

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, May 19, 2016
Commencing at 4:40 p.m.

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

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

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

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

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

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1 MR. SANGER: Okay?

2 MS. DILLON: Yes.

3

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

6

7 **ROLL CALL:**

8

9 MR. SANGER: Good evening, everyone.

10 We'll have our attendance roll call.

11 Chairperson Martinetti?

12 CHAIRPERSON MARTINETTI: Here.

13 MR. SANGER: Vice Chairperson Gutierrez?

14 COMMISSIONER GUTIERREZ: Here.

15 MR. SANGER: Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Here.

17 MR. SANGER: Commissioner DiNardo?

18 COMMISSIONER DiNARDO: Here.

19 MR. SANGER: Commissioner Jetter?

20 COMMISSIONER JETTER: Here.

21 MR. SANGER: And Commissioner Gonzalez?

22 COMMISSIONER GONZALEZ: Here.

23 MR. SANGER: Here.

24 All present and we do have a quorum.

25

1 **RESOLUTION NO. 2016-22**

2 **AUTHORIZING EXECUTIVE SESSION:**

3

4 MR. SANGER: At this moment I'd like to
5 move and present that we do go into Closed
6 Session for a Closed Session item.

7 And do I have a motion?

8 COMMISSIONER DiNARDO: Motion.

9 COMMISSIONER GUTIERREZ: Second.

10 MR. SANGER: Motion by Ms. DiNardo.

11 Second by Ms. Gutierrez.

12 Roll call.

13 Chairperson Martinetti?

14 CHAIRPERSON MARTINETTI: Yes.

15 MR. SANGER: Vice Chairperson Gutierrez?

16 COMMISSIONER GUTIERREZ: Yes.

17 MR. SANGER: Commissioner Mundorf?

18 COMMISSIONER MUNDORF: Yes.

19 MR. SANGER: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Yes.

21 MR. SANGER: Commissioner Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. SANGER: And Commissioner Gonzalez?

24 COMMISSIONER GONZALEZ: Yes.

25 MR. SANGER: Yes.

1 MS. DILLON: One moment while I mark my
2 file.

3

4 (Whereupon, the Board moved into Executive
5 Session at 4:41 p.m.)

6

7 (Whereupon, the Board returned to the Open
8 Session at 4:51 p.m.)

9

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

12

13 MR. MORIN: That's it; one person.

14 MR. SANGER: Okay.

15

16 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
17 **APRIL 21, 2016; AND THE EXECUTIVE SESSION MEETING**
18 **OF APRIL 21, 2016:**

19

20 MR. SANGER: Our first item on the agenda
21 is the Approval of Minutes of the Thursday, April
22 21st meeting, as well as the Executive -- the Open
23 Session, as well as the Executive Session.

24 And we'd like to have a motion on that.

25 CHAIRPERSON MARTINETTI: I'll make a

1 motion.

2 MR. SANGER: Motion; Mr. Martinetti.

3 COMMISSIONER GUTIERREZ: I'm second.

4 MR. SANGER: Second; Miss 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: Commissioner Gonzalez?

17 COMMISSIONER GONZALEZ: Yes.

18 MR. SANGER: Carried.

19 Thank you.

20

21 **APPROVAL OF PAYMENT OF BILLS:**

22

23 MR. SANGER: Next item is the Approval of
24 the Payment of Bills.

25 And we would like to have a motion for

1 | that.

2 | Motion?

3 | Any discussion?

4 | COMMISSIONER MUNDORF: First the motion.

5 | MS. DILLON: I'm sorry, can --

6 | MR. SANGER: Motion by Miss Mundorf.

7 | COMMISSIONER MUNDORF: Oh, I'm sorry.

8 | COMMISSIONER GUTIERREZ: I'm second.

9 | MR. SANGER: And second by Miss Gutierrez.

10 | Roll call on Approval of Payments of Bills.

11 | Chairperson Martinetti?

12 | CHAIRPERSON MARTINETTI: Yes. Abstention

13 | on Miguel Hector properties.

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 | MR. SANGER: Commissioner Gonzalez?

23 | COMMISSIONER GONZALEZ: Yes.

24 | MR. SANGER: Okay.

25 |

1 **RESOLUTION NO. 2016-23**

2 **INCREASE CAP OF FLOOR SERVICES CONTRACT:**

3

4 MR. SANGER: Next items as -- moving along
5 are our Resolutions. And the first that I would
6 like to read is going to allow us --

7 I think at the last meeting you heard that
8 I -- as far as some of my goals and some of my
9 initiatives to start as far as, you know, making
10 some improvements here at the Housing Authority,
11 one thing we would -- we -- we're going to do is
12 how we were going to not only make the
13 improvements here at the -- the Housing Authority
14 at several -- within our building, there's also
15 at the Vet's facilities as well.

16 So you'll see tonight there's a combination
17 of a bid where I'm looking -- we're looking to
18 make some substantial improvements at our Senior
19 Citizen Building at 3700 on Palisade Avenue.

20 We're also looking to make some substantial
21 improvements -- paint up, clean ups, fixed ups,
22 things of that nature at 640 and 660 39th Street.
23 We will be putting down new tile in many -- in
24 our -- in our common areas there. In the
25 hallways, we'll be painting the walls -- we're

1 painting the walls, the -- the railings, the
2 doors, putting in maybe some cement areas.
3 Things of that nature and trying to brighten,
4 liven up and, of course, make them clean and safe
5 for our -- all of our residents that we have
6 here.

7 So, this is a step towards that, one, in
8 bid but, one, in extension of a cap. And the
9 extension of the cap will be more towards what we
10 can do to help -- in the changeover of our
11 veteran apartments.

12 And when we do have turnarounds in
13 different months and things of that nature, and
14 we'll be able to make those improvements for
15 people in Vets.

16 So, that -- that is why I'm asking for --
17 basically, this is in two parts. Parts, one,
18 you'll see in the bid. That is towards 3700 and
19 640 and 660. And the other will be in this
20 extension increase to the cap, which will be more
21 towards some veterans' facilities there so --

22 COMMISSIONER JETTER: What about the
23 people --

24 Excuse me?

25 -- the people that are living there now?

1 MR. SANGER: Um-hum.

2 COMMISSIONER JETTER: I don't -- they can
3 paint and stuff but when something needs to be
4 fixed.

5 MR. SANGER: Um-hum.

6 COMMISSIONER JETTER: I'll give you an --
7 No, --

8 MR. SANGER: Um-hum.

9 COMMISSIONER JETTER: -- I won't give you
10 an example. I'll do it in private.

11 MR. SANGER: Okay. Okay.

12 CHAIRPERSON MARTINETTI: Um --

13 Sorry.

14 MR. SANGER: Yes, sir?

15 CHAIRPERSON MARTINETTI: With the -- with
16 the specs we added a pedestrian protection?

17 MR. MORIN: Okay, --

18 CHAIRMAN MARTINETTI: We spec'd out the
19 paint?

20 Because that's going to be a big bill.

21 MR. SANGER: You -- you want to cover that,
22 Waldo?

23 MR. MORIN: Yes.

24 MR. SANGER: Yes.

25 MR. MORIN: I -- yes, when I send you the

1 package to everybody, I just send you just the
2 small scope of work.

3 CHAIRPERSON MARTINETTI: Right. Right.

4 MR. MORIN: Everything else is included.
5 That's how big it is. I didn't want to send the
6 whole thing because you just have to and --

7 But everything's there and I'm going to put
8 the person and the insurance is there and the --

9 MR. NATERA: License.

10 MR. MORIN: -- license and all that.

11 CHAIRPERSON MARTINETTI: Additional -- the
12 Housing Authority's additional insured and --

13 MR. MORIN: Once I have everything ready --
14 once I have everything ready, I take it so you
15 can take a quick look at it. Because I know you
16 more, --

17 CHAIRPERSON MARTINETTI: Okay. Sure.

18 MR. MORIN: -- you know, --

19 COMMISSIONER JETTER: Yeah.

20 COMMISSIONER GUTIERREZ: Involved in that.

21 MR. MORIN: -- better than me looking at
22 these things.

23 COMMISSIONER GUTIERREZ: Involved in that.

24 MR. MORIN: So I'll put together and
25 I'll --

1 CHAIRPERSON MARTINETTI: Okay.

2 MR. MORIN: -- give it to you before it
3 goes out.

4 CHAIRPERSON MARTINETTI: That's good.

5 MR. MORIN: Yeah.

6 MR. SANGER: I gave those notes yesterday.
7 Thank you.

8 CHAIRPERSON MARTINETTI: You're welcome.

9 MR. SANGER: Make sure that they're
10 included in the bid, no --

11 CHAIRPERSON MARTINETTI: Yeah. Type of
12 paint matters a lot, too.

13 MR. MORIN: Yeah. You can -- the leases --
14 right here.

15 CHAIRPERSON MARTINETTI: We -- we don't
16 want it fading a year later.

17 COMMISSIONER DiNARDO: Um-hum.

18 COMMISSIONER GUTIERREZ: Um-hum.

19 MR. SANGER: Okay.

20 So our first Resolution is number 23 and
21 it's the Housing Resolution Authorizing Increase
22 to Cap for Floor Services Contract and the City
23 of Union City Housing Authority requires floor
24 services; and -- and Whereas, there have been
25 additional services required of floor services

1 contractor that were not contemplated when the
2 contract for these services were executed.

