARTINETTI: Yes.

7 MR. NATERA: Vice Chairperson Miss

8 Gutierrez?

9 COMMISSIONER GUTIERREZ: Yes.

10 MR. NATERA: Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. NATERA: Commissioner DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. NATERA: Commissioner Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. NATERA: Okay.

17

18 **RESOLUTION NO. 2016-14**

19 **RETROACTIVELY AUTHORIZING THE ADVERTISEMENT OF**

20 **THE REQUEST FOR PROPOSALS FOR ARCHITECTURAL &**

21 **ENGINEERING SERVICES FOR CAPITAL FUND PROGRAM**

22 **2015:**

23

24 MR. NATERA: Next item on the agenda.

25 MS. NOVA: This is Resolution number

1 2016-14.

2 And this is a Resolution Retroactively
3 Authorizing the Advertisement of the RFP for
4 Architectural and Engineering Services for
5 Capital Fund Program 2015.

6 The issue with this is that from -- it was
7 -- there was a confusion about whether the RFPs
8 and the bids have to authorized prior to being
9 actually advertised.

10 Now it is clear that from now on all bids
11 and RFPs that are advertised have to be approved
12 for advertisement by the Commissioners.

13 CHAIRPERSON MARTINETTI: And opened in the
14 City Clerk's Office, --

15 MS. NOVA: Yes.

16 CHAIRPERSON MARTINETTI: -- Union City.

17 MS. NOVA: And opened at the City Clerk's
18 Office. And -- and the City Clerk keeps the
19 original copies as well, the same as he does for
20 all the other services.

21 MR. NATERA: Um-hum.

22 MS. NOVA: Because -- because of the
23 confusion, we -- the -- there was an
24 advertisement for architectural and engineering
25 services for the capital fund program and we did

1 receive the bids. I was present at the bid.
2 The -- the City Clerk was there as well. And
3 Jose Alba, the employee here, was also -- was
4 also there.

5 We received two different bids and because
6 of the unnecessary delay and everything and doing
7 an another advertising at this point and cost to
8 the Authority, we're going to retroactively
9 authorize that advertisement and we're also going
10 to be making an evaluation committee for RFPs and
11 bids to be done from now on.

12 CHAIRPERSON MARTINETTI: Could Rafael or
13 somebody explain what we were bidding?

14 MS. NOVA: Yes.

15 Could you explain that?

16 CHAIRPERSON MARTINETTI: Why?

17 MR. NATERA: This -- yeah, this was for the
18 architects. Right, the -- it's required by HUD
19 when we use the capitalization moneys, which is
20 the capital fund programs that we get every year,
21 it is HUD Regulations to hire engineer and
22 architect to prepare the specs.

23 I mean they are the one that knows better
24 what kind of -- what kind of chemicals could be
25 used.

1 In this case, because of the renovations of
2 the bathrooms and the painting of it, -- the
3 regulation of it, they -- they need to have seal
4 or certification of an engineer in order to -- to
5 approve the -- the spending of those funds.

6 CHAIRPERSON MARTINETTI: If we do this
7 every year on an ongoing basis can't we use last
8 year's specs?

9 MR. MORIN: We do when we have -- when we
10 have contract, yeah, from the CF program -- from
11 the program.

12 CHAIRPERSON MARTINETTI: No but can't we
13 just carry over the same specs since it's tub re-
14 glazing or whatever?

15 MS. NOVA: Is the entire process required
16 by HUD or is it --

17 CHAIRPERSON MARTINETTI: I mean it would
18 make --

19 MR. NATERA: I --

20 CHAIRPERSON MARTINETTI: -- sense once --

21 MR. MORIN: In other words can --

22 MR. NATERA: I -- I --

23 MR. MORIN: -- we do this in-house?

24 MR. NATERA: -- I do believe --

25 MR. MORIN: Can we do it in-house in other

1 words?

