

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, April 21, 2016  
Commencing at 4:40 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:

STANLEY SANGER, EXECUTIVE DIRECTOR  
RAFAEL NATERA, CHIEF FINANCIAL OFFICER  
KRYSTLE NOVA, ESQ., INTERIM COUNSEL  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

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1 MS. DILLON: Okay, whenever you're ready.

2 MR. SANGER: Okay, can we stand for the  
3 flag salute?

4

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

7

8 MR. NATERA: That's Margarita.

9 MS. NOVA: You made it.

10

11 (Whereupon, Ms. Gutierrez arrived at 4:40  
12 p.m.)

13

14 **ROLL CALL:**

15

16 MR. SANGER: Roll kill -- call.

17 CHAIRPERSON MARTINETTI: Roll kill.

18 MR. SANGER: Chairperson Martinetti?

19 CHAIRPERSON MARTINETTI: Here.

20 MR. SANGER: Present.

21 Vice Chairperson Gutierrez?

22 COMMISSIONER GUTIERREZ: Here.

23 MR. SANGER: Commissioner Mundorf?

24 COMMISSIONER MUNDORF: Here.

25 MR. SANGER: Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Here.

2 MR. SANGER: Commissioner Jetter?

3 COMMISSIONER JETTER: Here.

4 MR. SANGER: And Commissioner Gonzalez is  
5 not here. He couldn't make it to our meeting  
6 today. He did notify us he wasn't able to make  
7 it; he's out of the State.

8

9 **RESOLUTION NO. 2016-17**

10 **AUTHORIZING EXECUTIVE SESSION:**

11

12 MR. SANGER: At this time I think it's only  
13 appropriate that we go to -- we have a number of  
14 items to go to Executive Session. And I do need  
15 a motion on that, --

16 CHAIRPERSON MARTINETTI: Motion.

17 MR. SANGER: -- motion and second.

18 COMMISSIONER GUTIERREZ: Second.

19 MR. SANGER: Motion by Mr. Martinetti.

20 And second by Ms. Gutierrez.

21 Roll call.

22 Chairperson Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. SANGER: Vice Chairperson Gutierrez?

25 COMMISSIONER GUTIERREZ: Yes.

1 MR. SANGER: Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Commissioner DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Commissioner Jetter?

6 MS. NOVA: Commissioner Jetter?

7 MR. SANGER: Jetter.

8 COMMISSIONER JETTER: Oh, I couldn't hear  
9 you.

10 Yes.

11 MR. SANGER: Okay, --

12 MS. DILLON: Okay, --

13 MR. SANGER: -- five eyes.

14 MS. DILLON: -- just one moment; let me  
15 mark the file.

16

17 (Whereupon, the Board moved into Executive  
18 Session at 4:42 p.m.)

19

20 (Whereupon, the Board returned to the Open  
21 Session at 5:02 p.m.)

22

23 MS. DILLON: Okay, you're on the record.

24 CHAIRPERSON MARTINETTI: Some Boards do it;  
25 some don't.

1 MR. SANGER: As we start our Regular --  
2 the --

3 MS. NOVA: Wait for the public to come in.

4 MR. SANGER: We're going to wait for the  
5 public come in and have them part of our meeting.

6 COMMISSIONER DiNARDO: And the cameras.

7 (Whereupon, there was a pause in the  
8 proceedings.)

9 A VOICE: Congratulations.

10 MR. SANGER: How are you?

11 A VOICE: I'm fine. (Indiscernible).

12 MR. SANGER: How are you? Good to see you.

13 A VOICE: Very good.

14 MR. PALLAZZO: Hello again Mr. Sanger, how  
15 are you?

16 MR. SANGER: Rich.

17 A VOICE: Hi, how are you.

18 COMMISSIONER GUTIERREZ: Hi. Hi.

19 MR. PALLAZZO: No, you don't have to get up  
20 for me. You don't need to get up for me.

21 MR. SANGER: How you doing?

22 MR. HEINIS: Hey, John Heinis, good to meet  
23 you.

24 Congrats.

25 (Whereupon, there was a pause on the

1 proceedings.)

2 MR. SANGER: Okay, we are back in Regular  
3 Session.

4

5 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**

6 **MARCH 17, 2016;**

7 **THE EXECUTIVE SESSION I MEETING OF MARCH 17,**

8 **2016; AND**

9 **THE EXECUTIVE SESSION II MEETING OF MARCH 17,**

10 **2016**

11

12 MR. SANGER: We could start now with the  
13 item of Approval of Minutes --

14 CHAIRPERSON MARTINETTI: Sorry. Sorry.  
15 Before we start --

16 MR. SANGER: Yes.

17 CHAIRPERSON MARTINETTI: -- we just want to  
18 do a welcome to our new Executive Director,  
19 Stanley Sanger. Those of you that don't know him  
20 he has served the community well over his years.

21 He's been involved in the Board of  
22 Education for more than 40 years and he was our  
23 successful applicant --

24 COMMISSIONER GUTIERREZ: Welcome.

25 CHAIRPERSON MARTINETTI: -- for the

1 position.

2 (Applause.)

3 CHAIRPERSON MARTINETTI: I'm sure you'll do  
4 a good job, Stanley.

5 MR. SANGER: Thank you. Thank you.

6 MS. NOVA: And this is his first Board  
7 Meeting.

8 MR. NATERA: Officially.

9 COMMISSIONER GUTIERREZ: Board Meeting,  
10 yes.

11 Welcome.

12 MR. SANGER: Okay, thank you. Thank you.

13 I'll have a few words to say on it when I  
14 get to the -- my report. So thank you so much.

15 Approval of the Minutes of the Thursday,  
16 March 17<sup>th</sup> Regular Meeting.

17 A motion is needed and a second.

18 CHAIRPERSON MARTINETTI: I'll motion.

19 COMMISSIONER GUTIERREZ: I'm second.

20 MR. SANGER: Motion; Mr. Martinetti.

21 Second; Ms. Gutierrez.

22 Roll call.

23 MS. NOVA: And also the Executive Session  
24 Minutes as well.

25 MR. SANGER: Okay.



1 And as well as the --

2 Which I'll be getting to.

3 MS. NOVA: Okay.

4 MR. SANGER: Commiss -- Chairperson

5 Martinetti?

6 CHAIRPERSON MARTINETTI: Yes.

7 MR. SANGER: Vice Chairperson Gutierrez?

8 COMMISSIONER GUTIERREZ: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Commissioner DiNardo?

12 COMMISSIONER DiNARDO: Yes.

13 MR. SANGER: Commissioner Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. SANGER: Five ayes.

16 The next is the --

17 Carries.

18 -- Approval of the Minutes of the Thursday,

19 March 17<sup>th</sup> Executive Session, both Sessions I and

20 II. There were two sessions.

21 And I need a motion and a second on that as

22 well.

23 COMMISSIONER DiNARDO: Motion.

24 COMMISSIONER GUTIERREZ: Second.

25 MR. SANGER: Roll call.

1 Chairperson Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. SANGER: Vice Chairperson Gutierrez?

4 COMMISSIONER GUTIERREZ: Yes.

5 MR. SANGER: Commissioner Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Commissioner DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: Commissioner Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: Carries.

12

13 **APPROVAL OF PAYMENT OF BILLS:**

14

15 MR. SANGER: Also needed on our agenda, the  
16 Approval for the Bills of the -- of our last  
17 month and we need a motion and a second on that  
18 as well.

19 MS. NOVA: For the record, I reviewed all  
20 of the billing for that -- that's listed on the  
21 payment schedule.

22 MR. SANGER: Um-hum.

23 MS. NOVA: And we also -- Mr. Sanger and I,  
24 reviewed some of the --

25 CHAIRPERSON MARTINETTI: I just had a

1 question on one of them.

2 MS. NOVA: Yeah.

3 CHAIRPERSON MARTINETTI: The Housing  
4 Authority Risk Retention Legal -- says Legal  
5 EXPS.

6 What was that for?

7 MR. NATERA: That is the legal deductible  
8 expenses.

9 CHAIRPERSON MARTINETTI: Okay.

10 MR. NATERA: Okay?

11 For the gentleman that we're going to court  
12 tomorrow.

13 CHAIRPERSON MARTINETTI: Okay.

14 COMMISSIONER GUTIERREZ: Okay.

15 MR. NATERA: Okay?

16 COMMISSIONER GUTIERREZ: Yeah.

17 CHAIRPERSON MARTINETTI: So it has to do  
18 with the litigation?

19 MR. NATERA: Um-hum.

20 MR. SANGER: Okay.

21 MS. NOVA: You can get a motion.

22 MR. SANGER: Um-hum.

23 I need a motion on that.

24 CHAIRPERSON MARTINETTI: I'll motion with  
25 my normal abstention on Miguel Hector and the

1 properties he's affiliated with.

2 COMMISSIONER GUTIERREZ: And I'm seconding.

3 MR. SANGER: Roll call.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. SANGER: Vice Chairperson Gutierrez?

7 COMMISSIONER GUTIERREZ: Yes.

8 MR. SANGER: Commissioner Mundorf?

9 COMMISSIONER MUNDORF: Yes.

10 MR. SANGER: Commissioner DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Commissioner Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. SANGER: Carries.

15

16 **RESOLUTION NO. 2016-16**

17 **AUTHORIZING THE USE OF FUNDS FROM THE CAPITAL**

18 **FUND TO UPGRADE THE PLAYGROUND SURFACING AREA AT**

19 **AMP 2:**

20

21 MR. SANGER: At this time I'd like to go  
22 over a number of Resolutions that we're asking  
23 for a vote on this evening. And I think the --  
24 all of the Commissioners have them in their  
25 packets but I would like to read off a few of

1 | them and, of course, get your approval on these.

2 |           The first has to do with Resolution number  
3 | 16, which is the Resolution Authorizing the Use  
4 | of Funds for the Capital Fund to Upgrade the  
5 | Playground Surfaces, that is right down here on  
6 | the hill, at 640 39<sup>th</sup> Street.

7 |           So what we're trying to do is improve the  
8 | playing conditions for our children, which will  
9 | -- will live within the projects here within our  
10 | buildings. And this -- this amount of \$16,700.00  
11 | will take us towards that to make those  
12 | improvements.

13 |           CHAIRPERSON MARTINETTI: You want a motion  
14 | as you read them?

15 |           MR. SANGER: Yes.

16 |           CHAIRPERSON MARTINETTI: Okay, I'll motion.

17 |           MR. SANGER: Motion.

18 |           COMMISSIONER GUTIERREZ: And I'm second.

19 |           MR. SANGER: Second.

20 |           And Mr. Martinetti motioned and Miss  
21 | Gutierrez a second.

22 |           And roll call.

23 |           Commission -- Chairperson Martinetti?

24 |           CHAIRPERSON MARTINETTI: Yes.

25 |           MR. SANGER: Vice Chairperson Gutierrez?