3 Therefore we're looking to amend the
4 current contract with Frank's Flooring to
5 increase the cap to an additional \$10,000.00, and
6 would bring it to --

7 Right now the cap is 15; we're asking for
8 an additional 10.

9 -- which would bring the cap to \$25,000.00.

10 And this will allow us to make those
11 improvements, a number of our veteran apartments
12 and vet's facilities --

13 CHAIRPERSON MARTINETTI: When is the term
14 up for the contractor for a rebid?

15 MR. NATERA: September.

16 CHAIRPERSON MARTINETTI: September? Okay.

17 I'll make a motion.

18 COMMISSIONER GUTIERREZ: I'm second.

19 MR. SANGER: Motion; Mr. Martinetti.

20 Second; Miss 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 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Commissioner Gonzalez?

8 COMMISSIONER GONZALEZ: Yes.

9 MR. SANGER: Thank you.

10

11 **RESOLUTION NO. 2016-24**

12 **APPROVAL TO ADVERTISE BIDS/RFP:**

13

14 MR. SANGER: The next has to do -- next

15 Resolution has to do with the Approval to

16 Advertise and Receive -- and Receive Bids.

17 And, again, this -- this one as -- that are

18 main concern with is what I just spoke to, as far

19 as the bid for 3700 Palisade Avenue.

20 And, of course, the bid that will help us

21 address the needs at 640 and 660 on 39th Street.

22 And everything we're looking to do as we move

23 forward is more of a bidding process. You know,

24 to make -- you know, so we can get some of our --

25 you know, go through that process and get the

1 | best quality and best possible people as vendors,
2 | as contractors to come into our facilities and,
3 | of course, provide us with quality -- quality
4 | work and quality services.

5 | CHAIRPERSON MARTINETTI: Could we look to
6 | advertise in a trade journal? One of those --
7 | maybe that will help also expand --

8 | MS. NOVA: Yes.

9 | MR. SANGER: Expand.

10 | MS. NOVA: We were also discussing, --

11 | CHAIRPERSON MARTINETTI: -- the pool of our
12 | --

13 | MS. NOVA: -- if you would like, we could
14 | look into some -- if you give me a scope of area,
15 | you know, we could look at different vendors that
16 | service -- you know, that are from different
17 | areas, --

18 | CHAIRPERSON MARTINETTI: Right.

19 | MS. NOVA: -- you know, and -- and we can
20 | actually target them and --

21 | CHAIRPERSON MARTINETTI: Maybe a State
22 | vendor's list.

23 | MS. NOVA: -- ask them.

24 | Right.

25 | CHAIRPERSON MARTINETTI: State contract

1 they call it.

2 MS. NOVA: No, no, a state contractor --
3 also just, you know, sending out, you know,
4 we're --

5 CHAIRPERSON MARTINETTI: Yeah, we could
6 get --

7 MS. NOVA: -- looking for --

8 CHAIRPERSON MARTINETTI: -- a list of State
9 contractors, --

10 MS. NOVA: Exactly.

11 CHAIRPERSON MARTINETTI: -- send them --
12 not as award it as a State contract but give them
13 the opportunity to bid.

14 MS. NOVA: Exactly, to come in and bid if
15 they would like.

16 CHAIRPERSON MARTINETTI: I'll even post in
17 on a door by me, because -- you know, where
18 better, most --

19 MS. NOVA: Right.

20 CHAIRPERSON MARTINETTI: -- contractors
21 come through there.

22 COMMISSIONER JETTER: That's true.

23 MS. NOVA: We're trying to open it up and
24 get as many, you know, possibilities. You know?

25 CHAIRPERSON MARTINETTI: Sure.

1 COMMISSIONER DiNARDO: Who are our approved
2 newspapers?

3 MS. NOVA: Right now I believe --

4 MR. NATERA: The Jersey Journal.

5 MS. NOVA: -- that Jose does The Jersey
6 Journal --

7 MR. NATERA: The Star-Ledger.

8 MS. NOVA: -- and The Star-Ledger.

9 COMMISSIONER DiNARDO: And The Star-Ledger.
10 And -- and do we belong to any
11 cooperatives?

12 MS. NOVA: We just joined one cooperative
13 but it's mostly for vehicles.

14 COMMISSIONER DiNARDO: Um-hum.

15 MS. NOVA: We don't have any other
16 cooperatives.

17 We're trying to get more, if you have any
18 suggestions of other cooperatives, --

19 COMMISSIONER DiNARDO: Okay.

20 MS. NOVA: -- we'd be open to that.
21 Absolutely.

22 COMMISSIONER DiNARDO: Okay. Okay.

23 MR. SANGER: Any other discussion?
24 Comments?

25 Before I do -- before I do ask for a

1 motion, I do want to make this statement and --
2 that we here -- we will be sure that all
3 contracts, including subcontracts, need to be
4 approved by the Board on everything that we do
5 here.

6 So, that -- you know, that process will
7 happen, I will be sure. In addition to the bid,
8 the next step of contracts and things of that
9 nature, we will be sure that all of those
10 contracts, whether it's a lead contract or a
11 subcontract, that they are approved by the Board.

12 CHAIRPERSON MARTINETTI: That was --

13 MR. SANGER: So everything is transparent.

14 CHAIRPERSON MARTINETTI: Yeah, that was
15 something HUD brought to our attention when we
16 had our meeting. They wanted us to have the say
17 on the -- all the contracts. Because they said
18 we're responsible for the finances here.

19 COMMISSIONER GUTIERREZ: For the finance,
20 yeah.

21 COMMISSIONER GONZALEZ: Fiduciary
22 responsibility.

23 CHAIRPERSON MARTINETTI: (Indiscernible) --
24 that word.

25 (Whereupon, there were multiple speakers.)

1 COMMISSIONER GUTIERREZ: Don't even --

2 MS. NOVA: As a matter of fact, even --
3 even our contracts that are below the required
4 thresholds, we have been making -- we will make
5 sure to always bring to the Board's attention
6 before awarding any contracts or adding anything
7 to contracts.

8 COMMISSIONER GUTIERREZ: Thank you.

9 CHAIRPERSON MARTINETTI: Thank you.

10 MR. SANGER: Okay.

11 Can I have a motion?

12 COMMISSIONER GUTIERREZ: Thank you.

13 CHAIRPERSON MARTINETTI: Motion -- I'll
14 motion.

15 COMMISSIONER GUTIERREZ: I'm second.

16 MR. SANGER: Motion; Mr. -- Mr. Martinetti.
17 And Miss Gutierrez seconds it.

18 CHAIRPERSON MARTINETTI: I'm going to frame
19 these minutes. Because I know a year from now
20 we're going to be picking them up again.

21 MR. SANGER: 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 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Commissioner Gonzalez?

8 COMMISSIONER GONZALEZ: Yes.

9 MR. SANGER: Pass.

10

11 **RESOLUTION NO. 2016-25**

12 **APPROVAL TO OPEN PHA & SEC. 8 WAITING LIST:**

13

14 MR. SANGER: The next item has to do with
15 the Approval to Open PHA -- which is our public
16 housing of course -- and Section 8 Waiting List.

17 And something -- we have been getting quite
18 a few requests from people in order to -- asking
19 for applications for, whether it's Section 8 or
20 Public Housing, et cetera. And as you know there
21 are times where that list may close. You
22 probably voted on that in the past and things,
23 whatever.

24 But we're asking now for it to be opened.
25 We believe this is a period now -- one thing we

1 want to do, we want to be, let's say resident and
2 -- and citizen friendly. You know? And open up.
3 Where at least people could come -- knowing they
4 might be long on a waiting list but at least they
5 had the opportunity to fill out an application,
6 gave them the respect to be spoken with, talked
7 to; they at least give -- give them some
8 explanations and things of that nature.