2 CHAIRPERSON MARTINETTI: No, no, no.

3 MR. NATERA: No just use the same specs.

4 CHAIRPERSON MARTINETTI: If they required
5 an architect --

6 MR. MORIN: Uh-huh.

7 CHAIRPERSON MARTINETTI: -- they require an
8 architect for tub re-glazing, which is basically
9 paint -- it's epoxy paint, --

10 MR. MORIN: Um-hum.

11 MR. NATERA: Yeah.

12 CHAIRPERSON MARTINETTI: -- they require an
13 architect to draw up plans for that?

14 MR. NATERA: Oh, you're -- you're spending,
15 in this particular case, I think it's about
16 \$69,000.00.

17 CHAIRPERSON MARTINETTI: Right.

18 MR. NATERA: And that --

19 CHAIRPERSON MARTINETTI: But it's --

20 MR. NATERA: And that --

21 CHAIRPERSON MARTINETTI: -- tub re-glazing,
22 right? And bathroom re-glazing.

23 MR. MORIN: Yeah, all the re-glazing.

24 MR. NATERA: Yeah. It was required the
25 first time that we did it in six sixty and it

1 | will be required now. It's just part of the --

2 | We checked with HUD and that was the first
3 | thing that they mentioned. You should have -- if
4 | you don't have an engineer or an architect in-
5 | house, then you should go out to get one.

6 | CHAIRPERSON MARTINETTI: Right. But if we
7 | did it last year, shouldn't we -- can't we
8 | continue to use --

9 | MR. NATERA: I could -- I could check but I
10 | mean in that particular case Mr. --

11 | The architect was Fernandez, --

12 | MR. MORIN: Um-hum.

13 | MR. NATERA: -- right?

14 | I mean if Fernandez would like to sign
15 | again on that -- those --

16 | CHAIRPERSON MARTINETTI: Well, he has to --

17 | MR. NATERA: -- those planning specs, --

18 | CHAIRPERSON MARTINETTI: -- he has to sign
19 | again?

20 | Or can you use his specs? The same specs.
21 | It's the same work, just a year later.

22 | MR. NATERA: I would have to check with
23 | Jose because Jose was there at -- at the opening
24 | because he's the Modernization Administrator, --

25 | CHAIRPERSON MARTINETTI: All right. Why

1 don't we --

2 MS. NOVA: I think that we need to check --

3 CHAIRPERSON MARTINETTI: -- table it and
4 ask HUD.

5 MS. NOVA: Yeah.

6 MR. NATERA: Yes.

7 CHAIRPERSON MARTINETTI: Yeah, we'll table
8 --

9 MS. NOVA: I think we need to check --

10 MR. NATERA: I will check with him to see
11 if HUD will accept it like that or -- or we could
12 just do it.

13 CHAIRPERSON MARTINETTI: We need to save
14 some money for this lawsuit we just settled.

15 COMMISSIONER GUTIERREZ: You're right.

16 MR. NATERA: Right. Yeah.

17 COMMISSIONER GUTIERREZ: You're right.

18 MR. NATERA: No but the -- those -- those
19 cameras --

20 COMMISSIONER DiNARDO: Sure.

21 MR. NATERA: -- are going to save us a lot
22 of money.

23 COMMISSIONER GUTIERREZ: Yeah.

24 MS. NOVA: Okay, so we will --

25 MR. NATERA: Those cameras are going to --

1 MS. NOVA: -- so we will table 2016-14?

2 CHAIRPERSON MARTINETTI: Yeah or we --

3 COMMISSIONER GUTIERREZ: Yeah.

4 MS. NOVA: Or do we authorize the
5 advertisement and table it for approval?

6 CHAIRPERSON MARTINETTI: Authorize the
7 advertisement --

8 MS. NOVA: Right.

9 CHAIRPERSON MARTINETTI: -- and table it
10 for approval.

11 MS. NOVA: Okay. So, we'll --

12 Motion for approving --

13 MR. NATERA: Yeah.

14 MS. NOVA: -- the Resolution 2016-14?

15 MR. NATERA: Okay.

16 COMMISSIONER GUTIERREZ: Make a motion.

17 MS. NOVA: Motion by the Vice Chairperson.

18 MR. NATERA: Second by?

19 MS. DILLON: Say it, Ms. Mundorf.

20 COMMISSIONER MUNDORF: Yes.

21 MS. DILLON: Say second.

22 COMMISSIONER MUNDORF: Yeah.

23 MR. NATERA: Second.

24 COMMISSIONER MUNDORF: Second; I'm sorry.

25 MR. NATERA: All right.

1 Chairperson Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. NATERA: Vice Person Miss Gutierrez?

4 COMMISSIONER GUTIERREZ: Yes.

5 MR. NATERA: Commissioner Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. NATERA: Commissioner DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. NATERA: Commissioner Jetter?