1 COMMISSIONER GUTIERREZ: Yes.

2 MR. SANGER: Commissioner Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MR. SANGER: Commissioner DiNardo?

5 COMMISSIONER DiNARDO: Yes.

6 MR. SANGER: Commissioner Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Carries; Resolution number 16.

9 CHAIRPERSON MARTINETTI: 2016-16.

10 MR. SANGER: Excuse me?

11 CHAIRPERSON MARTINETTI: 2016 --

12 COMMISSIONER GUTIERREZ: 2016.

13 CHAIRPERSON MARTINETTI: -- 16.

14 MR. SANGER: Number 16 for our agenda.

15 CHAIRPERSON MARTINETTI: Right.

16 COMMISSIONER GUTIERREZ: Um-hum.

17

18 **RESOLUTION NO. 2016-18**

19 **AUTHORIZING A 60 DAY EXTENSION OF THE MAINTENANCE**

20 **CONTRACTS THAT EXPIRES ON APRIL 30, 2016:**

21

22 MR. SANGER: And Resolution 2016-18 and  
23 that is a Resolution Authorizing a 60-Day  
24 Extension of the Maintenance Contracts Expiring  
25 on April 30<sup>th</sup> and Authorizing Advertisement for

1 Bids and RFPs of the Maintenance Contract  
2 Services.

3 I don't think I have to list them all --  
4 you know, name them all; they're all listed there  
5 for you. But this extension is needed so we can  
6 continue with operations and within that 60-day  
7 period we will go through the process and to be  
8 sure that we could finalize that within that  
9 period.

10 CHAIRPERSON MARTINETTI: Correct.

11 And any contracts that had the cap will --  
12 caps will remain.

13 MS. NOVA: Correct.

14 CHAIRPERSON MARTINETTI: And some of them  
15 are fluid, so they don't need caps.

16 MR. MORIN: Um-hum.

17 MS. NOVA: Yeah.

18 CHAIRPERSON MARTINETTI: As needed basis.

19 MS. NOVA: All of the -- all of the  
20 conditions -- terms and conditions will remain  
21 the same.

22 CHAIRPERSON MARTINETTI: Okay.

23 MR. SANGER: Okay. We do need a motion on  
24 that.

25 Any other --

1 COMMISSIONER MUNDORF: First.

2 MR. SANGER: -- any other comments towards  
3 that?

4 Motion?

5 COMMISSIONER MUNDORF: Make a motion.  
6 First.

7 MR. SANGER: Ms. Mundorf motions.

8 Second?

9 COMMISSIONER GUTIERREZ: Second it.

10 MR. SANGER: Ms. Gutierrez.

11 Roll call.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. SANGER: Vice President Gutierrez?

15 COMMISSIONER GUTIERREZ: Yes.

16 MR. SANGER: Commissioner Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. SANGER: Commissioner DiNardo?

19 COMMISSIONER DiNARDO: Yes.

20 MR. SANGER: Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22 MR. SANGER: (Indiscernible).

23

24 **RESOLUTION NO. 2016-19**

25 **AUTHORIZING TO EXTEND THE LAUNDRY MAT SERVICES**



1 | **FOR C.S.C. SERVICE WORKS, INC.:**

2

3 | MR. SANGER: And Resolution 2016 number 19  
4 | is a Resolution Approving Extension of Contract  
5 | Agreement with C.S.C. Services. And this is for  
6 | laundromat services.

7 | As you know within our -- in our -- within  
8 | our facilities we do have washing facilities.  
9 | And this allows our -- our services to continue  
10 | there with a vendor who basically supplies all --  
11 | everything that is needed --

12 | CHAIRPERSON MARTINETTI: What's the  
13 | timeframe --

14 | MR. SANGER: -- to make this operation --

15 | CHAIRPERSON MARTINETTI: -- on the  
16 | extension?

17 | MS. NOVA: It's a three-year extension.

18 | CHAIRPERSON MARTINETTI: Okay.

19 | COMMISSIONER GUTIERREZ: Yeah.

20 | CHAIRPERSON MARTINETTI: How come we're not  
21 | rebidding it?

22 | MR. SANGER: Hmm?

23 | CHAIRPERSON MARTINETTI: Just extending his  
24 | existing?

25 | MS. NOVA: All of the equipment is already

1 -- is equipment that's already there. It's a --  
2 it's a lease agreement. So they're the only ones  
3 that can do that lease agreement because it's all  
4 the same equipment.

5 If not we would have to take out all of the  
6 equipment and -- and do everything all over  
7 again. This is the -- the laundry facilities.

8 CHAIRPERSON MARTINETTI: And these are the  
9 people that supplied the equipment as part of the  
10 lease?

11 MS. NOVA: Exactly.

12 CHAIRPERSON MARTINETTI: All right.

13 COMMISSIONER DiNARDO: And -- and by -- by  
14 law is it permitted to extend it for three years?

15 MS. NOVA: Yes.

16 MR. MORIN: Yes.

17 MR. SANGER: Any other questions towards  
18 that?

19 CHAIRPERSON MARTINETTI: Here, you -- you  
20 want to just mention?

21 MR. NATERA: Hmm?

22 CHAIRPERSON MARTINETTI: Revenue?

23 MR. NATERA: Yes.

24 CHAIRPERSON MARTINETTI: Okay.

25 MR. NATERA: Oh, you want to mention?

1 CHAIRPERSON MARTINETTI: Yeah. Sure.

2 MR. NATERA: This particular lease, they  
3 own the equipment, they maintain the equipment.  
4 We don't spend anything in repairing the  
5 equipment. And there is a split when it comes to  
6 the revenues. It's 40/60. We get 60 percent of  
7 whatever revenue they generate.

8 And the -- the revenue from the laundry is  
9 about 36 to 45,000, give or take, I would say,  
10 yeah, every year from the different facilities  
11 that we have on the properties.

12 Every single -- I'm sorry. Every single  
13 month we get a check. We get a check every  
14 single month; they're very on time with it. And  
15 they pay us a different -- the pay our -- the pay  
16 our part, it's indicated how much money that they  
17 collected and the portion that belongs to the  
18 Housing Authority and they issue a check every --  
19 every month.

20 MS. NOVA: And they maintain everything as  
21 well.

22 Correct?

23 MR. NATERA: And they maintain everything.

24 As a matter of fact there was an issue  
25 where we had to call the Police and everything

1 | because one of their machine was vandalized.

2 |           COMMISSIONER GUTIERREZ: Oh.

3 |           MR. NATERA: And then without any questions  
4 | they came in, --

5 |           They -- they empty, basically, the -- the  
6 | money -- the coins machine --

7 |           COMMISSIONER GUTIERREZ: Um-hum.

8 |           MR. NATERA: -- and they took it -- they  
9 | rip it apart.

10 |           And then all they did was they came in,  
11 | they took the machine and replaced it. No  
12 | questions ask.

13 |           COMMISSIONER DiNARDO: So they use coins  
14 | for the machine? It's actual --

15 |           MR. NATERA: They actually reload the  
16 | cards.

17 |           MR. MORIN: Um-hum.

18 |           COMMISSIONER DiNARDO: Okay.

19 |           MR. NATERA: But they have to money into  
20 | it. They reload the card --

21 |           COMMISSIONER GUTIERREZ: Mmm.

22 |           MR. NATERA: -- then they use the cards in  
23 | the --

24 |           COMMISSIONER DiNARDO: In the machine.

25 |           MR. NATERA: -- in the machine. In the --

1 COMMISSIONER DiNARDO: I see.

2 COMMISSIONER GUTIERREZ: Okay.

3 MR. MORIN: There are two stations; one is  
4 up here and one is the middle down -- down there  
5 on the hill.

6 So the tenants go to that main box and they  
7 put in the money, \$10.00, and it will register  
8 \$10.00 on the credit card. But that machine has  
9 the money.

10 COMMISSIONER DiNARDO: Um-hum.

11 MR. NATERA: And that's what they did.

12 They vandalized that particular machine --

13 COMMISSIONER DiNARDO: Oh that machine.

14 MR. NATERA: -- with the money.

15 They didn't care about the dryer, just  
16 where the money was.

17 MR. SANGER: So basically they provide all  
18 the equipment.

19 MR. MORIN: Um-hum.

20 MR. NATERA: Um-hum.

21 MR. SANGER: They provide all of the  
22 maintenance. They do all the troubleshooting;  
23 anything necessary to be done.

24 MR. MORIN: Um-hum.

25 MR. SANGER: And at the same time it's a

1 revenue for the Board here; one of those  
2 60/40-type things in -- in our favor and it's  
3 been a, you know, very positive for the -- for  
4 the Authority.

5 MR. MORIN: It's --

6 MR. SANGER: It's working well.

7 MR. MORIN: Yeah.

8 MR. SANGER: Working well overall.

9 MR. MORIN: But it's a big company and we  
10 never had --

11 MR. SANGER: No problems.

12 MR. MORIN: -- any problems at all. And  
13 you've been extending it for three years --  
14 every --

15 CHAIRPERSON MARTINETTI: Right.

16 MR. MORIN: -- three years. I have the  
17 letter here --

18 COMMISSIONER GUTIERREZ: Um-hum.

19 MR. MORIN: -- that you extended it. So,  
20 it's -- I think it's a good idea.

21 COMMISSIONER GUTIERREZ: Um-hum.

22 COMMISSIONER JETTER: Sixty/forty.

23 CHAIRPERSON MARTINETTI: I just want to put  
24 it on record so everybody understands.

25 MR. SANGER: Okay, we need a motion.

1 CHAIRPERSON MARTINETTI: I'll motion.

2 COMMISSIONER GUTIERREZ: I'm second.

3 MR. SANGER: Okay, motion by Mr. Martinetti  
4 and second by Ms. Gutierrez.

5 Roll call.

6 Chairperson Martinetti?

7 CHAIRPERSON MARTINETTI: Yes.

8 MR. SANGER: Vice Chairperson Gutierrez?

9 COMMISSIONER GUTIERREZ: Yes.

10 MR. SANGER: Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Commissioner DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. SANGER: Commissioner Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. SANGER: Carries.

17

18 **RESOLUTION NO. 2016-20**

19 **AUTHORIZING THE ADVERTISEMENT OF BIDS/RFP:**

20

21 MS. NOVA: Number 20 will not be needed at  
22 this time.

23 MR. SANGER: Um-hum. Right.

24 We did have number 2016-20 but not needed

25 at this time because it has to do with -- we

1 spoke about before which was the bidding process  
2 and the RFPs that we -- we've already gone over.

3 CHAIRPERSON MARTINETTI: Right.

4 And going forward, before we put anything  
5 out for RFP/RFQ, bids, whatever, --

6 MR. SANGER: Um-hum. Right, we're  
7 holding --

8 CHAIRPERSON MARTINETTI: -- we have to  
9 authorize it to be --

10 MS. NOVA: Right.

11 CHAIRPERSON MARTINETTI: -- bid.

12

13 **RESOLUTION NO. 2016-21**

14 **AUTHORIZING THE EXTENSION OF CONSULTING SERVICES**

15 **FOR 30 DAYS:**

16

17 MR. SANGER: 2016-21 is the Resolution  
18 Extending the Time Period for Virgilio Cabello to  
19 Provide Interim Emergency Consultation Services  
20 for the Housing Authority, the City of Union  
21 City, for a Period of 30 Days.