9 So, this is always been done but I'm sure
10 we want to give it even more of an emphasis now
11 and being more friendly. You know, communally
12 friendly with people, give them a chance to fill
13 out applications as I said and it just leads to
14 good public relations and good --

15 Like at least someone gave them the -- the
16 common respect and decency to, you know, help
17 them through. So, -- and assist them in way.

18 So, with that being said, this is
19 Resolution number 25, Resolution to Re-Open
20 Section 8 and Public Housing Waiting List.

21 Whereas, the Housing Authority of Union
22 City, New Jersey, desires to re-open Section 8
23 and Public Housing waiting list and

24 In its Agency Plan submitted to HUD,
25 outlining the re-opening of Section 8 Public

1 Housing Units and waiting list;

2 Whereas, there are limited funds available
3 for Section 8 subsidies and limited units of
4 Public Housing, the waiting list for Section 8
5 will be reopened; and

6 Whereas, in order for the Housing Authority
7 to take action to re-open Section 8 and Public
8 Housing waiting list as described above, the
9 Board of Commissioner of the Housing Authority
10 must adopt this Resolution to implement one.

11 Do I have a motion?

12 COMMISSIONER GONZALEZ: Question first.

13 How long -- how long is the list?

14 MR. NATERA: How many applicants we have?

15 COMMISSIONER GONZALEZ: How many
16 applicants?

17 MR. NATERA: Oh, okay, in -- in PHA we
18 probably have about 3,000 right now.

19 And in Section 8 --

20 COMMISSIONER JETTER: Three thousand?

21 MR. NATERA: -- we probably have about
22 2500.

23 COMMISSIONER GUTIERREZ: Okay.

24 MR. MORIN: We're like going through ten
25 years now -- from now. We just did ten years.

1 CHAIRPERSON MARTINETTI: You need a motion?
2 MR. SANGER: Yes.
3 CHAIRPERSON MARTINETTI: I'll motion.
4 MR. SANGER: Motion; --
5 COMMISSIONER GUTIERREZ: I'm seconding.
6 MR. SANGER: -- Mr. Martinetti.
7 Second by Miss Gutierrez.
8 Roll call.
9 Chairperson Martinetti?
10 CHAIRPERSON MARTINETTI: Yes.
11 MR. SANGER: Vice Chairperson Gutierrez?
12 COMMISSIONER GUTIERREZ: Yes.
13 MR. SANGER: Commissioner Mundorf?
14 COMMISSIONER MUNDORF: Yes.
15 MR. SANGER: Commissioner DiNardo?
16 COMMISSIONER DiNARDO: Yes.
17 MR. SANGER: Commissioner Jetter?
18 COMMISSIONER JETTER: Yes.
19 MR. SANGER: Commissioner Gonzalez?
20 COMMISSIONER GONZALEZ: Yes.

21

22 **RESOLUTION NO. 2016-26**

23 **EXTENSION OF LEGAL SERVICES CONTRACT:**

24

25 MR. SANGER: The next item --

1 Thank you.

2 -- is number 5.

3 Extension of Legal Services Contract. And
4 that is number 26.

5 You'll see here -- you know, the -- with
6 our present corporate counsel we're looking to
7 extend for 60 days to give us, you know, an
8 opportunity to continue with Authority business.
9 And eventually we'll be looking to -- to bid and
10 go out with an RFP with -- in that process in
11 order that we can get a -- you know, a -- a
12 fulltime person, you know, person or persons for
13 -- you know, firm with us.

14 So, with that being said, let -- let me
15 read this:

16 Resolution Extending the Time Period for
17 Corporate Counsel of the City of Union City to
18 Provide Interim, Emergency Legal Services for the
19 Housing Authority of the City of Union City for
20 an Additional 60 Days.

21 And, whereas, the Housing Authority of the
22 City of Union City requires the legal services of
23 an attorney; and

24 Whereas, on June 30th, 2015, the Authority
25 authorizes the interim, emergency legal services

1 of the law firm of Scarinci Hollenbeck, corporate
2 counsel for and chief law offices of the City of
3 Union City to provide necessary legal services to
4 the Authority while it is conducting an Executive
5 Director search and to replace the current
6 Executive Director --

7 CHAIRPERSON MARTINETTI: No. No.

8 MR. SANGER: -- who retired

9 CHAIRPERSON MARTINETTI: No. Sorry.

10 MR. SANGER: -- on the 31st --

11 COMMISSIONER DiNARDO: I was going to
12 correct it --

13 CHAIRPERSON MARTINETTI: Yeah.

14 COMMISSIONER DiNARDO: I read through it.

15 CHAIRPERSON MARTINETTI: All right.

16 MR. SANGER: -- preparing and issuing a
17 request for proposal and qualifications for such
18 -- assistance required during that time and
19 selecting and approving a new attorney.

20 That is -- that paragraph should be
21 corrected.

22 CHAIRPERSON MARTINETTI: Yeah.

23 MR. SANGER: Correct?

24 Yes.

25 So is that many that -- that Executive

1 Director in that search has already been --

2 COMMISSIONER DiNARDO: Already been done.

3 MR. SANGER: -- completed.

4 CHAIRPERSON MARTINETTI: Right.

5 COMMISSIONER DiNARDO: Correct.

6 MR. SANGER: So that is -- okay, so we will
7 make a --

8 COMMISSIONER GUTIERREZ: Um-hum.

9 MR. SANGER: -- an amendment to that and --

10 CHAIRPERSON MARTINETTI: Sorry for the
11 interruption.

12 MR. SANGER: -- make that change.

13 Well, that's true. And -- but at the --

14 Whereas, the Authority authorized these
15 services for a period of 60 days and at a
16 billable hourly rate of \$150.00, while billing
17 shall not exceed 8,000 for the two month period;
18 and

19 Whereas, aforementioned 60 day period
20 expires on May 31st, 2016.

21 And the new period would -- would be
22 approved up till July 31st.

23 Is that correct?

24 MS. NOVA: Yes.

25 MR. SANGER: Is that correct?

1 Okay.

2 Okay and that was a little synopsis of all
3 those paragraphs there.

4 Can I get a motion for that?

5 CHAIRPERSON MARTINETTI: Motion with the
6 corrections.

7 MS. NOVA: Yes.

8 MR. SANGER: With the corrections.

9 COMMISSIONER GUTIERREZ: Second with the
10 correction.

11 MR. SANGER: Okay.

12 Motion by Mr. Martinetti.

13 Second by Miss Gutierrez.

14 And let's have a roll call.

15 Roll call.

16 Chairperson Martinetti?

17 CHAIRPERSON MARTINETTI: Yes.

18 MR. SANGER: Vice Chairperson Gutierrez?

19 COMMISSIONER GUTIERREZ: Yes.

20 MR. SANGER: Commissioner Mundorf?

21 COMMISSIONER MUNDORF: Yes.

22 MR. SANGER: Commissioner DiNardo?

23 COMMISSIONER DiNARDO: Yes.

24 MR. SANGER: Commissioner Jetter?

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: And Commissioner Gonzalez?

2 COMMISSIONER GONZALEZ: Yes.

3 CHAIRPERSON MARTINETTI: It's not a bad
4 deal for the Authority. It can save them money.

5 COMMISSIONER JETTER: Yeah.

6 COMMISSIONER DiNARDO: And --

7 CHAIRPERSON MARTINETTI: It's not a bad
8 deal.

9 COMMISSIONER DiNARDO: -- and collecting
10 money --

11 CHAIRPERSON MARTINETTI: Yeah.

12 COMMISSIONER DiNARDO: -- from all the
13 delinquent accounts.

14 COMMISSIONER GUTIERREZ: Yup.

15 MR. SANGER: The Resolution, number 27, has
16 to do with the --

17 MS. NOVA: Did you do the roll call?

18 MR. SANGER: Did I do a roll call?

19 COMMISSIONER DiNARDO: Yes.

20 MS. DILLON: Yes, you did.

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. MORIN: Yeah. Yeah.