10 COMMISSIONER JETTER: Yeah.

11

12 **RESOLUTION NO. 2016-15**

13 **ESTABLISHING AN RFP/BID EVALUATION COMMITTEE:**

14

15 MS. NOVA: Okay, so, --

16 MR. NATERA: I like to sit in the corner.

17 MS. NOVA: -- in -- in line with that,

18 Resolution 2016-15, is to establish an Evaluation

19 Committee for RFPs and bids moving forward.

20 And it -- I believe that we are going to be

21 having three different Commissioners on the RFP

22 Committee?

23 CHAIRPERSON MARTINETTI: Well, we're going

24 to do --

25 COMMISSIONER DiNARDO: You're going to

1 rotate it?

2 CHAIRPERSON MARTINETTI: Yeah.

3 MS. NOVA: Yeah.

4 COMMISSIONER DiNARDO: Okay, so we'll
5 rotate it.

6 CHAIRPERSON MARTINETTI: More or less
7 give --

8 MS. NOVA: So it would be --

9 CHAIRPERSON MARTINETTI: So everybody gets
10 a --

11 MS. NOVA: Right now it would be --

12 COMMISSIONER GUTIERREZ: Exactly.

13 MS. NOVA: -- add interim counsel and then
14 three Commissioners based on --

15 CHAIRPERSON MARTINETTI: We'll start with
16 these three. And then we'll go these three next.

17 COMMISSIONER DiNARDO: Which are the first
18 three?

19 COMMISSIONER GUTIERREZ: Why?

20 COMMISSIONER DiNARDO: Which are the first
21 three?

22 CHAIRPERSON MARTINETTI: We'll get give
23 three ladies --

24 COMMISSIONER DiNARDO: All right.

25 CHAIRPERSON MARTINETTI: If you don't mind?

1 COMMISSIONER DiNARDO: All right, we're --
2 we're going to sit it out then this round.

3 MS. NOVA: Okay?

4 CHAIRPERSON MARTINETTI: Yeah. You'll do
5 the next one.

6 COMMISSIONER DiNARDO: Okay.

7 MS. NOVA: So motion to --

8 COMMISSIONER DiNARDO: We volunteered you.

9 MS. NOVA: -- approve an Evaluation
10 Committee?

11 CHAIRPERSON MARTINETTI: Sorry.

12 Motion.

13 COMMISSIONER JETTER: Don't --

14 MS. NOVA: Motion by the Chairman.

15 COMMISSIONER JETTER: -- I (indiscernible)
16 -- I remember.

17 MR. NATERA: We need a second.

18 COMMISSIONER DiNARDO: Second.

19 MS. NOVA: Second?

20 Second by Commissioner DiNardo.

21 MR. NATERA: Chairperson Martinetti?

22 CHAIRPERSON MARTINETTI: Yes.

23 MR. NATERA: Vice Chairperson Miss
24 Gutierrez?

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. NATERA: Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. NATERA: Commissioner DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. NATERA: Commissioner Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. NATERA: Okay.

8 MS. NOVA: Okay.

9 MR. NATERA: Last but not least.

10 MS. NOVA: These are all the Resolutions,
11 right?

12 MR. NATERA: That's all. Those are all the
13 resolutions and going back to the other item on
14 the agenda, that was the same thing.

15 Right?

16 MS. NOVA: Yes.

17 MR. NATERA: It was -- we're going to table
18 that.

19 MS. NOVA: So we're going to table that
20 authorization.

21 MR. NATERA: Right.

22 There were two submittals.

23 Is that correct?

24 MS. NOVA: There were two submittals, yes.

25 MR. NATERA: Okay. Yeah.

1 COMMISSIONER DiNARDO: Killing me.

2 MR. NATERA: You already --

3 MS. NOVA: Okay we already discussed the
4 Account's Receivable/Delinquent Accounts.

5

6 **DIRECTOR'S REPORT:**

7

8 MS. NOVA: The Director's Report?

9 MR. NATERA: Well, the Director's Report we
10 already went over some of the items there.

11 The next -- we have to think about the --
12 the Resolution to go out for the contract --
13 contracts that are expiring on the 30th of April.

14 COMMISSIONER GUTIERREZ: Um-hum.

15 MR. NATERA: Okay, I have a list of them
16 there. Some of them are the ones that we have in
17 question today like the -- the re-glazing, as
18 well as the alarms.

19 All right?

20 MS. NOVA: My question to the Board would
21 be do we want to wait till the April meeting to
22 approve advertisement for these?