22 We're looking to do a 30-day extension and  
23 that 30-day extension will take to -- take to the  
24 -- and ending on May 23<sup>rd</sup>. So it would be 30 days  
25 for that.



1           And, again, I would say that this has been  
2 very helpful for me as the new Executive Director  
3 and his consultation -- you know, and working  
4 with Mr. Cabello in the transition has been very  
5 helpful. Just convey that message to you.

6           Any -- any discussion on that?

7           CHAIRPERSON MARTINETTI: No. We've had  
8 that discussion prior meetings.

9           MR. SANGER: Okay, so this is something  
10 we'll just finalize then; okay, make formal.

11          MS. NOVA: And, again, that's as --

12          MR. SANGER: Um-hum.

13          MS. NOVA: -- on an as needed basis.

14          CHAIRPERSON MARTINETTI: Right.

15          MS. NOVA: So it could, you know, we can  
16 start cutting down time as -- as needed from  
17 there.

18          MR. SANGER: Okay we do need a motion then.

19          CHAIRPERSON MARTINETTI: I'll motion.

20          COMMISSIONER GUTIERREZ: I'm second.

21          MR. SANGER: Motion; Mr. Martinetti.

22          Second by Ms. Gutierrez.

23          Roll call.

24          Chairperson Martinetti?

25          CHAIRPERSON MARTINETTI: Yes.

1 MR. SANGER: Vice Chairperson Gutierrez?

2 COMMISSIONER GUTIERREZ: Yes.

3 MR. SANGER: Commissioner Mundorf?

4 COMMISSIONER MUNDORF: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Commissioner Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. SANGER: That's it; carries.

10 I think -- I think that's it.

11 Right?

12 MS. NOVA: Yup.

13 MR. SANGER: That is it for all the  
14 resolutions.

15

16 **EMERGENCY RESOLUTION - PARKING LOT:**

17

18 MR. SANGER: And there's one other that I  
19 want to --

20 There's an emergency type situation and we  
21 do need your approval this evening. Again  
22 because it is emergency status I think we have  
23 the right to do this.

24 Some of you may have come in the parking  
25 light (sic) of the Housing -- parking lot of the

1 Housing Authority as you came today. And when  
2 you go through that entrance there the whole  
3 ground there is all potholes and it's really  
4 becoming a dangerous situation and it's not safe  
5 there at all.

6 So what we'd like to do -- when I came I  
7 saw immediately that this is something that has  
8 to be addressed. It's a -- it is a tremendous  
9 liability. So many people coming in and -- in  
10 and out of that parking lot on a daily basis and  
11 -- and it just needs to be addressed.

12 And so what we're looking to do is have  
13 someone come in and go -- and be sure that we  
14 could pave that --

15 We're not doing the entire parking lot. As  
16 you see the back parking lot is in -- is in  
17 pretty good shape and -- and, you know, we can --  
18 we can, you know, continue with that. But this  
19 entranceway here -- this driveway entranceway  
20 here --

21 COMMISSIONER MUNDORF: Yeah.

22 MR. SANGER: -- is in really bad  
23 condition --

24 COMMISSIONER GUTIERREZ: Unsafe.

25 CHAIRPERSON MARTINETTI: Repave or repair?

1 MR. SANGER: -- and it's a safety problem.

2 Excuse me?

3 CHAIRPERSON MARTINETTI: Repave or repair?

4 MR. SANGER: Both. We fill in the holes  
5 and fill in what has to be done and then repave  
6 as well. Because it's only going to be worse and  
7 worse and I think the liability now is, you know,  
8 tremendous.

9 So, I did check with -- you know, to be  
10 sure that we did have the funding and the money  
11 and we -- we can do that, we can afford to do  
12 that.

13 So, I think --

14 CHAIRPERSON MARTINETTI: So, Krystle, can  
15 you prepare a --

16 MR. SANGER: -- it's something we have to  
17 address.

18 CHAIRPERSON MARTINETTI: -- put it as an  
19 RFP, advertise, so we could get quotes?

20 MR. MORIN: Well, what we did we got -- we  
21 got three estimates. Since it's an emergency you  
22 don't have to go -- you don't have to go do that.

23 If it's an emergency like this you can --

24 MS. NOVA: Correct.

25 MR. MORIN: -- approve it.

1 (Indiscernible).

2 You know, will you guys -- okay, we got --  
3 we're going to get three estimates by tomorrow,  
4 different people, and Mr. Sanger will just review  
5 them and talk to the attorney and just get it  
6 done --

7 MS. NOVA: Have you --

8 MR. MORIN: -- instead of waiting 30 days.

9 MS. NOVA: Have you gotten an amount on  
10 that?

11 MR. MORIN: It's about roughly \$16,000.00.

12 Two of them came in -- 15,000 something,  
13 16,000. So --

14 CHAIRPERSON MARTINETTI: Are -- are  
15 these --

16 MR. MORIN: -- we're waiting for more.

17 CHAIRPERSON MARTINETTI: -- paving  
18 companies?

19 MR. MORIN: Paving comp -- yeah.  
20 Professional paving company.

21 CHAIRPERSON MARTINETTI: Just --

22 MR. MORIN: Yeah.

23 CHAIRPERSON MARTINETTI: -- that's --

24 MR. MORIN: Yeah. Yes.

25 CHAIRPERSON MARTINETTI: Specifically

1 paving.

2 MR. MORIN: Not -- not --

3 COMMISSIONER GUTIERREZ: Want to make sure.

4 MR. MORIN: -- not somebody just from the  
5 street, no. Professional paving company. Yeah.

6 CHAIRPERSON MARTINETTI: They'll come with  
7 the --

8 MR. MORIN: Yeah.

9 CHAIRPERSON MARTINETTI: -- the rollers, --

10 MR. MORIN: Yeah.

11 CHAIRPERSON MARTINETTI: -- the whole  
12 thing.

13 Right?

14 MR. MORIN: Yeah.

15 MR. NATERA: Big trucks.

16 MR. MORIN: Yeah.

17 MS. NOVA: We don't have to -- for this we  
18 wouldn't have to --

19 MR. SANGER: Professional operation.

20 MS. NOVA: -- actually put out an RFP and  
21 advertise it. We can just get the three quotes  
22 if it's under the 17 -- 17,500.

23 CHAIRPERSON MARTINETTI: No, I -- I  
24 understand but we've always gone out.

25 MS. NOVA: We can, of course, do that.

1 CHAIRPERSON MARTINETTI: We could do the  
2 repairs and then repave as part of a bid.

3 MS. NOVA: We can do that.

4 CHAIRPERSON MARTINETTI: You want to do  
5 that?

6 Do the repairs --

7 MR. SANGER: If that's the direction you  
8 want to go.

9 CHAIRPERSON MARTINETTI: -- as the  
10 emergency. And then when the repaving --

11 MR. MORIN: You said to repair now?

12 CHAIRPERSON MARTINETTI: Repair now as an  
13 emergency --

14 MR. MORIN: But it's going to come -- it's  
15 going to come to a lot of money just to repair.

16 CHAIRPERSON MARTINETTI: Probably be -- the  
17 whole thing, right, it's cheaper to do as a  
18 package?

19 COMMISSIONER GUTIERREZ: Yeah. Yeah.

20 CHAIRPERSON MARTINETTI: All right.

21 COMMISSIONER GUTIERREZ: That's what it is.

22 MR. SANGER: There is a great need.

23 CHAIRPERSON MARTINETTI: It's fine.

24 MR. SANGER: There is a great need.

25 MR. NATERA: By going as -- as an

1 emergency, okay, it's a lot easier to go than any  
2 other ways.

3 CHAIRPERSON MARTINETTI: Right.

4 MR. NATERA: So, --

5 CHAIRPERSON MARTINETTI: No it's true.

6 MR. NATERA: Yeah, if the Board --

7 CHAIRPERSON MARTINETTI: It's a --

8 MR. NATERA: -- if the Board approves --

9 CHAIRPERSON MARTINETTI: It's a mess the  
10 lot.

11 COMMISSIONER GUTIERREZ: Yeah. Um-hum.

12 MR. MORIN: And we'll take pictures and  
13 everything will be with the whole package that we  
14 put in.

15 CHAIRPERSON MARTINETTI: And one loss it  
16 will cost ten times that amount to defend it, so.

17 MR. MORIN: Yeah. Yes, it will.

18 MR. NATERA: That's it.

19 MR. MORIN: The catch basins where the  
20 sewer are, they're falling apart. So they're  
21 going to put in new too. They're going to raise  
22 them up.

23 CHAIRPERSON MARTINETTI: Okay.

24 MR. MORIN: That was -- that's where the  
25 money goes. Yeah.



1 CHAIRPERSON MARTINETTI: As long as they're  
2 paving companies; we don't get some --

3 MR. MORIN: No we will let you know.

4 CHAIRPERSON MARTINETTI: -- fly-by-night.

5 MR. MORIN: We'll let you know. We'll let  
6 you know.

7 MS. NOVA: You have to review --

8 CHAIRPERSON MARTINETTI: I've seen some of  
9 the --

10 MS. NOVA: -- you have to review --

11 CHAIRPERSON MARTINETTI: -- paving work  
12 that goes on around --

13 MR. MORIN: No, we'll --

14 MS. NOVA: -- the quotes.

15 MR. MORIN: -- we'll call you.

16 COMMISSIONER GUTIERREZ: Yeah. Yeah.

17 MR. MORIN: No, we'll let you know the  
18 estimates --

19 MR. NATERA: We might be able to -- to  
20 advertise, if you like to feel -- feel more  
21 comfortable about it. To advertise as a RFQ;  
22 just for -- for quotes. And then we just have --  
23 if you -- if you want to get more than three.

24 MS. NOVA: But if --

25 MR. NATERA: We could do that.

1 MS. NOVA: -- it's on an emergency basis --

2 MR. NATERA: And then we do --

3 MS. NOVA: -- that doesn't make sense.

4 CHAIRPERSON MARTINETTI: No, if it's an  
5 emergency --

6 COMMISSIONER GUTIERREZ: It's an emergency.

7 CHAIRPERSON MARTINETTI: -- just get it  
8 done.

9 COMMISSIONER GUTIERREZ: Yes, get it done.

10 CHAIRPERSON MARTINETTI: Just get the --  
11 the required number of quotes --

12 MR. NATERA: You already have two?

13 CHAIRPERSON MARTINETTI: -- proposals.

14 MR. NATERA: You already have two --

15 COMMISSIONER GUTIERREZ: Um-hum.

16 MR. NATERA: -- one third and --

17 MR. MORIN: Yes.

18 MR. NATERA: -- and sign on it.

19 MR. MORIN: Before we do anything we can  
20 give you a copy of --

21 MS. NOVA: Yes.

22 MR. MORIN: -- contract. You can talk to  
23 Martin. Pretty sure you know the companies and  
24 you can just, you know, -- okay?

25 MS. NOVA: And my office will review the

1 quotes.