23 MR. SANGER: I think I just did, yeah.

24 MR. MORIN: Yeah.

25 MR. SANGER: Okay. Okay.

1 **RESOLUTION NO. 2016-27**

2 **EXTENSION OF CONSULTATION SERVICES V. CABELLO:**

3

4 MR. SANGER: Number 27 is the Extension of
5 Consultation Services for Virgilio Cabello.

6 And this resolution is to extend the time
7 period for Virgilio Cabello to provide interim
8 emergency consultation services for the Housing
9 Authority of the City of Union City for a period
10 of 30 days; and

11 Whereas, the Union City Housing Authority
12 hired a new Executive Director on April 14th,
13 2016;

14 Thank you.

15 Whereas, the Authority believes it is the
16 best interest of the Authority, during this
17 transition period for the -- the outgoing
18 Executive Director, Virgilio Cabello, to provide
19 consultation services during this time; and

20 Whereas, the Authority is authorized to
21 retain consultation experts and the other
22 employees and agents of a temporary nature as may
23 be necessary; and

24 Whereas, the Authority's extension of these
25 services for 30 -- 30 day period --

1 And here is the key.

2 -- on a needed basis.

3 So, Mr. Cabello will be in consultation;
4 would be with us as a consultant but it will be
5 -- from now on he will not be coming in on a
6 daily basis, he'll be coming on an as-need basis.

7 If a project comes up or a initiative comes
8 up where I might need his -- you know, some
9 guidance, some direction, whatever it might be,
10 and his -- his consult, you know, we will be able
11 to, you know, do that as an on-need basis.

12 So, on a daily basis where there is a need.
13 So that's the difference of what he's -- his
14 extensions of the past. So that's that.

15 So hopefully with this there will be a
16 phase-out of his services and try to do that in a
17 professional way.

18 CHAIRPERSON MARTINETTI: And he could
19 finally enjoy his retirement.

20 MR. MORIN: Yeah.

21 MR. SANGER: Hopefully, yes.

22 CHAIRPERSON MARTINETTI: I feel bad for
23 him.

24 MR. SANGER: Hopefully so.

25 CHAIRPERSON MARTINETTI: Poor guy -- we

1 | took him -- on a hook.

2 | MR. SANGER: Okay.

3 | Do I have a motion?

4 | COMMISSIONER DiNARDO: Motion.

5 | COMMISSIONER GUTIERREZ: Second.

6 | MR. SANGER: Motion; Ms. DiNardo.

7 | Second by Miss Gutierrez.

8 | Chairperson Martinetti?

9 | CHAIRPERSON MARTINETTI: Yes.

10 | MR. SANGER: Vice Chairperson Gutierrez?

11 | COMMISSIONER GUTIERREZ: Yes.

12 | MR. SANGER: Commissioner Mundorf?

13 | COMMISSIONER MUNDORF: Yes.

14 | MR. SANGER: Commissioner DiNardo?

15 | COMMISSIONER DiNARDO: Yes.

16 | MR. SANGER: Commissioner Jetter?

17 | COMMISSIONER JETTER: Yes.

18 | MR. SANGER: Commissioner Gonzalez?

19 | COMMISSIONER GONZALEZ: Yes.

20 | MR. SANGER: One item I want to mention

21 | before I do forget -- before I get into my

22 | Director's report.

23 | And I was reminded of this today by Miss

24 | DiNardo and I'm glad for that.

25 | Because on June -- the month of June

1 happens to have five Thursdays this year; you
2 know, it's going to be a rarity. So our third
3 Thursday is when -- Thursday of the month is when
4 we always have our meeting here at the Housing
5 Authority. But it was also the day that the
6 Union City Board of Education -- same night, same
7 time that the Union City Board of Education --
8 basically the same time that the Union City Board
9 -- Board of Education will have their meeting as
10 well.

11 Miss DiNardo would not be able to make, you
12 know, be in two places at once -- at once,
13 obviously. And with your approval and -- is
14 there -- can we see if we can bump it to another
15 day.

16 Maybe the -- the Wednesday before?

17 The next one?

18 Or whatever day that you feel might be best
19 for all of you?

20 Can we bump that time so there's not a
21 conflict in that?

22 COMMISSIONER GUTIERREZ: Not a second week;
23 I can't.

24 CHAIRPERSON MARTINETTI: (Indiscernible).

25 COMMISSIONER DiNARDO: Do you want to do

1 | it a Tuesday?

2 | MR. SANGER: Or if there another way to
3 | work it out that some of you --

4 | COMMISSIONER GUTIERREZ: Second week I'm --

5 | MR. SANGER: -- may have some suggestions
6 | how to work that out.

7 | COMMISSIONER GUTIERREZ: -- I'm in Zoning.

8 | COMMISSIONER DiNARDO: Hmm? How about the
9 | 23rd?

10 | That's the fourth week.

11 | CHAIRPERSON MARTINETTI: That's good.

12 | COMMISSIONER GUTIERREZ: Yeah.

13 | COMMISSIONER DiNARDO: Is that okay?

14 | COMMISSIONER GUTIERREZ: Yeah.

15 | COMMISSIONER DiNARDO: You sure?

16 | CHAIRPERSON MARTINETTI: Anything.

17 | COMMISSIONER GONZALEZ: June 23rd.

18 | COMMISSIONER DiNARDO: Let's make it a
19 | Tuesday.

20 | MR. SANGER: June 23rd is --

21 | CHAIRPERSON MARTINETTI: That's fine.

22 | MR. SANGER: -- the fourth Thursday.

23 | COMMISSIONER GUTIERREZ: The fourth
24 | Thursday.

25 | CHAIRPERSON MARTINETTI: I'm good with

1 | that.

2 | COMMISSIONER GUTIERREZ: Yeah.

3 | COMMISSIONER DiNARDO: If that's okay with
4 | everyone.

5 | COMMISSIONER GUTIERREZ: Yeah. Better for
6 | me. Yeah.

7 | COMMISSIONER DiNARDO: Is that okay with
8 | you, Mr. Sanger?

9 | MR. SANGER: It's fine with me.

10 | MR. MORIN: We'll be here.

11 | COMMISSIONER GUTIERREZ: Yeah.

12 | We need you here.

13 | MS. NOVA: I already had it on my calendar.

14 | MR. SANGER: I don't think we need a vote.

15 | Would we need a vote for that?

16 | MR. NATERA: That's what I thought.

17 | COMMISSIONER DiNARDO: No.

18 | MR. SANGER: We need a vote for that --

19 | COMMISSIONER GUTIERREZ: We just change --
20 | we just change.

21 | COMMISSIONER DiNARDO: Because that would
22 | normally be the Board of Ed.

23 | COMMISSIONER GUTIERREZ: Do you hear me?

24 | MR. MORIN: Wednesday or Thursday?

25 | COMMISSIONER GUTIERREZ: We need you here.

1 We need you here.

2 MS. NOVA: No, it's a Thursday.

3 MR. MORIN: Thursday.

4 COMMISSIONER GUTIERREZ: We have to accept
5 that date.

6 COMMISSIONER MUNDORF: Oh, Thursday.

7 COMMISSIONER DiNARDO: I know.

8 COMMISSIONER MUNDORF: Okay.

9 CHAIRPERSON MARTINETTI: I mean I don't --

10 MR. MORIN: Thursday.

11 MS. NOVA: The 23rd, right?

12 MR. SANGER: Yes.

13 MR. MORIN: The 23rd.

14 MR. SANGER: Thursday, the 23rd, yes.

15 COMMISSIONER DiNARDO: That's okay? Yeah,
16 that's okay.

17 MS. NOVA: Yeah, that's what I -- I had it
18 on my calendar already for the 23rd.

19 MR. MORIN: Somehow it was --

20 COMMISSIONER DiNARDO: Thank you.

21 MR. SANGER: Okay, we don't need a vote for
22 that, do we?

23 We're just in -- we're in agreement?

24 MS. NOVA: Yes.

25 COMMISSIONER DiNARDO: Okay, thank you

1 everybody.

2 COMMISSIONER GONZALEZ: At 4:30?

3 MR. SANGER: Yeah, same time. Yeah.

4

5 **DIRECTOR'S REPORT:**

6

7 MR. SANGER: Okay, just some things as far
8 as Director's Report.

9 As I mentioned to you last -- at our last
10 -- last month's meeting, which is my first
11 meeting -- my first here. I've been here about
12 five weeks. And I mentioned to you that I was
13 going to meet with all of the residents and the
14 tenants as they came to pay their rent on the
15 first -- the first week of the month here in May.
16 And for me it was a -- you know, it was a -- it
17 was a good experience.

18 You know I had an opportunity to spend
19 about three or four mornings; stood right at that
20 door, three or four hours. Shook everyone's hand
21 that came in; introduced myself. And I was very
22 happy that I knew so many people from Union City,
23 you know, their -- through the schools and
24 through just, you know, associations in Union
25 City, that type thing. And rekindled and many

1 | people that I may not have seen in a number of
2 | years.