23 CHAIRPERSON MARTINETTI: Um-hum.

24 MS. NOVA: Okay.

25 So, --

1 CHAIRPERSON MARTINETTI: Well, we gotta --
2 show us the specs and the scope of work on
3 everything.

4 MR. NATERA: Okay so that is the case; we
5 just have to consider some extension --

6 MR. MORIN: Yeah.

7 MR. NATERA: -- on it, right?

8 CHAIRPERSON MARTINETTI: That's fine.

9 MR. NATERA: Okay. That's fine.

10 CHAIRPERSON MARTINETTI: And then next year
11 we'll know ahead of time.

12 MR. NATERA: Also, -- also, on this
13 particular set of contracts, all right, we have
14 to work with the cap.

15 CHAIRPERSON MARTINETTI: Right.

16 MR. NATERA: Because the last time, you
17 know, --

18 MR. MORIN: On all of them.

19 MR. NATERA: -- it was not that great.

20 MR. MORIN: All of them.

21 MR. NATERA: We -- I do not --

22 Yeah, we want to add them altogether now.
23 It's going to be discount during the next one.

24 I do believe that we have to work with the
25 cap; very careful about it. I mean very -- I

1 will say accurate. Because adding 15 percent to
2 it doesn't make too much sense.

3 Okay? It's not cost-effective. It's not
4 accurate. It's not real.

5 So my suggestion is that we go and we get
6 an average, about three or four -- three or five
7 years, okay, to get a set amount and then we take
8 it from there. That will give us a whole
9 historical good period of it.

10 So maybe three years, two -- five years the
11 most, okay, we'll be okay.

12 So just let's keep in mind -- Krystle.
13 Sorry.

14 CHAIRPERSON MARTINETTI: Just have them --
15 have them ready for the next meeting so we have
16 it.

17 MR. NATERA: Yeah, yeah.

18 CHAIRPERSON MARTINETTI: The last --

19 MR. NATERA: Yeah.

20 CHAIRPERSON MARTINETTI: -- do -- do the
21 last five years.

22 MR. NATERA: Perfect. Five years. Okay.

23 We were talking about putting -- to set up
24 some kind of a criteria to get the -- the cap --

25 MS. NOVA: Okay.

1 MR. NATERA: -- for this new contract
2 because this don't have any caps there.

3 MS. NOVA: Absolutely.

4 MR. NATERA: So, we're going to work --
5 accurate like criteria to get a real cap that
6 could work for the Housing Authority.

7 CHAIRPERSON MARTINETTI: Except when we get
8 to --

9 MR. NATERA: Yeah.

10 CHAIRPERSON MARTINETTI: -- the legal thing
11 because we have one or two years that were
12 blown --

13 MR. NATERA: Well, --

14 CHAIRPERSON MARTINETTI: -- out. So, --

15 MR. NATERA: Well, yeah, the legal thing --

16 CHAIRPERSON MARTINETTI: -- we'd have to
17 subtract --

18 MR. NATERA: Yeah.

19 CHAIRPERSON MARTINETTI: -- those and do
20 the previous three years -- post two -- you know.

21 MR. NATERA: All right.

22 No we have an expert here so I'm sure
23 we're --

24 CHAIRPERSON MARTINETTI: That we're going
25 to deal with.

1 MR. NATERA: -- going to go with the right
2 RFP.

3 CHAIRPERSON MARTINETTI: That's --

4 MR. NATERA: She got the whole thing going.

5 MS. NOVA: Okay.

6 So then for the record the next meeting for
7 the Housing Authority will be, as discussed, the
8 third Thursday of the month, which would be April
9 21st. So these will be on for April 21st.

10 MR. NATERA: This contract?

11 MS. NOVA: Yes. Not the contracts; the
12 approval to advertise.

13 MR. NATERA: Yes. Yes. Yes, they will be.
14 Yeah, okay. All right.

15 (Whereupon, there was a pause in the
16 proceedings.)