2 MR. MORIN: If you feel anything different  
3 you can --

4 CHAIRPERSON MARTINETTI: Okay, yeah, --

5 MR. MORIN: -- just pull out. Yeah.

6 CHAIRPERSON MARTINETTI: -- you -- Krystle,  
7 you review them.

8 MS. NOVA: Yeah.

9 CHAIRPERSON MARTINETTI: Just check them.

10 MR. NATERA: And the qualification of the  
11 contractors.

12 MS. NOVA: Yes. Of course.

13 MR. SANGER: Okay, do we need a vote on  
14 that?

15 MS. NOVA: Well, let's do a preliminary  
16 vote. We'll then put it on for a resolution at  
17 the next meeting --

18 CHAIRPERSON MARTINETTI: Right.

19 MS. NOVA: -- officially to have it  
20 documented.

21 CHAIRPERSON MARTINETTI: You'll vote to  
22 authorize it and --

23 MS. NOVA: Yes.

24 CHAIRPERSON MARTINETTI: -- and put it on a  
25 resolution.

1 MR. SANGER: Vote of authorization.

2 Chairperson Martinetti?

3 CHAIRPERSON MARTINETTI: Yes.

4 MS. DILLON: I'm sorry; who's the mover and  
5 second?

6 MR. SANGER: Move?

7 CHAIRPERSON MARTINETTI: I'll move.

8 MS. NOVA: Chairman Martinetti moving.

9 MS. DILLON: And who's the second?

10 COMMISSIONER GUTIERREZ: I'm second.

11 MS. DILLON: Thank you.

12 MR. SANGER: Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. SANGER: Vice Chairperson Gutierrez?

15 COMMISSIONER GUTIERREZ: Yes.

16 MR. SANGER: Commissioner Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. SANGER: Commissioner DiNardo?

19 COMMISSIONER DiNARDO: Yes.

20 MR. SANGER: Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22

23 **FINANCE & BUDGET REPORT:**

24

25 MR. SANGER: Okay at this time I'm going to

1 ask Mr. Natera to just go over a number of items  
2 that are related to the Finance and Budget, and  
3 some issues that he'd like to share with you.

4 MR. NATERA: Very good.

5 In your package --

6 Thank you.

7 In your package you will find the complete  
8 booklet for the audit.

9 When we got the draft prior to the last  
10 Board Meeting we -- we hand out the most  
11 important pages where it shows that there was no  
12 problem with the operation -- financial operation  
13 of the Housing Authority. There were no findings  
14 or anything like that.

15 In reference to that particular audit  
16 report the Chairman had mentioned of a --  
17 something of a letter that was part of the  
18 package. Okay, this letter is from the auditors  
19 and it's addressed only to the Chairman. I did  
20 get a copy in the audit package. The Chairman  
21 received one envelope; we received a whole box  
22 full of reports. All right. So within those  
23 reports we have this letter.

24 And the letter -- the title was kind of  
25 intimidating because it was in bold letters. And

1 | what it says is --

2 |           And it's not in your package because this  
3 | is just addressed to the --

4 |           COMMISSIONER JETTER: Oh.

5 |           MR. NATERA: -- to the Chairman but he  
6 | mention it to me and ask me to relate to the --  
7 | to the Board.

8 |           The title is the Auditor's Communication  
9 | with those Charges with Governance.

10 |           What this means is that there's some items  
11 | in our operation that are not necessarily items  
12 | in the report -- audit report from HUD. They are  
13 | internal accounting entries that we do. These  
14 | were done maybe 35 years ago. Okay, those are  
15 | internal. And they were referring directly to --

16 |           And the reason why they mention it in this  
17 | particular audit was because GASB 68, GASB 68 are  
18 | the accounting regulations that the government  
19 | determine and every single entity has -- federal  
20 | entity, has to take in consideration the books.  
21 | So GASB 68 was their liability that the audit  
22 | done at PERS at the State level. Okay? Was  
23 | basically implemented for this year and every  
24 | single Housing Authority, federal institution,  
25 | the Board of Ed.

1           And I believe that also about two Board  
2 Meetings ago we gave you copies of the amount  
3 that we had to record in our books. At the time  
4 it was -- in our case it was for about 3.9  
5 million dollars. And we also mention the other  
6 institutions that were impacted by this audit and  
7 this liability and this GASB 68 that was  
8 implemented.

9           This is a totally new item in our books and  
10 we needed to present it. That's the reason why  
11 they were indicated here.

12           Since that was done they have to also  
13 disclose the fact that of the calculation that we  
14 have in-house for the compensated absences and  
15 sick leaves.

16           What we do is every year -- and this was,  
17 or again, is part of a policy that was adopted  
18 some 30 years ago. There was a percentage of  
19 benefits, -- let's say sick days and vacation  
20 days, okay, with in-house we have, for argument's  
21 sake, it was a -- within one current year we have  
22 some vacation days left over, as well as sick  
23 days.

24           So instead of putting everything into one  
25 lump sum, or one account, it gets split under

1 long term -- then compensated absences and  
2 current.

3           So that's something that is done  
4 internally. So a percentage going to it, okay,  
5 and the other percentage goes into the long term.  
6 And they have to disclose that.

7           And the other item was the allowance for --  
8 doubtful accounts. As we were going back to the  
9 write-off and all those people that just vacate  
10 the apartment and nobody knows about them, we  
11 prepare for that. And we do that by if we have a  
12 balance of about \$30,000.00 at the end of the  
13 year -- our -- our fiscal year, we calculate more  
14 or less based on the time period that these  
15 balances that are open and the amount. Based on  
16 that we generate some kind of equation and each  
17 AMP and each particular case and we say okay we  
18 might not get this money and a search amount of  
19 money -- certain amount of -- amount, so we  
20 calculate it and we send it over. We -- we send  
21 a percentage that we may never collect that we  
22 will be -- we will have it ready so we could  
23 adjust those charges to this allowance.

24           And that is -- is determined based -- every  
25 Housing Authority have a different community.



1 Every Housing Authority have their different  
2 history when it comes to tenant receivables.

3 So based on that we came out with an  
4 equation and as I said if we have \$2,000.00 in  
5 our receivables and for three month hasn't worked  
6 out, we're not going to get it, I say okay let's  
7 get 60 percent of that into allowance.

8 So instead of writing everything off  
9 against our revenue, okay, we write part of it  
10 against the allowance. And that is the reason  
11 why they indicated here.

12 On that same letter there were many items.  
13 Okay, I just want to read one just to give an  
14 example how we read it.

15 For example, where it says; disagreement  
16 with management. Okay, that's like just any  
17 disagreement that goes along with the regulations  
18 and the audit. The last sentence will read: We  
19 are pleased to report that no such disagreement  
20 arose during the course of this audit.

21 And every single answer is exactly the same  
22 on every single item of this particular letter.

23 And that's what it was. And the -- the  
24 Chairman was concerned because of the title that  
25 was there. Okay but, as you said, this letter

1 goes along with the last page -- last three pages  
2 in your report where it said there was not --  
3 there were no findings, there were not major --  
4 basically it was a great audit.

5           Okay?

6           That's based -- based on that booklet from  
7 the audit report that you have.

8           Also I'm happy to say that we -- our five  
9 year plan that was approved -- that was submitted  
10 last month was also approved. The fed -- it's a  
11 -- it's a requirement for us to submit a five  
12 year plan every day. And Jose Alba is the person  
13 who takes care of this. Because attached to the  
14 five year plan is our capital fund money. And  
15 you guys are familiar with that -- with that  
16 program.

17           That being said, the capital fund from last  
18 year was \$601,000.00. Basically almost  
19 \$602,000.00.

20           Although the proration from HUD -- they've  
21 been -- they've been going lower and lower every  
22 year, in this particular year they just changed  
23 it. This year the 2016 capital fund program was  
24 approved. We got the letter of approval already.  
25 And it's -- it was for \$629,000.00. So we got

1 basically about 27, \$28,000.00 more than last  
2 year.

3 That is not going to continue happening.  
4 It's not going to go up. It just happened  
5 because of the proration that -- between HUD and  
6 the Senate they come out with.

7 Okay, so they'll -- we're allocated some  
8 moneys and we got an extra \$27,000.00. And  
9 that's the reason why they're pushing for the RAD  
10 program. The RAD program that -- they're pushing  
11 for that because they cannot allocate more money  
12 or the -- the amount of money that is needed to  
13 bring the -- the Housing Authority up to  
14 standard, basically. You know, this will make it  
15 more attractive and a better quality of life for  
16 our tenants. That's the reason why RAD.

17 That being said, also you get in your  
18 package a copy of the -- the procedures that HUD  
19 wanted to take -- I don't want to say against the  
20 Housing Authority but to basically -- to inspire  
21 -- to inspire us a little bit more with the RAD  
22 program.

23 So they wanted to take that away from us.  
24 We had a great conversation yesterday with the  
25 new Executive Director. They spoke very well and

1 | the extensions with the program and we got an  
2 | extra extension.

3 | I mean we were scheduled to be revoked  
4 | today. And thank God we got more time and we're  
5 | going to be working with it as we go along.

6 | That's all I have to say.

7 | CHAIRPERSON MARTINETTI: Have you looked  
8 | into entities supplying federal tax credits for  
9 | the RAD, instead of private borrowing financials?

10 | MR. NATERA: We were discussing that and I  
11 | understand it is better, more beneficial if we  
12 | get the tax credit involved in it. Okay. We get  
13 | more money when that happens. And we have to  
14 | look at -- to look exactly which AMPS we wanted  
15 | to work with that credit.

16 | CHAIRPERSON MARTINETTI: Lower interests  
17 | also.

18 | MR. NATERA: Correct. Yes.

19 | CHAIRPERSON MARTINETTI: Which will --

20 | MR. NATERA: I mean but that --

21 | CHAIRPERSON MARTINETTI: -- impact our --

22 | MR. NATERA: But at the same time I believe  
23 | that all the tax credit that already expired,  
24 | there might be some coming up in 2017, if I'm not  
25 | mistaken.

1           I mean the process -- the process of this  
2 conversion is very long. So whatever we do it  
3 might take from like one year and a half to about  
4 two years. But we just have to continue going  
5 with the process.

6           Any other questions?

7           MR. SANGER: Any questions, anyone?  
8 Thoughts?

9

10 **DIRECTOR'S REPORT:**

11

12           MR. SANGER: Okay, moving along, it's -- it  
13 is time now for Executive Director's Report.

14           And I'd just like to take this time to  
15 really look around this room and look at this  
16 table and just say to all of you thank you very  
17 much. Thank you for this tremendous opportunity  
18 that you have given me, as the Board here and the  
19 people of Union City have given me, the  
20 leadership here in Union City and all of you.

21           Especially like to thank members of the  
22 committee; I went through an interview process --  
23 the members of that committee. And -- and I  
24 would like to say to all that you can be very  
25 confident in knowing it was done in a very --

1 extremely professional focused way. And -- and  
2 I, myself, was impressed. I was impressed with  
3 the whole process.

4           And I'm just so happy. As you know I'm a  
5 longtime Union City person. I've been here in  
6 Union City for 60, almost 65 years now. And very  
7 happy that I was able to be part -- always be  
8 part of Union City and was able -- you know, very  
9 fortunate to have led the Union City School  
10 District for some 40 years. And we -- I always  
11 use the word we -- we are very fortunate in Union  
12 City that we have such a -- you know a great  
13 group of people within our -- within our entire  
14 community.