3 | So it was great -- it was a great thing as
4 | far as public relations. Shaking their hand but
5 | at the same time introducing myself, again trying
6 | to build relationship. But at the same -- at the
7 | same time we also gave some people a form and we
8 | asked them what concerns and what issues they
9 | had. And they filled out that -- I would say
10 | about may 30, 35 people --

11 | COMMISSIONER GUTIERREZ: Wow.

12 | MR. SANGER: -- filled out a form about
13 | concerns they had, issues they had.

14 | Could be safety issues. Could be, you
15 | know, problems within, you know, their bathrooms
16 | and structure or physical problems and whatever
17 | it might be. And many not only came as far as
18 | issues that they had as far as that they wanted
19 | to see improved but also commenting that the --
20 | many conditions were good as well; they were
21 | happy with things.

22 | So there's a lot of positive, as well as
23 | some people who came with issues. And that was
24 | certainly the time to do that.

25 | So it gave me the opportunity to meet with

1 | people. I met with the tenants. And the last
2 | two or three weeks we really did spend a lot of
3 | time addressing those issues and working with
4 | people. And we're hoping that's going to be a
5 | start of -- of a relationship they're having.

6 | The second step of that, I told you I was
7 | going to have tenant meetings. Tomorrow, first
8 | thing I come in tomorrow morning, I'm writing a
9 | letter; I'm sending a letter out to everyone
10 | tomorrow.

11 | And Tuesday we're going to have a meeting
12 | Tuesday night at 3700 Palisade Avenue with our
13 | senior citizens. And we're going to go over and
14 | have a meeting with them and meet and just have a
15 | general, you know, which is very common in Union
16 | City -- nice community meeting. Give a chance to
17 | have dialogue conversation. You know give out
18 | some information and whatever. And to announce
19 | the -- what you are doing as a Board, as far as
20 | what you're doing there as -- the -- the
21 | improvements that are going to be there. And,
22 | you know, the new -- at the 3700 we're putting in
23 | new tile floors. We're going to be painting up
24 | of the common --

25 | COMMISSIONER GUTIERREZ: Yeah.

1 MR. SANGER: -- the community room, the rec
2 room, --

3 COMMISSIONER DiNARDO: Nice.

4 COMMISSIONER GUTIERREZ: Every --

5 MR. SANGER: -- all the columns --

6 COMMISSIONER GUTIERREZ: -- everything have
7 to be painted in there.

8 MR. SANGER: The columns outside. The
9 stucco outside. All that's going to be painted
10 --

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MR. SANGER: -- and cleaned up and -- so I
13 think the appearance of that building is going to
14 change drastically.

15 COMMISSIONER GUTIERREZ: Going to change.

16 MR. SANGER: And the safety as well.

17 So, -- but Waldo has worked closely with it
18 -- you know, with me with that and -- and Rafael
19 has worked very closely with that. So we all
20 have -- we have a common philosophy now that
21 we're looking to -- you know, make improvements
22 and get into a steady -- get a nice system
23 approach --

24 COMMISSIONER DiNARDO: Um-hum.

25 MR. SANGER: -- onto how --

1 COMMISSIONER GUTIERREZ: Yeah.

2 MR. SANGER: -- we're approaching different
3 areas and different things and I think you'll see
4 those improvements. I'll be coming to you the
5 next few months in different ways, asking for
6 your approval and how we're just starting to, you
7 know, clean up, paint up, fix up -- you know,
8 beautification. And also a lot -- and a number
9 of safety issues which is paramount.

10 COMMISSIONER GUTIERREZ: Exactly.

11 MR. SANGER: Which is most important, you
12 know. So, we'll be working a lot on those
13 things. So just to give you an idea.

14 Tuesday night I will be at the facility
15 there.

16 And then Thursday night we'll have -- we're
17 going to have a meeting downtown -- 3rd and 4th
18 Street complex downtown and have a meeting there
19 as well with people and get a chance to talk with
20 them and, you know, -- and just be there and hear
21 -- hear what they have on their mind.

22 And that's -- you know sometimes that's
23 half the -- half the battle, half the situation.
24 Just hearing people out and what concerns they
25 have.

1 COMMISSIONER GUTIERREZ: Um-hum.

2 MR. SANGER: People -- that they're heard,
3 at least give them the -- the respect to be
4 heard. That type thing.

5 So, we'll be doing that.

6 Also, if you get an opportunity -- I know
7 it's hard but if you go down at the bottom of the
8 hill, you'll see that the playground there, the
9 sprinkler, that sprinkler there has -- has been
10 improved upon. Pass -- last meeting for -- there
11 is -- you'll see here we'll pass around some
12 pictures for you --

13 COMMISSIONER DiNARDO: Um-hum.

14 MR. SANGER: -- for your perusal and you'll
15 see that it's just in time for the -- you know,
16 the summer season coming --

17 COMMISSIONER GUTIERREZ: Yes, summer
18 season.

19 MR. SANGER: -- and it's, you know, it's --
20 it's great for the kids.

21 So, that -- that improvement is downtown.

22 If you might have had an opportunity, just
23 as you came in, you saw the entrance coming into
24 the facility, --

25 COMMISSIONER JETTER: Yeah.

1 MR. SANGER: -- we close -- we cleaned up.
2 We put in -- we've repainted -- put in new -- new
3 floors, cleaned our floors, our walls, put up new
4 bulletin boards in the Section 8 area. In the
5 tenant seat area here.

6 So we're starting to do things to improve
7 the -- improve the appearance of our authority,
8 you'll see that.

9 COMMISSIONER DiNARDO: It's nice.

10 COMMISSIONER GUTIERREZ: Um-hum. Very nice.

11 MR. SANGER: We spoke about 3700. We spoke
12 about 640 and 660.

13 COMMISSIONER GUTIERREZ: 3700 is going to
14 be very happy.

15 MR. SANGER: And our -- our Board Counsel
16 had alluded to this a few minutes ago.

17 We're working very closely with the Union
18 City Police Department. We've met -- I met
19 myself twice with Chief Molinari. We've met with
20 Lieutenant Loaces and his -- his -- I guess his
21 staff -- his group and we sat at this table. And
22 the Union City Police Department are very
23 cooperative. Had provided a list for us that I'm
24 going to call, for lack of another term,
25 undesirables. Okay, I'll just use that term.

1 COMMISSIONER GUTIERREZ: Um-hum.

2 MR. SANGER: And that we do have a number
3 of undesirables that are hanging and being around
4 and in our facilities -- mainly here, --

5 COMMISSIONER GUTIERREZ: Um-hum.

6 MR. SANGER: -- in our -- you know in our
7 public housing here and down -- down the hill.
8 And there's some of what might you want to say,
9 you know, I will just say bad activities going
10 on. It might have involved drugs, things of that
11 nature.

12 COMMISSIONER GUTIERREZ: Um-hum.

13 MR. SANGER: So, but what we're doing is
14 we're really getting together and doing a
15 cooperative effort, working together with the
16 police departments and what we can do working
17 with --

18 COMMISSIONER GUTIERREZ: Um-hum.

19 MR. SANGER: -- Krystle and the attorneys
20 now on how we could again put in a system, weigh
21 all the resources together, how we can have an
22 impact. Basically, we have to get a lot of these
23 people out of here.

24 COMMISSIONER GUTIERREZ: Right.

25 MR. SANGER: That's the bottom line.

1 COMMISSIONER GUTIERREZ: And --

2 MR. SANGER: Okay?

3 And --

4 COMMISSIONER GUTIERREZ: -- and, Mr.

5 Sanger, --

6 MR. SANGER: -- and that's --

7 COMMISSIONER GUTIERREZ: -- those --

8 COMMISSIONER JETTER: And that's --

9 COMMISSIONER GUTIERREZ: -- those doors are
10 always open.

11 COMMISSIONER JETTER: -- the Veteran's
12 housing too.

13 MR. SANGER: Um-hum.

14 COMMISSIONER GUTIERREZ: Those doors in
15 those buildings always open.

16 MR. SANGER: Um-hum. Um-hum.

17 Well these are the things -- these are the
18 things we're going to be working on and
19 discussing for the future. You know we've
20 discussed about safety issues like that --

21 COMMISSIONER GUTIERREZ: Um-hum.

22 MR. SANGER: -- and we've discussed the
23 possibility of cameras. I've discussed with
24 also, --

25 COMMISSIONER GUTIERREZ: Um-hum.

1 MR. SANGER: -- you know, Chairperson
2 Martinetti about that. So we're starting to, you
3 know, think along those lines and what we're
4 doing. You know and --

5 MS. NOVA: Yeah. One of the things that --

6 MR. SANGER: -- so --

7 MS. NOVA: -- they also --

8 MR. SANGER: Um-hum.

9 MS. NOVA: -- had brought up to me was
10 maybe having some Special -- some Specials, you
11 know, like around the area during certain time
12 periods. That was one of the things that
13 Lieutenant Loaces had -- had spoken to me about
14 as well.