17 CHAIRPERSON MARTINETTI: This is a separate
18 issue. I'm sorry.

19 MS. NOVA: Okay, that's all we have.

20 Right?

21 MR. NATERA: Yeah, the -- you already got
22 -- took care of the Report of Counsel.

23 We already heard the other report from
24 litigation.

25

1 **OTHER BUSINESS :**

2

3 MR. MORIN: Are we going to do anything
4 with this?

5 MR. NATERA: Oh. Yes.

6 MR. MORIN: I just want to make sure --

7 MR. NATERA: Yes.

8 MR. MORIN: -- they know about it. Very
9 important.

10 MR. NATERA: We do have --
11 Chairman?

12 Ms. DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. NATERA: I'd love to sit in that
15 corner.

16 MR. MORIN: Yeah, we're going to have to
17 put the -- DiNardo this chair here --

18 COMMISSIONER GUTIERREZ: Ut-oh. Ut-oh.

19 MR. MORIN: -- because you're becoming to
20 be --

21 COMMISSIONER GUTIERREZ: Ut-oh.

22 MR. NATERA: I just want -- I just wanted
23 to let you know -- I was talking to the Chairman
24 earlier -- from the capital fund '14, --

25 MR. MORIN: And we're doing the tab.

1 MR. NATERA: -- which -- which was the
2 program that we used to do the first phase of the
3 bathtubs --

4 COMMISSIONER GUTIERREZ: Um-hum.

5 MR. MORIN: Six sixty.

6 MR. NATERA: Six sixty.

7 -- we have some money left over. Okay?

8 COMMISSIONER GUTIERREZ: Okay.

9 MR. NATERA: And to be exact we have
10 \$16,700.00 left over in that particular program.

11 We were going to use it for the --

12 And I want -- want to mention this because
13 I would mention it later on -- I mean further
14 down in the -- during the year.

15 We were going to use that money to buy a
16 second new maintenance truck. Okay?

17 But with the trucks that we have right now,
18 we've been fixing it very well, we have a new one
19 coming up already, okay, and the winter is, you
20 know, far away from now. And we also have
21 another new maintenance truck to purchase in the
22 2016 capital fund program.

23 Well we decide to use this \$16,000.00 --
24 \$16,700.00 to fix the playground. The playground
25 is in really bad shape and we did the homework

1 | already and Waldo could elaborate more on that.

2 | MR. MORIN: Yeah, we had already -- this is
3 | in 640, the main structure and everything. I
4 | know the kids would like to have that water --
5 | that water park there that we have in front of
6 | the building. And we had already go into -- to
7 | get some quotations.

8 | MS. NOVA: Um-hum.

9 | MR. MORIN: This is under the 17,500, you
10 | know, threshold.

11 | MR. NATERA: Right.

12 | MR. MORIN: And we have a State contract --

13 | MR. NATERA: Um-hum.

14 | MR. MORIN: -- and we have two other --

15 | MR. NATERA: Estimates.

16 | MR. MORIN: -- estimates. It's 16,736.

17 | And this -- well the thing is that this --
18 | I know you have to go through -- get a -- what
19 | it's called, one of those --

20 | MR. NATERA: A bid?

21 | MR. MORIN: No you got to get a -- we're
22 | just going through all the different ones now.

23 | MS. NOVA: Oh, approval --

24 | MR. NATERA: Contract?

25 | MS. NOVA: -- to advertise?

1 MR. MORIN: Yeah. No, -- yeah, we got to
2 get --

3 The ones we just did now. All the -- we
4 did all this -- of this --

5 How many did we do seven or eight of them?

6 MR. NATERA: Oh resolution.

7 MR. MORIN: The resolution. We got to get
8 a resolution.

9 COMMISSIONER JETTER: Oh, yes.

10 MR. MORIN: So I'm telling you -- the
11 reason why I'm trying to -- I'm backing up
12 because the reason that I want to do this now
13 because this money has to be allocated. It
14 doesn't have to be spent but it has to be
15 allocated by May 13 --

16 MS. NOVA: Okay.

17 MR. MORIN: -- or we lose it.

18 MR. NATERA: Yeah.

19 MR. MORIN: So we have to allocate this
20 money.

21 I know we have a little bit of time but I
22 just want to make sure that -- I will really like
23 to use the money to do this for the kids. I mean
24 I think it's important instead of buying another
25 truck.