15           And I'm just looking to have -- share that  
16 same experience that we have here at the -- at  
17 the Housing Authority and working with so many  
18 people that I feel that I already have a lot of  
19 relationships with. I have some positive  
20 relationships; I understand and I am sensitive to  
21 the needs of the people and the population. And  
22 I am just so happy and, you know, I'm excited  
23 that I could truly be -- take the leadership of  
24 the Union City, you know, Housing Authority and  
25 to be able to take it to another level. And

1 | hopefully as we all move -- as we all move  
2 | forward together we can do that.

3 |           And I do want to take a moment again to say  
4 | thank you to all of you. Thank you for the  
5 | confidence you have in me. And I'm sure that as  
6 | we move along together that this -- this  
7 | partnership and this working relationship will  
8 | prove to be one that will be very, you know,  
9 | positive for the community of Union City. So,  
10 | that's why I'm excited.

11 |           And a particular thanks to Chairperson  
12 | Martinetti. Thank you very much for the -- you  
13 | know, for the process. Thank you for the --  
14 | everyone, thank you for the opportunity. And as  
15 | I said to some people in the media, I just said  
16 | I'm looking for good things to happen and good  
17 | things will happen.

18 |           CHAIRPERSON MARTINETTI: Great.

19 |           MR. SANGER: And I will say not only  
20 | because I'm entering into this position but I  
21 | would like to say in the short time I've been  
22 | here, for the last three or four days in the  
23 | transition, I'd like to thank Virgilio Cabello,  
24 | of course Mr. Natera and Mr. Morin, as well. The  
25 | -- the cooperation here has been great, you know,

1 | in -- in the transition and whatever I've asked  
2 | and any questions I've had. Or go to the ladies  
3 | and the staff here and ask them for different  
4 | reports, different information, different data,  
5 | whatever it may be.

6 |         This is a tremendous learning curve for me,  
7 | make no mistake about it. You know there's a lot  
8 | to learn, you know, many different things but at  
9 | the same time I am a quick learner and I do know  
10 | that I have people around me that are going to  
11 | make that -- that whole thing a little easier for  
12 | me. And I'm looking forward to it tremendously.

13 |         Just to give you an idea of some of the  
14 | things I've done. I'm the kind of person I don't  
15 | like to sit back and, you know, wait for things  
16 | to happen. I like to make things happen. I was  
17 | able to get out two or -- two or three days  
18 | already this week, visit our sites. I was able  
19 | to get to the sites; I went with Mr. Morin and  
20 | Rudy Rivero, the supervisors. And I went through  
21 | a number of the sites quickly.

22 |         The first thing I noticed was that on the  
23 | side -- the side of our building here. I said  
24 | this is -- this has to be. And, you know, I know  
25 | if you -- you go over there now you would say to



1 | yourself this is just not a good reflection of  
2 | the, you know, the Housing Authority.

3 |         So my way is to try to be aggressive but at  
4 | the same time, you know, have a plan and to  
5 | address things based on, you know, start -- make  
6 | some priorities and approaches that we can do.

7 |         The first being some of those site visits,  
8 | you know, such as paving the driveway. Went over  
9 | to the senior citizens' building at 3700; some of  
10 | the conditions there and some things that need  
11 | some immediate attention you're going to see in a  
12 | few -- shortly we're going to be asking you to --  
13 | to work with us on, you know, a number of those  
14 | -- those projects as well.

15 |         So, getting out there, seeing what the  
16 | needs are and start to get now into a -- you  
17 | know, a systematic approach to doing things in a  
18 | consistent way. Identifying the needs, whether  
19 | they be the physical needs, you know, working  
20 | with staff, improving upon our -- our standards  
21 | of operation here and things of that nature,  
22 | whatever it may be. But to get into a system  
23 | approach and towards doing that and I think we're  
24 | well on our way towards doing that.

25 |         So this was about really going out,

1 observing, getting to meet people this week.  
2 And, you know, I was able to do some of those  
3 things that I mentioned to you with the emphasis  
4 on cleanliness and safety. Tremendous now focus.  
5 I think you'll see that I am going to be a person  
6 that's going to be working, you know, with a  
7 tremendous focus on improving the cleanliness,  
8 the appearance and, of course, all that has to do  
9 with safety as well. They really -- they really  
10 mirror each other and go hand-in-hand and, you  
11 know, we're looking to do things like that.

12 I've already reached out to Chief Richie  
13 Molinari, Police Chief, and we will be meeting  
14 shortly on how we could improve our relation with  
15 the Union City Police Department. How we could,  
16 again, put into place some systems in which we  
17 could have a relationship with the Union City  
18 Police Department; how they could support us and  
19 things we can do to, you know, establish that --  
20 you know that partnership and relationship and  
21 reporting and just very, you know, simply just  
22 having better communication with them and  
23 reporting of incidents so we could respond to  
24 those incidents in a timely fashion, both the  
25 Police Department, but with us as an Authority as

1 well.

2           So just improving relationship and we'll  
3 put into place different things so again so we  
4 can move forward in some of those things that I  
5 did mention.

6           I'm also looking to -- just so you know --  
7 you might say, well Mr. Sanger, what are you  
8 doing so the people know who you are. Hey, most  
9 -- you know, probably 99 percent of the people  
10 don't even know who you are or know that you've  
11 been appointed to the -- as the new Executive  
12 Director. And -- and rightfully so.

13           So I will be doing next week, I will be  
14 sending a letter out to all -- all the residents  
15 introducing myself as the new Executive Director  
16 and, of course, you know just a little -- some  
17 things about me and a little background and  
18 whatever.

19           And one thing that I would like to do --  
20 and I thought this was a great idea, my -- you  
21 know, myself, and suggested by some people around  
22 me, but as you know the first week of the month  
23 many hundreds of people here come and come and  
24 pay their rent. Very simply they come and pay  
25 their rent. They come to this door right here.

1 So I will be there all those days when these  
2 people come and --

3 COMMISSIONER GUTIERREZ: That's a nice  
4 idea.

5 MR. SANGER: -- and I will meet and -- sort  
6 of a meet and greet. They're going to be coming,  
7 they're going to be paying their checks or  
8 whatever but I am going to be there to put my  
9 hand out, introduce myself and have a face to  
10 face with them and things of that. And -- and  
11 put together a little form; if some people have  
12 some issues that are serious issues, I could say  
13 fill out some things right there. All right. So  
14 in other words start to have a relationship; get  
15 to meet them.

16 So I will send a letter introducing myself.  
17 I would like to meet and greet them as they come  
18 pay their rent. Now that might be a little time  
19 with the rent but we'll be there. We'll be there  
20 and, you know, get a chance --

21 I do want to spend, you know, all day a few  
22 of those days just dedicated to that. I think  
23 it's that important to get out and meet people --

24 COMMISSIONER GUTIERREZ: Yes.

25 MR. SANGER: -- and things of that nature.

1 | So I will be doing that.

2 |           And then following that, as we get into the  
3 | -- more into the month of May and the early  
4 | summer months, I do want to schedule evenings  
5 | that I will be going into the various sites and  
6 | -- and having night meetings. And I think it's  
7 | better to have them in the evening when people  
8 | return from work and things of that nature and  
9 | have a chance to just have a dialogue with  
10 | people. See what's on their mind. What their  
11 | issues are, things -- how we can we help, what  
12 | can we do to improve the quality of life for all  
13 | the people in Housing here in Union City.

14 |           So those are just some of the things that  
15 | I'm trying to do; you'll see this happening. I  
16 | will send you copies of the letter that I'm going  
17 | to be getting out and -- to everyone. And these  
18 | are just some of the things that I'm looking to  
19 | do and I'm excited about it.

20 |           I'm also going to be working -- I spoke to  
21 | Mr. Natera this afternoon -- I looked around and  
22 | I said, you know all of us that work for the  
23 | staff are going in and out of buildings every  
24 | day, travelling around the community and we're  
25 | knocking on doors, Waldo's going to apartments,

1 | wherever, no one has a simple thing such as an ID  
2 | badge. You know?

3 |           So one thing I've instructed Mr. Natera  
4 | with --

5 |           COMMISSIONER GUTIERREZ: Yeah.

6 |           COMMISSIONER JETTER: Um-hum.

7 |           MR. SANGER: -- we've gone out now, we're  
8 | going to be something -- we're going to be  
9 | vigilant and trying to be sure that we -- you  
10 | know, we're wearing ID badges, people be -- you  
11 | know, we're more recognizable and visible with a  
12 | badge on and things and going into the -- you  
13 | know, when we go into the various sites and it's  
14 | only the right thing.

15 |           So, you know, these are some of the things  
16 | we're talking about to improve communication, to  
17 | improve relationship and things of that nature so  
18 | we can truly be of, you know, quality service to  
19 | everyone that are living in our facilities.

20 |           So, again I just want to say I'm very  
21 | excited. I'm very happy. I never thought I'd be  
22 | in this position. Twenty-two months ago I  
23 | retired from Union City Board of Education and I  
24 | thought I'd be a retired person but, ladies and  
25 | gentlemen, life sometimes throws a little skin at

1 | you. You know, things change. So, -- and things  
2 | change in your personal life and things happen  
3 | and I was -- you know, I saw this opportunity and  
4 | I'm just excited about it and I just thank you  
5 | very much. Looking to move forward with you and  
6 | that's -- that's it.

7 |           Thank you so much. I appreciate it very  
8 | much.

9 |           CHAIRPERSON MARTINETTI: Well thank you --

10 |           MR. SANGER: Thank you.

11 |           CHAIRPERSON MARTINETTI: -- for serving.

12 |           MR. SANGER: Thank you.

13 |           COMMISSIONER GUTIERREZ: Thank you.

14 |           MR. SANGER: Thank you.

15 |           COMMISSIONER GUTIERREZ: And welcome.

16 |           MR. SANGER: Thank you.

17 |           MR. NATERA: I like -- I like that.

18 |           COMMISSIONER DiNARDO: Good luck. Good  
19 | luck.

20 |           (Applause.)

21 |           COMMISSIONER GUTIERREZ: And -- and I  
22 | believe all the Commissioners we're here to work  
23 | with you also.

24 |           MR. SANGER: Thank you. Thank you.

25 |           Appreciate your support and I'm --

1 COMMISSIONER GUTIERREZ: Yes.

2 MR. SANGER: -- I'm going to enjoy that  
3 relationship. I think you will -- we will  
4 establish a confidence in each other that we  
5 could move this forward.