15 MR. SANGER: Um-hum.

16 COMMISSIONER GONZALEZ: Special what? I'm
17 sorry?

18 MS. NOVA: Special officers.

19 COMMISSIONER GONZALEZ: Oh, okay.

20 COMMISSIONER GUTIERREZ: Because especially
21 in the summer now.

22 MS. NOVA: Um-hum.

23 COMMISSIONER GUTIERREZ: They just walking
24 around and hanging around the building.

25 MS. NOVA: It might be something to

1 consider.

2 COMMISSIONER GUTIERREZ: Yeah.

3 CHAIRPERSON MARTINETTI: And that was part
4 of some of the complaints he received. Your
5 people feel terrorized.

6 COMMISSIONER GUTIERREZ: Yeah.

7 CHAIRPERSON MARTINETTI: They don't want to
8 come out --

9 COMMISSIONER GUTIERREZ: Exactly.

10 CHAIRPERSON MARTINETTI: -- of their
11 apartments for certain reasons. Without
12 mentioning names --

13 MR. SANGER: That's right.

14 CHAIRPERSON MARTINETTI: -- or apartments
15 but it's effecting --

16 COMMISSIONER GUTIERREZ: Yeah.

17 CHAIRPERSON MARTINETTI: -- the whole --

18 COMMISSIONER GUTIERREZ: Um-hum.

19 CHAIRPERSON MARTINETTI: -- the whole
20 community here.

21 COMMISSIONER DiNARDO: These are people who
22 -- who live in the complex or --

23 MR. SANGER: There are some that live in
24 the complex but are not on the lease.

25 MS. NOVA: Correct.

1 MR. SANGER: Okay, --

2 COMMISSIONER DiNARDO: Understood.

3 COMMISSIONER GUTIERREZ: Um-hum.

4 MR. SANGER: -- which we're going to, of
5 course, --

6 MS. NOVA: Yes.

7 MR. SANGER: -- you know, -- that's axe so-
8 to-speak.

9 COMMISSIONER GUTIERREZ: Some of them they
10 just go there to hang around.

11 MR. SANGER: There are some that are just
12 hanging --

13 COMMISSIONER GUTIERREZ: Hanging in there.

14 MR. SANGER: -- and being here.

15 COMMISSIONER GUTIERREZ: Yeah.

16 MR. SANGER: But we have 10 or 12 that have
17 some serious criminal records that were provided
18 to us from the Police Department --

19 COMMISSIONER JETTER: Oh.

20 MR. SANGER: -- and the Police now are
21 doing some intensive -- extensive and intensive,
22 you know, observations down here and what they're
23 doing and working some drug-related things like
24 that.

25 And so they're really giving it the

1 attention it deserves and needed and as -- just
2 as Marty had mentioned was that, you know, when I
3 did meet with people outside here, three or four
4 people said, Mr. Sanger, I'm afraid to come out
5 of my apartment now.

6 COMMISSIONER DiNARDO: That's terrible.

7 MR. SANGER: And when that happens, --

8 COMMISSIONER GUTIERREZ: Yeah.

9 MR. SANGER: -- when people are terri -- or
10 intimated where they can't come out of their
11 apartment, that's -- that's a problem.

12 COMMISSIONER GUTIERREZ: That's a problem.

13 COMMISSIONER DiNARDO: Absolutely.

14 COMMISSIONER GUTIERREZ: Yeah.

15 MR. SANGER: So when I hear that, you know,
16 needless to say we got together and we're
17 starting to, you know, have a better plan on how
18 we're going to approach all this for the premise.

19 COMMISSIONER GUTIERREZ: Um-hum.

20 MR. SANGER: Just the next item,
21 Commissioner Martinetti he asked about our fire
22 extinguishers last time for the Veteran Housing,
23 so we --

24 Waldo, why don't you give him a little --
25 Waldo, a little --

1 MR. MORIN: You want to spray -- spray
2 them.

3 MR. SANGER: -- a little sales pitch. A
4 little sales pitch to our --

5 COMMISSIONER DiNARDO: Show and tell.

6 MR. SANGER: -- to the fire extinguishers
7 here.

8 MR. MORIN: No, hopefully we're going to be
9 delivering them to every apartment. Making sure
10 the serial number's going to be on the work
11 order.

12 COMMISSIONER JETTER: Good.

13 MR. MORIN: That the tenant signs for it.

14 COMMISSIONER JETTER: Good.

15 MR. MORIN: And also we're thinking in the
16 long term, maybe next year at the same time how
17 we're going to service them. Because you have to
18 service them once we put them in.

19 So one thing that I have my idea was just
20 to -- the way we do it here now, I take all the
21 fire extinguishers in these buildings and I bring
22 them to one building and they come and service
23 them here -- the seniors.

24 So maybe I can take 44th Street, do in one
25 afternoon from six to eight. They guy would go

1 | there with his truck and tenants would be
2 | notified and they can come out and get them
3 | serviced there.

4 | Because to send the guy to every house,
5 | that would be too much money; they won't find
6 | half of the people. So if I can send them by the
7 | sites one night, send notices, talk to people,
8 | listen, this date, today, he's going to be there
9 | from six to eight, give you time just to come
10 | out. Walk -- right in front of your house. I
11 | mean 44th Street, you know, you live there. You
12 | park in front, --

13 | COMMISSIONER MUNDORF: Uh-huh.

14 | MR. MORIN: -- you'll come out, -- the
15 | tenants can come out there, it's about 20 houses
16 | there, get it done and they'll be done.

17 | COMMISSIONER JETTER: You know, --

18 | MR. MORIN: So we do that every year.

19 | COMMISSIONER JETTER: -- I notice 44th
20 | Street is a much nicer place than Cantello
21 | Street. I mean it's -- it looks nicer. Cantello
22 | Street looks like, ugh poor souls' houses, like
23 | me. You know?

24 | Tell me why.

25 | MR. MORIN: The only difference is Cantello

1 Street is one row of streets and, you know, -- I
2 mean in 44th Street --

3 COMMISSIONER GUTIERREZ: Two way, too.

4 MR. MORIN: -- and this is --

5 COMMISSIONER GUTIERREZ: Both sides.

6 COMMISSIONER JETTER: Yeah but why wouldn't
7 it be --

8 MR. MORIN: And we have done some repairs.
9 That we did the whole back, which a hundred
10 something thousand dollars we do in the back --

11 COMMISSIONER JETTER: No I'm talking
12 about --

13 MR. MORIN: -- at Cantello. So we trying
14 to --

15 COMMISSIONER JETTER: -- 148 down. And the
16 other side is pretty good. But there's windows
17 broken. Curtains hanging out. You know, --

18 MR. MORIN: Where?

19 COMMISSIONER JETTER: Where?

20 MR. MORIN: Where? In which --

21 COMMISSIONER JETTER: On 144 -- wait a
22 minute, 148, 146, 144.

23 MR. MORIN: Well, the -- the windows are
24 not -- people --

25 COMMISSIONER JETTER: Yeah. They're -- I

1 mean it looks terrible. Curtain are flying out
2 having a good time.

3 MR. MORIN: I can't tell people how to
4 live.

5 COMMISSIONER JETTER: No, no.

6 MR. MORIN: But anyway I can try to send
7 them a letter and, you know. Okay.

8 COMMISSIONER JETTER: Send them something.

9 MR. MORIN: Chairman, you want to --

10 CHAIRPERSON MARTINETTI: Is it cheaper to
11 replace them or service them?

12 MR. MORIN: I'll find out also. That's
13 another thing that I give you a report. I'll
14 find out how much it is and I'll -- I'll talk to
15 them and we'll get a couple of quotations just to
16 have an idea --

17 CHAIRPERSON MARTINETTI: Right.

18 MR. MORIN: -- how much would it be to
19 service --

20 You know, we'll stop -- if it's a lot of
21 money then, maybe just better to replace them.

22 CHAIRPERSON MARTINETTI: Yeah, because
23 they're --

24 MR. MORIN: If it is like --

25 CHAIRPERSON MARTINETTI: -- so small.

1 They're relatively cheap.

2 MR. MORIN: Yeah. I know.

3 CHAIRPERSON MARTINETTI: They're \$15.00, --

4 MR. MORIN: For a year. Yeah.

5 CHAIRPERSON MARTINETTI: -- \$14.00, --

6 MR. MORIN: Yeah.

7 CHAIRPERSON MARTINETTI: -- something like

8 that.