1 COMMISSIONER GUTIERREZ: Exactly.

2 MR. MORIN: That they can use in the
3 summer.

4 COMMISSIONER GUTIERREZ: Yeah.

5 MR. MORIN: And, like I told you, we got
6 everything here. I can give you the paperwork.

7 MS. NOVA: Yes. Please.

8 MR. MORIN: And then you can do it for next
9 month -- next -- next month and then approve it
10 if you want to.

11 MR. NATERA: We just want to have it ready
12 before the summer.

13 CHAIRPERSON MARTINETTI: Can we motion now
14 from the floor or -- and then you follow up with
15 a retro-resolution?

16 MS. NOVA: Of course.

17 MR. MORIN: Yeah. Yeah.

18 CHAIRPERSON MARTINETTI: Let's take care of
19 it tonight.

20 COMMISSIONER GUTIERREZ: Yeah.

21 MS. NOVA: Yes.

22 MR. NATERA: Okay.

23 COMMISSIONER GUTIERREZ: Um-hum.

24 MR. MORIN: (Indiscernible) -- it's a State
25 contract; they got a State contract. And it's

1 lower than the -- than the other bid. So, --

2 CHAIRPERSON MARTINETTI: Well not to award
3 the bid but to allocate the money has to be done,
4 right?

5 MR. MORIN: Huh?

6 CHAIRPERSON MARTINETTI: To allocate the
7 funds have to --

8 COMMISSIONER GUTIERREZ: Have to be done.

9 MR. NATERA: Well, the term --

10 MR. MORIN: Yeah, to allocate the funds.

11 MR. NATERA: -- the term is obligate.

12 CHAIRPERSON MARTINETTI: Right, obligate.

13 COMMISSIONER GUTIERREZ: Yeah, yeah.

14 MR. NATERA: Okay because we didn't use it;
15 so now we -- we obligate it, we took it out
16 because we didn't spend it. So, --

17 CHAIRPERSON MARTINETTI: I'll make a motion
18 to obligate the funds.

19 And, Krystle, follow up with a retroactive
20 resolution.

21 And then we'll --

22 COMMISSIONER GUTIERREZ: And I'm seconding.

23 CHAIRPERSON MARTINETTI: -- and then we'll
24 go into the specs and the bids next month.

25 MS. NOVA: Yes.

1 MR. NATERA: Okay. Fair enough.

2 MS. NOVA: Okay.

3 MR. NATERA: And that -- that's already
4 there.

5 CHAIRPERSON MARTINETTI: Just speeds things
6 up a little.

7 MR. NATERA: Very good.

8 COMMISSIONER GUTIERREZ: Um-hum.

9 MR. NATERA: You want to take care of the
10 next resolution?

11 MS. NOVA: Yes.

12 MR. NATERA: Okay.

13 So, -- well we need to --

14 CHAIRPERSON MARTINETTI: Motion.

15 MR. NATERA: -- to vote. Okay?

16 MR. MORIN: No. I got another one --

17 COMMISSIONER GUTIERREZ: Second.

18 MR. MORIN: No, no. I got --

19 MR. NATERA: They have to vote on that
20 motion.

21 COMMISSIONER DiNARDO: Well let's finish
22 this motion first.

23 Right?

24 MR. NATERA: Okay.

25 A second here, so --

1 Okay.

2 Chairperson Martinetti?

3 CHAIRPERSON MARTINETTI: Yes.

4 MR. NATERA: Chairper -- Vice Person Ms.

5 Gutierrez?

6 COMMISSIONER GUTIERREZ: Yes.

7 MR. NATERA: Commissioner Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. NATERA: Commissioner DiNardo?

10 COMMISSIONER DiNARDO: Yes.

11 MR. NATERA: Commissioner Jetter?

12 COMMISSIONER JETTER: Yes.

13 MR. NATERA: Okay.

14 MS. NOVA: Okay, --

15 MR. MORIN: I have another item.

16 MR. NATERA: Huh?

17 MR. MORIN: I have another item after this.

18 MR. NATERA: Go ahead.

19 MR. MORIN: And this is the -- the laundry
20 equipment.

21 MR. NATERA: Oh.

22 MR. MORIN: Remember last -- every three
23 years, Coinmach (phonetic) it was -- it -- it
24 ended on this month on the 1st. The reason why
25 we're late because I've been dealing with the guy

1 for two months; finally I think he got sick and
2 he took a three-month leave of absence. I've
3 been calling for him to send me a new contract.

4 Last year you -- you know, you went through
5 this -- we add it for two years. The one was 113
6 -- the 13 and now the 16.

7 The guy's coming -- his partner is coming
8 on Monday. Once I get the -- the contract, I
9 will bring it, I'll give it to you. Krystle, you
10 can review it. And we'll bring it over to our
11 next Board and you can vote on it.