6 COMMISSIONER GUTIERREZ: Um-hum.

7 MR. SANGER: It's all about trust and  
8 confidence.

9 COMMISSIONER DiNARDO: Yes. Yes.

10 MR. SANGER: And that's -- I could lay that  
11 right at this table.

12 COMMISSIONER GUTIERREZ: Um-hum.

13 CHAIRPERSON MARTINETTI: Sandy, when --

14 MR. SANGER: It's about trust and  
15 confidence and that will happen.

16 CHAIRPERSON MARTINETTI: When you send out  
17 your introductory letter, --

18 MR. SANGER: Um-hum.

19 CHAIRPERSON MARTINETTI: -- could you send  
20 maybe a form accompanying that for tenant  
21 concerns?

22 So we could get -- you know, maybe as you  
23 settle in doing site by site. Or if you want to  
24 do it, --

25 COMMISSIONER GUTIERREZ: Um-hum.



1 CHAIRPERSON MARTINETTI: -- you know, --

2 MR. SANGER: If --

3 CHAIRPERSON MARTINETTI: -- Authority-wide.

4 MR. SANGER: -- if you think so but my

5 thought was -- and I'll -- I'll --

6 CHAIRPERSON MARTINETTI: No, I just --

7 MR. SANGER: -- share my thought -- that

8 I'll meet people like outside the meet and greet

9 so-to-speak. When we get a chance to have that

10 night meeting I'll have those forms for

11 people, --

12 COMMISSIONER GUTIERREZ: Oh, okay.

13 CHAIRPERSON MARTINETTI: Okay.

14 COMMISSIONER GUTIERREZ: Um-hum.

15 MR. SANGER: -- and it might --

16 But I'll -- if you think it to be

17 differently or --

18 CHAIRPERSON MARTINETTI: Some -- some

19 people might --

20 MR. SANGER: -- you have a better pulse

21 than I do.

22 CHAIRPERSON MARTINETTI: -- some people

23 might have conflicting work schedules.

24 MR. SANGER: Yeah.

25 CHAIRPERSON MARTINETTI: So maybe --

1 MR. SANGER: Um-hum.

2 CHAIRPERSON MARTINETTI: -- you know as you  
3 settle in do a site at a time.

4 COMMISSIONER GUTIERREZ: Um-hum.

5 CHAIRPERSON MARTINETTI: Send out a --

6 MR. SANGER: And how about when people come  
7 pay their rent I could give them a form.

8 CHAIRPERSON MARTINETTI: And -- yeah, they  
9 should have that also.

10 COMMISSIONER GUTIERREZ: Yeah.

11 MR. SANGER: Give them a form.

12 COMMISSIONER GUTIERREZ: Um-hum.

13 MR. SANGER: That's what I said, they'll  
14 have a form there and write down --

15 CHAIRPERSON MARTINETTI: And that  
16 alleviate --

17 MR. SANGER: -- jot down some things.

18 CHAIRPERSON MARTINETTI: -- some of the,  
19 you know --

20 MR. SANGER: But I'll give them each a form  
21 -- you have any concern, --

22 CHAIRPERSON MARTINETTI: -- complaints.

23 MR. SANGER: -- name, address, whatever  
24 concerns --

25 COMMISSIONER GUTIERREZ: Exactly.

1 MR. SANGER: -- or things of that nature.

2 COMMISSIONER GONZALEZ: Um-hum.

3 CHAIRPERSON MARTINETTI: Sure.

4 MR. SANGER: Okay. Well, good.

5 COMMISSIONER GUTIERREZ: Um-hum.

6 MR. SANGER: We will do that, yes.

7 CHAIRPERSON MARTINETTI: Thanks.

8 MS. NOVA: Okay.

9

10 **PUBLIC COMMENT:**

11

12 MS. NOVA: Now open it to the public.

13 MR. SANGER: Yeah, at this time we have our  
14 public portion of our meeting.

15 And if there is anyone who would like to  
16 address the Board, now is your time to do so.

17 MS. NOVA: The podium.

18 MR. SANGER: Please step forward.

19 MS. BORRERO: Hi.

20 MR. SANGER: Hi.

21 MS. DILLON: I need you to state your name;  
22 spell it for the record and give your address  
23 please.

24 MS. BORRERO: My name is Adelaida, it's A-  
25 D-E-L-A-I-D-A; last name is Borrero, B-O-R-R-E-R-

1 O. And the address is 309 44<sup>th</sup> Street, Apartment  
2 1.

3 MS. DILLON: Thank you.

4 MS. BORRERO: You're welcome.

5 On April 6, in the middle of the night, I  
6 guess from upstairs, was like a -- a pipe broke.  
7 I don't know what it was. My husband told me  
8 that there was water all over -- all over the  
9 bathroom.

10 I woke up in the middle of the night, I  
11 just noticed like he had just thrown like towels.  
12 I didn't pay no mind to it. I picked them up  
13 thinking it was the girls; went back to bed.

14 When I woke up to get ready to go to work I  
15 looked on my walls; I'm like -- there must have  
16 been like water bubbles. And I'm like, again,  
17 every since I moved there I've been having that  
18 issue. There's always been leaks from upstairs.

19 Just when I said, okay, never mind, I'm  
20 going to start getting ready to go to work. As  
21 I'm getting ready I'm passing across from the  
22 bathroom in the hallway and I -- I looked up and  
23 I said -- I saw a drip from the light. When I  
24 look at it really good I started screaming,  
25 calling my husband, because I'm like -- the

1 entire light fixture was full of water.

2 I got scared. I called the emergency  
3 number for Housing.

4 What's his name? Jorge? The tall -- I  
5 don't know his last name.

6 MR. MORIN: Cuellar.

7 MS. BORRERO: Yes. He called me.

8 The first thing I told him was that I did  
9 not want Pedro coming to my house, 'cause he does  
10 not know how to do anything. So right away I  
11 told him no.

12 Anyway Jorge comes to my house. I couldn't  
13 go to work. Now I get upset because if I would  
14 not notice that fixture full of water, I would  
15 have left, my husband would have left, my two  
16 older daughters would have stood home. That  
17 could have caused a fire. Okay? That's one.

18 When Jorge came, -- Jorge is not a plumber.  
19 He's not electrician.

20 What is he doing in my house?

21 I kept telling him to call Rudy. Didn't  
22 call me. Didn't come to my house. Nothing.

23 Jorge he did the best that he could do.  
24 They opened a huge hole in my ceiling. Because I  
25 was like you have to find out from where this

1 | leak is coming from.

2 |           They went upstairs. They took, I think,  
3 | the guy's sink, his vanity, they open up a hole  
4 | in the wall, hole in the -- on -- on the floor,  
5 | which it stills looks like that. They still  
6 | haven't fixed it.

7 |           And my ceiling they only put sheetrock and  
8 | they put a new lamp on. That's it.

9 |           MR. MORIN: It's still leaking?

10 |           MS. BORRERO: We don't know because they  
11 | haven't put his sink --

12 |           MR. MORIN: Put his -- put his --

13 |           MS. BORRERO: -- his sink yet.

14 |           MR. MORIN: Huh?

15 |           MS. BORRERO: He has no sink in the  
16 | bathroom.

17 |           MR. MORIN: The guy upstairs?

18 |           MS. BORRERO: Um-hum.

19 |           MR. MORIN: Okay.

20 |           MS. BORRERO: So, my point is then Rudy  
21 | shows up the following day. I don't need him in  
22 | my house the following day. He was supposed to  
23 | be there that day. He needed to send somebody to  
24 | -- to make sure if -- you --

25 |           I don't know about electricity. I don't

1 | know --

2 |           Jorge is not -- like I said Jorge is not an  
3 | electrician, he's not a plumber.

4 |           So he shows the next day?

5 |           To me that's not acceptable. It's not.

6 | And what gets me more upset is that I'm like --  
7 | it could have caused a fire. And it's not  
8 | important?

9 |           And to this day, -- you could look at my  
10 | ceiling, I have pictures. Pictures.

11 |           I told my husband, I said you know what, I  
12 | give up.

13 |           You guys know -- like I told Jorge, if you  
14 | guys need to come back to repair something, you  
15 | got my cell phone, you got my house number, you  
16 | got my husband's, my mother; nobody has called.  
17 | And I'm very, very upset.

18 |           Now about the guy upstairs, if he hasn't  
19 | told you anything, that's on him. That's not --  
20 | it has nothing to do with me.

21 |           Now I also feel knowing that those houses  
22 | are so old that we should have fire  
23 | extinguishers. We should.

24 |           So I want to know what is going to happen  
25 | with my bathroom?

1 MR. MORIN: I will find out tomorrow with  
2 Rudy. And just to let you know you and I had a  
3 better relationship.

4 MS. BORRERO: I know.

5 MR. MORIN: You -- I think you have my  
6 number, you -- or your husband has my personal  
7 number.

8 MS. BORRERO: Yeah but --

9 MR. MORIN: I mean I know you haven't  
10 called me but when I was dealing with you I tried  
11 as much as I could.

12 MS. BORRERO: Yeah, I know.

13 MR. MORIN: You know that. I don't know  
14 what's going on lately with Rudy going.

15 So tomorrow I'll go with him myself.

16 But next time you have a problem, --

17 I -- I know what --

18 MS. BORRERO: I know but the thing is that  
19 I --

20 MR. MORIN: -- it is -- to call me. I  
21 understand. I understand. You don't have to do  
22 that.

23 MS. BORRERO: -- I work.

24 MR. MORIN: But --

25 MS. BORRERO: And --



1 MR. MORIN: -- that's the way --

2 MS. BORRERO: -- I'm in a position right  
3 now that I cannot take off from work.

4 MR. MORIN: I understand.

5 MS. BORRERO: I -- I left a little early  
6 today because I was like I have to come to this  
7 meeting, I have to let you guys know. But, you  
8 know, it's not a little thing, to me it's not a  
9 little thing.

10 MR. MORIN: Oh, no, it is not.

11 MS. BORRERO: Something like that --

12 MR. MORIN: It is not. It is not.

13 MS. BORRERO: -- it's -- it's --

14 MR. MORIN: I agree with you. I agree with  
15 you.

16 MS. BORRERO: It got me very upset because  
17 to me I'm thinking, oh my God, if I would have  
18 left, -- my girls.

19 MR. MORIN: I agree with you.

20 MS. BORRERO: Or the lady upstairs, she's  
21 old.

22 MR. SANGER: Um-hum. Let me say, you  
23 mentioned I give up. I don't want you to give  
24 up. Okay?

25 Now that I'm aware of it, now that we're

1 | aware of it, you can be sure that we're going to  
2 | take some action that when -- and it's final, --

3 | MS. BORRERO: I understand every --

4 | MR. SANGER: -- when it's final, that  
5 | you're going to be satisfied with.

6 | Okay?

7 | MS. BORRERO: Okay.

8 | MR. SANGER: So, we're going to work  
9 | towards that. We're going to do our best to help  
10 | you. Talk to Waldo; give him all the  
11 | information, what we have to do and all I can say  
12 | is you can be sure people are going to be there  
13 | to address your issue, okay, and take care of it.

14 | All right?

15 | So now that I'm aware of it, we're going to  
16 | make something good happen to you.

17 | All right?

18 | MS. BORRERO: Thank you.

19 | MR. SANGER: Okay.

20 | CHAIRPERSON MARTINETTI: Rafael, we have  
21 | moneys available for fire extinguishers?

22 | At least one in every kitchen?

23 | COMMISSIONER GUTIERREZ: Every kitchen,  
24 | yeah.

25 | MR. NATERA: We haven't look into it. We

1 do have money available. This is the Veteran's  
2 Housing.