9 COMMISSIONER JETTER: These are?

10 MR. MORIN: We'll let you know --

11 CHAIRPERSON MARTINETTI: Yeah.

12 MR. MORIN: -- ahead of time what we're

13 planning to do.

14 MR. SANGER: Twenty.

15 COMMISSIONER JETTER: I'll pay for it.

16 CHAIRPERSON MARTINETTI: They're 20?

17 MR. SANGER: Twenty.

18 COMMISSIONER GUTIERREZ: No you don't have

19 to pay for it.

20 COMMISSIONER JETTER: I don't care.

21 COMMISSIONER GUTIERREZ: No, --

22 COMMISSIONER GONZALEZ: When you --

23 COMMISSIONER GUTIERREZ: -- you don't have

24 to --

25 COMMISSIONER GONZALEZ: -- when you give

1 | these out --

2 | COMMISSIONER GUTIERREZ: -- you don't have
3 | to pay for it.

4 | COMMISSIONER JETTER: I can afford it.

5 | COMMISSIONER GONZALEZ: -- do you explain
6 | to the tenant how to --

7 | COMMISSIONER GUTIERREZ: You're going to
8 | have it.

9 | COMMISSIONER GONZALEZ: -- how to use it?

10 | MR. MORIN: We never thought of that. I
11 | mean the instructions are here. I don't know if
12 | we want to go into getting maintenance department
13 | that don't know -- you a lot of maintenance
14 | department don't even know how to speak English
15 | and Spanish correct.

16 | COMMISSIONER JETTER: Yeah.

17 | MR. MORIN: How do you explain and getting
18 | into that situation explaining to them.

19 | So I would figure the explanation is there,
20 | I don't -- I don't know what else --

21 | MR. SANGER: I believe that's a good point.

22 | MR. MORIN: Yeah.

23 | MR. SANGER: I will say --

24 | MS. DILLON: Just sit forward, Mr. Sanger.

25 | MR. SANGER: I -- I think that's a good

1 point and I would say if based on request, -- if
2 someone requested -- they're not sure on how to
3 use these properly --

4 COMMISSIONER GUTIERREZ: Exactly.

5 MR. SANGER: -- or something, we will send
6 someone there to --

7 COMMISSIONER GUTIERREZ: Exactly.

8 MR. SANGER: -- be sure that --

9 COMMISSIONER GUTIERREZ: To explain.

10 MR. SANGER: -- to train them and help
11 them.

12 COMMISSIONER GUTIERREZ: To explain. Yeah.

13 MR. SANGER: Okay?

14 COMMISSIONER JETTER: That sounds good.

15 MR. SANGER: And some of that --

16 (indiscernible) -- okay?

17 COMMISSIONER GONZALEZ: And it's really --
18 really, Commissioner, they understand.

19 MR. SANGER: Yeah.

20 MR. MORIN: Or maybe --

21 MR. SANGER: Oh, you know, as a matter of
22 fact I think I'll even --

23 You made -- just made a good point. In
24 fairness to many people living in the Veteran
25 Housing, I think, Waldo, we're better off sending

1 | them a letter.

2 | MR. MORIN: That I was saying, maybe --

3 | MR. SANGER: Send a letter to those people
4 | at Veteran's Housing; you'll be getting these
5 | fire extinguishers, if by any chance -- and
6 | please keep them in a readily available area to
7 | be used. And if they're -- for some way you
8 | don't understand on how to use them or whatever,
9 | we are available for training or someone can help
10 | you -- come -- and we can send somewhere there to
11 | do that.

12 | I think it's -- I think you're point is
13 | well taken. Really.

14 | MR. MORIN: Yeah.

15 | MR. SANGER: Really.

16 | COMMISSIONER GUTIERREZ: You can send
17 | someone from the Fire Department.

18 | MR. SANGER: It's that important.

19 | COMMISSIONER GUTIERREZ: No?

20 | MR. SANGER: You know?

21 | MR. MORIN: Do all of them?

22 | COMMISSIONER GONZALEZ: Because someone
23 | could get hurt --

24 | COMMISSIONER GUTIERREZ: I mean to make
25 | a --

1 COMMISSIONER GONZALEZ: -- if they don't
2 use --

3 COMMISSIONER GUTIERREZ: -- to make a
4 meeting for the whole --

5 COMMISSIONER GONZALEZ: -- this properly.

6 COMMISSIONER GUTIERREZ: -- for the whole
7 building.

8 MS. NOVA: We can do a meeting at the
9 building.

10 COMMISSIONER GUTIERREZ: And the building.

11 MR. MORIN: There's no building; it's
12 houses all over the place.

13 MS. NOVA: Oh.

14 MR. MORIN: It's houses all over the place.
15 That's the problem.

16 (Whereupon, there were multiple speakers.)

17 COMMISSIONER JETTER: They're little --
18 little --

19 COMMISSIONER GUTIERREZ: I don't think it's
20 going to be a problem.

21 MR. SANGER: Well, let's send a letter.

22 MR. MORIN: Another --

23 MR. SANGER: Send a letter.

24 MR. MORIN: -- besides sending a letter
25 maybe I can do --

1 COMMISSIONER GUTIERREZ: What do you think,
2 Marty?

3 MR. SANGER: And we're available.

4 MR. MORIN: -- do like a flyer --

5 MS. DILLON: Excuse me?

6 COMMISSIONER GUTIERREZ: The fire
7 department.

8 MR. MORIN: -- of how to use these --

9 Maybe also I can do a flyer on the day they
10 --

11 COMMISSIONER GUTIERREZ: To explain. To
12 explain to them. The fire department --

13 MR. MORIN: -- was deliver with the flyer
14 also -- giving them the flyer and then send the
15 letter. We can approach both ways.

16 MR. SANGER: Right.

17 MR. MORIN: Yeah. Okay, we'll --

18 COMMISSIONER GUTIERREZ: One night --

19 MR. SANGER: It's a hundred and twenty-one.

20 COMMISSIONER GUTIERREZ: -- this building.
21 The other night the other building.

22 MR. SANGER: It's a hundred and twenty-one
23 people that live in -- in the Veteran's Housing.
24 So I think that's something we could -- you know,
25 we can do.

1 COMMISSIONER GUTIERREZ: Yeah. Yeah.

2 MR. SANGER: So, let's do that.

3 Waldo, you have an assignment tomorrow.

4 COMMISSIONER GUTIERREZ: The --

5 MR. SANGER: Going to draft a nice letter.

6 MR. MORIN: I won't be tomorrow. Okay.

7 Monday. Monday.

8 COMMISSIONER JETTER: Good for you, Waldo.

9 MR. MORIN: I have many assignments; I
10 don't know what you're telling me.

11 MR. SANGER: I --

12 MR. MORIN: I have many assignments.

13 COMMISSIONER GUTIERREZ: But I know --

14 MR. SANGER: I'm writing one letter; you're
15 writing another letter.

16 COMMISSIONER GUTIERREZ: But I know the --
17 the residents, they're going to be very happy to
18 receive this and then give the explanation --

19 MS. NOVA: Um-hum.

20 COMMISSIONER GUTIERREZ: -- if they don't
21 understand.

22 COMMISSIONER JETTER: Also tell them not to
23 let the children play with it.

24 MR. MORIN: No.

25 COMMISSIONER JETTER: You don't know.

1 MR. MORIN: I know that.

2 COMMISSIONER JETTER: Oh, okay.

3 COMMISSIONER DiNARDO: Mr. Sanger?

4 MR. SANGER: Yes.

5 COMMISSIONER DiNARDO: Are you going to
6 have them sign some kind of acknowledgment that
7 they've gotten the fire --

8 MR. NATERA: Work order.

9 MR. MORIN: They --

10 COMMISSIONER DiNARDO: -- extinguisher?

11 MS. NOVA: Yes. They need to.

12 MR. MORIN: They --

13 COMMISSIONER DiNARDO: Because just in the
14 --

15 MR. MORIN: -- are getting --

16 COMMISSIONER DiNARDO: -- event that they
17 say never received one --

18 COMMISSIONER GUTIERREZ: Exactly.

19 MR. MORIN: They are getting a --

20 COMMISSIONER DiNARDO: -- and there's an
21 issue.

22 MR. MORIN: They are getting a work order.

23 COMMISSIONER GUTIERREZ: We have to
24 prove --

25 MR. MORIN: It's official work order from

1 Housing Authority from the maintenance
2 department, which will say you're getting a new
3 fire extinguisher and it had the -- the code --
4 there's a code and a number --