12 We don't really -- I don't think we need an
13 extension on this because those are their
14 machines and they pay us for this. So for the
15 next 30 days I think we can just -- you know,
16 they're still doing the work anyway, you know.

17 So I think -- I just want to let you know
18 that I'm going to go forward with this; once I
19 get it --

20 MS. NOVA: Well, send it --

21 MR. MORIN: -- I'll give it to you.

22 MS. NOVA: Yeah, send it to me.

23 MR. MORIN: And the last one was this one.

24 MS. NOVA: I have to review it.

25 MR. MORIN: Anything about this?

1 (Whereupon, there was a pause in the
2 proceedings.)

3 MR. NATERA: No, I'll talk to you on that.

4 MR. MORIN: Okay.

5 MR. NATERA: We'll --

6 MR. MORIN: That's it. That's all for me.

7 MS. NOVA: Okay.

8 MR. NATERA: Okay.

9

10 **PUBLIC COMMENT:**

11

12 CHAIRPERSON MARTINETTI: Public?

13 MS. NOVA: Public?

14 COMMISSIONER GUTIERREZ: Public?

15 MR. NATERA: Oh, yeah. We're going to --

16 MS. BESHARA: I have a quick question.

17 MS. NOVA: Hold on. Hold on.

18 Motion?

19 MR. MORIN: Motion.

20 MR. NATERA: Just give me one second.

21 No, there's no motion.

22 COMMISSIONER GUTIERREZ: I love to hear
23 that.

24 MR. NATERA: They want to do the five
25 minutes.

1 MR. MORIN: Yeah.

2 MS. DILLON: Name and address for the
3 record and please spell your name for the record.

4 MS. BESHARA: Toni Beshara. T-O-N-I. B as
5 in baker, E-S-H-A-R-A, 305 44th Street.

6 MS. DILLON: Thank you.

7 MS. BESHARA: A quick question on something
8 I heard in the meeting; Resolution 2016-11,
9 regarding the continuation for 60 days of interim
10 counsel. And then you mentioned after 60 days,
11 if any additional, if needed -- and it trailed
12 off. You said at that point -- counsel said.
13 And Mr. Natera, I believe, --

14 MR. NATERA: Yes.

15 MS. BESHARA: -- started to ask a question
16 that he thought that was good until --

17 And there was some cryptic, you know,
18 communication going on.

19 Would you be able to disclose what --
20 what --

21 MS. NOVA: Sure.

22 MS. BESHARA: -- that was about?

23 Because you shook your head, in other words
24 that's not going to happen is how I interpreted
25 it but --

1 MS. NOVA: It's no problem. The -- the
2 question was whether to do it for 90 days, --
3 because that would be the end of the fiscal
4 budget year.

5 MS. BESHARA: Okay.

6 MS. NOVA: So, that -- that was the
7 question.

8 But after conversations with the Chairman,
9 it was discussed that we will do it for the
10 shorter amount of time --

11 MS. BESHARA: Okay.

12 MS. NOVA: -- and -- and then we will make
13 a decision later on based on whatever happens
14 with the Executive Director.

15 MS. BESHARA: Okay, thanks for the
16 clarification.

17 MS. NOVA: No problem.

18 CHAIRPERSON MARTINETTI: Thank you.

19 COMMISSIONER GUTIERREZ: Thank you.

20 MR. NATERA: Any more business?
21

22 **ADJOURNMENT:**

23

24 CHAIRPERSON MARTINETTI: Motion.

25 MR. NATERA: Motion to close the meeting.

1 COMMISSIONER GUTIERREZ: Second.

2 MR. NATERA: Okay. Second

3 Chairperson Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. NATERA: Chair -- Vice Person Margarita
6 Gutierrez?

7 COMMISSIONER GUTIERREZ: Yes.

8 MR. NATERA: Debra Mundorf -- Commissioner?

9 COMMISSIONER MUNDORF: Yes.

10 MR. NATERA: Commissioner DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. NATERA: Commissioner Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. NATERA: All right.

15 CHAIRPERSON MARTINETTI: How old are you
16 now?

17 COMMISSIONER DiNARDO: I'm 53.

18 MR. NATERA: Thank you.

19

20 (Whereupon, the proceedings were concluded
21 at 6:58 p.m.)

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, heard on Thursday, March 17, 2016 and
10 digitally recorded.

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