3 CHAIRPERSON MARTINETTI: Because, you  
4 know, --

5 MR. NATERA: So, --

6 CHAIRPERSON MARTINETTI: Household ones.

7 MR. SANGER: Small compact --

8 CHAIRPERSON MARTINETTI: Correct.

9 MR. SANGER: -- the compact ones?

10 CHAIRPERSON MARTINETTI: Yes.

11 COMMISSIONER GUTIERREZ: Yeah. Um-hum.

12 MR. NATERA: Yeah, we could -- we could  
13 look into it. We have the -- we have a company  
14 that services the -- the fire extinguishers that  
15 we have in place at the PHA. So we --

16 CHAIRPERSON MARTINETTI: Maybe --

17 MR. NATERA: -- we consult with them --

18 CHAIRPERSON MARTINETTI: Yeah, --

19 MR. NATERA: -- and see exactly --

20 CHAIRPERSON MARTINETTI: -- maybe even Home  
21 Depot.

22 MR. SANGER: Right.

23 MR. NATERA: -- what a -- what a budget  
24 might be.

25 CHAIRPERSON MARTINETTI: You do a bulk

1 purchase at Home Depot or something.

2 MR. SANGER: And there are not that many  
3 units there.

4 CHAIRPERSON MARTINETTI: Right.

5 COMMISSIONER GUTIERREZ: Exactly.

6 MR. NATERA: Because it --

7 MR. SANGER: That we might, you know, --

8 COMMISSIONER GUTIERREZ: Yeah.

9 MR. SANGER: -- we could do with cost, you  
10 know, effective.

11 MS. BORRERO: You know it's just in case of  
12 emergency, you don't --

13 COMMISSIONER GUTIERREZ: And maybe we could  
14 do that in Housing.

15 CHAIRPERSON MARTINETTI: Because you could  
16 go through the bid room they call it, -- in  
17 like --

18 MR. SANGER: No, we can --

19 CHAIRPERSON MARTINETTI: -- one of the home  
20 improvement centers; Home Depot, Lowes, whatever.

21 MR. MORIN: It's a hundred and twelve; we  
22 can get a --

23 CHAIRPERSON MARTINETTI: Wherever you  
24 go, --

25 MR. MORIN: Yeah.

1 CHAIRPERSON MARTINETTI: -- you might be  
2 able to get a -- secure a better price.

3 MR. MORIN: Oh, yeah, Jose will call and  
4 get, you know, get --

5 CHAIRPERSON MARTINETTI: Sure.

6 MR. MORIN: -- quotes -- and -- get quotes.

7 MR. NATERA: Might get a --

8 COMMISSIONER GUTIERREZ: Yeah we can do  
9 that in -- in 41<sup>st</sup> Street and Cantello also.

10 MR. SANGER: Yes.

11 MS. NOVA: Right.

12 MR. NATERA: We might be getting that out-  
13 of-state it won't be probably a lower cost.

14 MR. MORIN: Yeah.

15 CHAIRPERSON MARTINETTI: Yeah.

16 COMMISSIONER GUTIERREZ: You know --

17 MR. SANGER: We will do that in all the  
18 Vet's Housing.

19 COMMISSIONER GUTIERREZ: Exactly.

20 CHAIRPERSON MARTINETTI: Put one in every  
21 kitchen.

22 COMMISSIONER JETTER: That would be  
23 wonderful.

24 COMMISSIONER GUTIERREZ: Every kitchen.

25 CHAIRPERSON MARTINETTI: They come with

1 the --

2 COMMISSIONER MUNDORF: Yeah.

3 CHAIRPERSON MARTINETTI: -- the wall  
4 bracket.

5 COMMISSIONER MUNDORF: Yeah.

6 MR. MORIN: Yes.

7 COMMISSIONER GUTIERREZ: Um-hum.

8 MR. MORIN: That's a good idea. And then  
9 you know about seven, eight months ago I went one  
10 step further and I put in every apartment -- we  
11 install a -- I'm still missing about eight or ten  
12 tenants -- but we did install carbon monoxide and  
13 a smoke detector together --

14 CHAIRPERSON MARTINETTI: I was going to ask  
15 you about --

16 MR. MORIN: -- because I --

17 COMMISSIONER GUTIERREZ: Okay.

18 MR. MORIN: -- they never --

19 COMMISSIONER GUTIERREZ: Yeah.

20 MR. MORIN: -- had it there.

21 COMMISSIONER GUTIERREZ: Um-hum.

22 MR. MORIN: So that's one thing that I  
23 really was concerned and I did that.

24 But that's a good idea. Yeah. Look into  
25 that, yeah.

1 COMMISSIONER GUTIERREZ: Um-hum. It's got  
2 to be done.

3 MR. SANGER: Thank you.

4 MS. BORRERO: Thank you.

5 MR. NATERA: Anybody else?

6 MR. SANGER: Anyone else like to address  
7 the Board?

8 MR. HEINIS: Yes.

9 A VOICE: Good idea.

10 MR. HEINIS: Sorry, just give me a moment.

11 MS. NOVA: Can't do that.

12 MR. HEINIS: Oh, you're leaving it. You  
13 used to pick it up. Sorry.

14 MS. DILLON: No. Don't pick it up, please.

15 MR. HEINIS: 78 Montclair Ave, Little  
16 Falls, New Jersey.

17 Sorry.

18 074 --

19 MS. DILLON: Spell your name for the  
20 record.

21 MR. HEINIS: H-E-I-N-I-S, John Heinis.

22 All right. Sorry about that.

23 But -- so, actually, I had a few questions  
24 about the RAD program.

25 So it was almost a year ago to the day that

1 the Executive Director of course at the time,  
2 Virgil Cabello, announced that it was going to be  
3 16 million dollars in funding. Obviously,  
4 there's since been some setbacks.

5           So, could you just tell me -- I mean first  
6 of all are we still talking about 16 million  
7 dollars for this project?

8           MR. NATERA: You want me to address this?

9           MR. SANGER: You can --

10          MR. NATERA: Right.

11           There is an assessment to be done as  
12 requirement from the Housing Authority. For the  
13 application we did -- we did an assessment --  
14 preliminary one and it came out to about  
15 \$16,000.00 (sic) including the financial amounts  
16 due -- to be paid into the -- the program. That  
17 was about \$16,000.00 (sic).

18           A realistic number for the Housing  
19 Authority that we have -- and keep in mind our  
20 housing buildings are in good shape, okay, it  
21 might be 12 million instead of the 16 that we're  
22 talking about.

23           It is still too soon to give you a precise  
24 number but once we get the -- the need assessment  
25 that is required by the application of the RAD



1 process we'll have a much better exact or  
2 accurate number.

3 MR. HEINIS: This is a long process, right?  
4 This is, as you said, a year and a half, two  
5 years at least?

6 MR. NATERA: It is very long. I mean this  
7 program came up in 2013 and basically some of the  
8 -- the first Housing Authority that apply for it,  
9 they're just signing some of the contract to  
10 start the work.

11 I believe it is Passaic or Pater --  
12 Passaic --

13 MR. MORIN: Passaic.

14 MR. NATERA: -- I think it is that just  
15 sign in. I don't think they have -- they haven't  
16 get the contractor go in yet but they're closing  
17 in into their -- on their deals.

18 CHAIRPERSON MARTINETTI: And, John, just so  
19 you know, this is not grant money; this is not  
20 free money.

21 MR. NATERA: No it's not.

22 CHAIRPERSON MARTINETTI: This is debt that  
23 the Authority would have to take on and pay it  
24 off as it goes -- it's basically a mortgage.

25 COMMISSIONER GUTIERREZ: Um-hum.

1 CHAIRPERSON MARTINETTI: So there's a lot  
2 of variables to take into consideration. You  
3 know, can we pay the debt; how much can we take  
4 on.

5 There's also Section -- the -- the  
6 Authority becomes Section 8 based. They'll be  
7 project based Section 8. It's a little bit  
8 different than what we have now. So there's a  
9 lot of discussion needs to take place with the  
10 tenants also because as their apartments get  
11 remodeled they would have to move into one of the  
12 other units --

13 COMMISSIONER GUTIERREZ: Yeah, one of --

14 CHAIRPERSON MARTINETTI: -- and --

15 It's not just something that could happen  
16 overnight. It's logistically very complicated to  
17 perform.

18 MR. HEINIS: No, I understand. And, you  
19 know, as you guys may recall when I asked about  
20 this like I said almost a year ago to the day,  
21 that the exact same thing was happening in West  
22 New York and, you know, there were similar  
23 concerns.

24 So I have read a little about it. I do  
25 have some familiarity. But I was just curious

1 | since it did come up about where it stands and  
2 | what's going to happen in the future.

3 |         So I do appreciate you guys giving me some  
4 | clear answers there.

5 |         CHAIRPERSON MARTINETTI: Right.

6 |         And -- and when we went out to HUD -- we  
7 | went out to the -- the main offices of HUD. They  
8 | told us, you know, there's no need to -- to jump  
9 | into this until they appoint a liaison to the  
10 | Authority. And we're already on 3<sup>rd</sup> base or we  
11 | should be on 1<sup>st</sup> base was the expression that they  
12 | used.

13 |         COMMISSIONER GUTIERREZ: Um-hum.

14 |         CHAIRPERSON MARTINETTI: So, you know, they  
15 | -- they were a little unsure how it was going to  
16 | completely unfold themselves.

17 |         COMMISSIONER GUTIERREZ: Um-hum.

18 |         CHAIRPERSON MARTINETTI: I brought up to  
19 | the former Executive Director about using tax  
20 | credits instead of going to financial  
21 | institutions and taking mortgages, maybe there's  
22 | private lenders -- well they do it through  
23 | federal tax credits and that might give us a  
24 | discounted interest rate and -- and it'd be a lot  
25 | cheaper for the Authority and we might have more

1 moneys accessible to perform our renovations.

2           So there's a lot of things that Rafael's  
3 looking into also at this time.

4           MR. HEINIS: Gotcha. Again, appreciate it.

5           CHAIRPERSON MARTINETTI: No, that's fine.  
6 I just wanted to clear up any questions you have.

7           MR. HEINIS: It actually -- I'm glad you  
8 used that baseball analogy because I actually had  
9 a sports analogy on a different subject.

10           So, first of all though let me just  
11 publicly congratulate Mr. Sanger. You know as  
12 noted in the story of mine, tremendous job as the  
13 Superintendent of Schools and, you know, the  
14 track record speaks for itself. So, I mean I  
15 don't want to spend too much time on that.

16 But --

17           And actually I -- I will add that it's very  
18 rare in five years reporting on Hudson County  
19 government and politics, people say as many kind  
20 words about a person as I heard about Mr. Sanger.  
21 So you've obviously made a very positive impact  
22 on a lot of people. So I just want to also put  
23 that on the record as well.

24           MR. SANGER: Thank you.

25           MR. HEINIS: But with that being said, --

1 CHAIRPERSON MARTINETTI: That's nice of  
2 you, John.

3 MR. SANGER: Now what?

4 MR. HEINIS: I think I'm a pretty fair guy.

5 But with that being said I think -- you  
6 know, there's always going to be detractors with  
7 this kind of thing, right?

8 So one analogy that was used in  
9 conversation I had with someone was, you know,  
10 Stanley Sanger's like the Michael Jordan of  
11 education here in Hudson County. You know when  
12 the game's on the line you give the ball to  
13 Stanley Sanger and obviously he delivered in a  
14 lot of circumstances.

15 I think you would all agree with that or he  
16 wouldn't be here.

17 Right?

18 COMMISSIONER GUTIERREZ: Yes.

19 COMMISSIONER JETTER: Yes.

20 COMMISSIONER MUNDORF: Right.

21 COMMISSIONER GUTIERREZ: Yes.

22 COMMISSIONER JETTER: Yes.

23 MR. HEINIS: However, some believe that  
24 with you giving him the Housing Authority  
25 contract that was like when Michael Jordan went

1 to the White Sox. And I mean you don't hear many  
2 people talking about how many homeruns Michael  
3 Jordan hit.

4 So, there's obviously a reason for that and  
5 whether you think that's a little dramatic or  
6 not, I mean it's just an analogy, I'm just trying  
7 to make a point. You know, is the expertise  
8 there? And I mean just what is the learning  
9 curve I guess in this particular situation is  
10 really what I'm getting at.

11 MR. SANGER: Well, I could answer that. I  
12 -- I just feel that I do have the skills for this  
13 position. I feel I do have the relationship. I  
14 have the organizational skills. I have, within  
15 our community, I do have a sensitivity to the  
16 community, a history with the community.

17 One thing I was always extremely proud of  
18 at the Union City Board of Education that we  
19 always did have the structures in place to  
20 implement and to coordinate and -- in an  
21 organizational way to roll out and implement all  
22 program.

23 And I think those same skills, regardless  
24 if you're working -- this is the people business.  
25 You're working with children within the schools.

1 | You're working with parents. Those same children  
2 | and those same parents work with and live within  
3 | these -- in these Housing Authority, --

4 |           COMMISSIONER GUTIERREZ: Um-hum.

5 |           MR. SANGER: -- within these homes and et  
6 | cetera.

7 |           So I think that is most important as far as  
8 | how you relate to these people and how you can  
9 | service and -- and present them with some quality  
10 | -- quality for them to improve their lives.

11 |           But at the same time I feel I have the  
12 | organizational skills and the -- the background.  
13 | And I am a -- an extremely what you would call  
14 | quick -- fast learner. And I am looking forward  
15 | to attending many of the classes at Rutgers  
16 | University that help prepare you for this  
17 | position that is required. And I'm going to do  
18 | everything that is necessary and take advantage  
19 | of all resources to strengthen my skills and help  
20 | me grow and to improve as we move forward.

21 |           But I also think that I have great  
22 | relationships. There are -- and one thing I am  
23 | -- feel that I have a talent of is how do I  
24 | utilize people around me and utilize the  
25 | strengths of various staff members that -- and

1 identifying their strengths, utilizing their  
2 strengths, so these strengths could be a benefit  
3 to the whole community. And that is something  
4 that I think I have a talent in doing in  
5 identifying those strengths and then utilizing  
6 them and really be a team builder and utilize and  
7 move everyone forward.

8           It's not just all about Stanley Sanger by  
9 the way. Okay?

10           MR. HEINIS: Sure it's a team effort.

11           MR. SANGER: This is a great -- this a  
12 great -- it's a team effort. There's a community  
13 with great people here. They have a great Board  
14 here. They have great community leaders in Union  
15 City. I have a Housing Authority that has been  
16 successful thus far. And I'm just looking to  
17 really -- I'm just being part of that to continue  
18 to take the leadership within that and really  
19 keep the motor going so to speak and -- and move  
20 this forward.

21           So I think I have the skills to do that and  
22 be a team builder, gather all our resources, put  
23 those resources together. Whether they're fiscal  
24 resources, human resources, physical resources,  
25 the building themselves, whatever it may be, and



1 to move forward.

2 So I feel that I have those skills to  
3 continue to do that and really to get everything  
4 better.

5 How can we get better? That's my main --  
6 that's going to be my focus.

7 MR. HEINIS: Understood.

8 Now, also just on a clerical note, could I  
9 just ask what the compensation is for the job?

10 And just also there was a note in nj.com  
11 there that you're actually -- the Authority's  
12 actually saving money by selecting Stanley  
13 Sanger.

14 So could we just get that on the record  
15 for, you know, my purposes here for the news.

16 CHAIRPERSON MARTINETTI: Would you like to  
17 answer the question?

18 MS. NOVA: Sure.

19 The compensation -- well the compensation,  
20 the base salary, it's a hundred and sixty-three  
21 thousand dollars.

22 The -- the savings come from, first of all,  
23 whatever you may think because he already does  
24 have the pension he cannot do a second pension;  
25 therefore we do not have to pay into a second

1 pension fund. That's number one.

2 Number two, Mr. Sanger is not taking a cell  
3 phone, which he -- which other Authority's would  
4 have given him and other candidates had requested  
5 as part of their compensation.

6 He's not taking a vehicle, which other  
7 candidates as well had requested.

8 He was the -- the lowest salary request of  
9 all of our different candidates who -- who were  
10 interviewed.

11 And -- and also his health benefits will be  
12 -- there will be a cost-savings there.

13 What's the -- what was the amount that we  
14 came up with?

15 MR. NATERA: Just on the health benefits?

16 MS. NOVA: The savings.

17 MR. NATERA: Will be about 30 --  
18 \$32,000.00.

19 MR. HEINIS: A substantial figure, --

20 CHAIRPERSON MARTINETTI: Overall --

21 MR. HEINIS: -- obviously.

22 CHAIRPERSON MARTINETTI: -- savings will be  
23 approximately 70 because it's also --

24 MR. HEINIS: Sure. Yes.

25 CHAIRPERSON MARTINETTI: -- he's taken a

1 salary that's substantially lower than the former  
2 Executive Director also.

3 COMMISSIONER GUTIERREZ: Um-hum.

4 CHAIRPERSON MARTINETTI: So, you know you  
5 have the salary savings, the benefits package,  
6 the car, the pension contributions, the phone, --

7 COMMISSIONER GUTIERREZ: The insurance --

8 CHAIRPERSON MARTINETTI: -- insurance, --

9 COMMISSIONER GUTIERREZ: -- for the car.

10 CHAIRPERSON MARTINETTI: -- the medical,  
11 everything, --

12 COMMISSIONER GUTIERREZ: Insurance for the  
13 car, too.

14 CHAIRPERSON MARTINETTI: -- insurance.

15 MR. NATERA: May I?

16 If we take in consideration the salary,  
17 then we're talking about over a hundred thousand  
18 dollar savings.

19 CHAIRPERSON MARTINETTI: Yeah.

20 MR. HEINIS: I'm not saying there aren't  
21 any savings, I'm just saying I didn't know about  
22 them and therefore I think a lot of people out  
23 there don't know about them. So just, you know,  
24 just a clerical question.

25 And, finally, I don't know how newsworthy

1 | this is or isn't but I mean when it came down to  
2 | the final four, my understanding was that one of  
3 | the gentlemen or perhaps one of the women -- I  
4 | mean it wasn't really clear -- was being  
5 | investigated by the FBI.

6 |           So my question on that is just how did that  
7 | person make it that far?

8 |           MS. NOVA:    The --

9 |           CHAIRPERSON MARTINETTI:  You should let  
10 | that person answer for themselves.

11 |           COMMISSIONER DiNARDO:  Absolutely.

12 |           MS. NOVA:  Well, it was -- you know it  
13 | wasn't part of the application packet essentially  
14 | and it only came out after we went further and  
15 | reviewed --

16 |           COMMISSIONER GUTIERREZ:  Um-hum.

17 |           MS. NOVA:  -- references.

18 |           COMMISSIONER GUTIERREZ:  Um-hum.

19 |           MS. NOVA:  So that's the reason why they  
20 | got to that point.

21 |           Their -- their qualifications, based on the  
22 | application, were very good.  It was only when we  
23 | dug a little bit further, which we did with all  
24 | of our candidates, that we were able to find that  
25 | out.

1           CHAIRPERSON MARTINETTI: So you see, John,  
2 with Stanley -- Mr. Sanger, we hit a homerun, the  
3 Authority. It's an overall savings. He has  
4 experience in budgets 20 times larger than this.

5           COMMISSIONER GUTIERREZ: Um-hum.

6           CHAIRPERSON MARTINETTI: He overseen  
7 facilities that were much larger than this. He  
8 overseen construction of the new high school,  
9 which you can drive right on Kennedy and view the  
10 success for yourself. And -- and just that --

11          COMMISSIONER GUTIERREZ: Union City High  
12 School.

13          CHAIRPERSON MARTINETTI: -- project alone  
14 was over 200 million dollar --

15          COMMISSIONER GUTIERREZ: Um-hum.

16          CHAIRPERSON MARTINETTI: -- construction  
17 project.

18           He -- he's also familiar with obtaining  
19 funding sources and -- you know the rest Mr.  
20 Sanger pretty much summed up for himself.

21          COMMISSIONER GUTIERREZ: Um-hum.

22          MR. HEINIS: Yeah, I mean I'll just close  
23 on I'm not saying he can't do the job. I'm  
24 actually pretty confident he can.

25           But what does anybody care about my

1 opinion, right?

2 So, --

3 CHAIRPERSON MARTINETTI: We care very much  
4 for your opinion.

5 MS. NOVA: We care.

6 MR. NATERA: Very much. Very much.

7 MR. HEINIS: So, thank you, guys, I  
8 appreciate it.

9 MR. NATERA: Thank you, John.

10 MS. NOVA: Thank you.

11 MR. SANGER: Thank you.

12 To close?

13 MR. NATERA: If anybody else?

14 MS. NOVA: Does anyone else have any  
15 comments?

16 MR. SANGER: Any -- anyone else?

17 COMMISSIONER GUTIERREZ: Anyone else?

18 MR. SANGER: General comments?

19 MR. NATERA: No.

20

21 **ADJOURNMENT:**

22

23 MR. SANGER: Okay, I believe it's time;  
24 motion to close meeting.

25 CHAIRPERSON MARTINETTI: Motion.

1 MR. SANGER: Motion; --

2 COMMISSIONER GUTIERREZ: Second.

3 MR. SANGER: -- Martinetti.

4 Second by Ms. Gutierrez.

5 And roll call.

6 Chairperson Martinetti?

7 CHAIRPERSON MARTINETTI: Yes.

8 MR. SANGER: Vice Chairperson Gutierrez?

9 COMMISSIONER GUTIERREZ: Yes.

10 MR. SANGER: Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Commissioner DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. SANGER: Commissioner Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. SANGER: Okay, carries.

17 MS. NOVA: All right.

18 MR. SANGER: Thank you very much.

19 MR. NATERA: Congratulations.

20 COMMISSIONER GUTIERREZ: Thank you.

21 MR. SANGER: Boy am I glad that's over.

22

23 (Whereupon, the proceedings were concluded

24 at 6:04 p.m.)

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, April 21, 2016, and  
10 was digitally recorded.

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