5 COMMISSIONER DiNARDO: Serial number.

6 MR. MORIN: Serial number.

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. MORIN: And it's on that work order
9 also. And they'll be signing for it -

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: So, when --

12 MR. MORIN: -- so that they --

13 MR. SANGER: -- when they're --

14 MR. MORIN: -- that they got it.

15 MR. SANGER: -- distributed they'll --

16 MR. MORIN: Yeah.

17 MR. SANGER: -- sign for it.

18 MR. MORIN: Yeah.

19 COMMISSIONER DiNARDO: Very good.

20 COMMISSIONER GUTIERREZ: Exactly. Um-hum.

21 MR. MORIN: It will be --

22 COMMISSIONER JETTER: That's good.

23 COMMISSIONER MUNDORF: Yes.

24 MR. SANGER: Now some of you may be asking,
25 where we getting the money for this? We're --

1 COMMISSIONER JETTER: Okay, yeah. Where --

2 MR. SANGER: -- going to fix this up, --

3 COMMISSIONER JETTER: -- are you getting

4 the money?

5 MR. SANGER: -- we're going to fix that up.

6 COMMISSIONER JETTER: Yeah.

7 MR. SANGER: We'll do that. And that's one

8 I'm going to ask --

9 CHAIRPERSON MARTINETTI: You know, --

10 Sorry.

11 MR. SANGER: Um-hum.

12 CHAIRPERSON MARTINETTI: They sell a

13 separate one for -- you got to explain to them

14 exactly how to use them, so they don't use it on

15 a grease fire.

16 MR. SANGER: Um-hum.

17 CHAIRPERSON MARTINETTI: Because there's

18 different ones for that --

19 COMMISSIONER DiNARDO: That's right.

20 CHAIRPERSON MARTINETTI: -- purpose.

21 MR. SANGER: Um-hum.

22 COMMISSIONER DiNARDO: That's a good point.

23 CHAIRPERSON MARTINETTI: For kitchen fires.

24 COMMISSIONER DiNARDO: Good point.

25 CHAIRPERSON MARTINETTI: We'll have to make

1 | sure they know that.

2 | MR. SANGER: All right.

3 | CHAIRPERSON MARTINETTI: That would be
4 | another issue. They'll just shoot it and cause
5 | the whole place to go up.

6 | MR. MORIN: I know.

7 | MR. SANGER: We're going to have to come up
8 | with a better idea in communicating with them
9 | and --

10 | CHAIRPERSON MARTINETTI: Yeah.

11 | MR. SANGER: -- whatever, so. But we will.

12 | CHAIRPERSON MARTINETTI: I'm saying that --

13 | MR. SANGER: We will.

14 | CHAIRPERSON MARTINETTI: -- they have
15 | separate ones for kitchen fires.

16 | MR. MORIN: Yeah.

17 | CHAIRPERSON MARTINETTI: So we have to
18 | explain to them this is for everything but a
19 | grease fire.

20 | MR. MORIN: Yeah. Yeah.

21 | And, like I told you, this is the work
22 | order. This is a work order, Commissioner.

23 | COMMISSIONER DiNARDO: Um-hum.

24 | MR. MORIN: And it says -- I have made one
25 | for Mrs. Beshara, who's here. I made one for

1 Borrero. Commissioner Mundorf.

2 I mean they were coming here, so I just
3 made a few incase they want to take it with them.
4 Otherwise, I will just do the --

5 COMMISSIONER GUTIERREZ: Very good.

6 MR. MORIN: -- you know, what you want me
7 to do. So I'll do that with the letter.

8 CHAIRPERSON MARTINETTI: They --

9 MR. MORIN: So, --

10 CHAIRPERSON MARTINETTI: -- they do sell --

11 MR. MORIN: -- but that's the way it is.

12 CHAIRPERSON MARTINETTI: -- they do sell
13 twin packs and they're about \$35.00. You get the
14 white one. It's a white bottle for grease. And
15 this one for all others.

16 MR. SANGER: Maybe next year we can --

17 CHAIRPERSON MARTINETTI: Yeah.

18 MR. SANGER: -- graduate to that.

19 MR. MORIN: We can get an expert to help
20 with these. You know, this is something new.

21 MR. SANGER: Mr. -- Mr. Natera says we have
22 the funding. You know?

23 MR. MORIN: Okay?

24 MR. NATERA: Yeah but --

25 MR. SANGER: You might be asking about

1 | where we're getting all the money; we're doing
2 | this improvement, that improvement, whatever it
3 | is. But I think maybe it's a good time now for
4 | Mr. Natera to give us a little idea that we are
5 | in some good sound, you know, fiscal condition.

6 | So, you want to --

7 | MR. NATERA: Yeah, we have some --

8 | MR. SANGER: -- share with us?

9 | MR. NATERA: Sure.

10 | We have some extra funds that were -- they
11 | came -- they came from the capital fund 2014.
12 | That is the amount of money that was left from
13 | the operation money.

14 | That operation money is used for any needs
15 | that we have for the -- at the sites; at the
16 | different AMPs of the Housing Authority.

17 | We didn't -- we didn't have the need to use
18 | it to balance the 2015 budget or to balance the
19 | books at the end of the year when we closed 2015.
20 | So the money was just sitting there in one
21 | account because it had to be spent from the -- as
22 | a regulation from HUD and the capital fund
23 | compliances.

24 | So we took the money out of the program and
25 | we deposit into the CGP and modernization

1 account. From there it gets distributed to the
2 AMPs.

3 So we didn't have to distribute it last
4 year, so it's just sitting in our funds over
5 there. So that's the money that we're going to
6 be using for the renovation for 3700, and AMP II,
7 660, 634.

8 We're also using some funds from the fire
9 that we have, okay, that will help us to fix the
10 floors, fix everything --

11 MR. SANGER: It's the insurance -- the
12 insurance money.

13 MR. NATERA: -- from the insurance money.

14 So we basically -- we had some gravy money
15 left there and that's what we're going to use it
16 for. If you want to get exact amount, from that
17 particular fund we have \$80,000.00 left -- left.
18 And we have -- we're contemplating, depending on
19 how the bids are coming up, we're going to have
20 about \$45,000.00, 50,000 with expenses on those
21 -- those renovation that we'll be having.

22 So, we should have a little more money left
23 for the -- for more renovation and improvements.

24 MR. SANGER: Thank you.

25 MR. NATERA: All right?

1 MR. MORIN: That was the money leftover
2 from the -- remember 660 that we painted the
3 tubs? And we have like \$80,000.00 and we're --

4 CHAIRPERSON MARTINETTI: Right. Right.

5 MR. MORIN: -- going to paint the tubs in
6 640. It might come out to about 50, 54, 55,
7 depends on the bids.

8 CHAIRPERSON MARTINETTI: Right.

9 MR. MORIN: And then with that money we can
10 use it for something else.

11 But we have to put the -- the amount was
12 \$80,000.00. We estimated that from the
13 architect.

14 But through the bidding, so many people
15 bidding, so they lowered the price. So sometimes
16 it's 50, 52 and then we get 10, 18, \$20,000.00
17 leftover. That's the money we put together to do
18 all this work.

19 MR. NATERA: Well, let me -- let me correct
20 -- not correct but just clarify that. That is
21 extra money.

22 MR. MORIN: Yeah.

23 MR. NATERA: Yeah there's extra money left
24 from the bathtub.

25 COMMISSIONER GUTIERREZ: Okay. I

1 understand. Okay.

2 MR. NATERA: Okay. So on top of that we
3 have the \$80,000.00 that I just mentioned. Okay.
4 So, two different amounts.

5 Those that we have allocated for the
6 bathtubs and all that; they're left there for
7 that particular project depending on how the
8 contractors are going to come out -- I mean with
9 the bids and to get the project done.

10 But the \$80,000.00 is just operation money
11 that comes from a -- a line item on the capital
12 fund spreadsheet.

13 CHAIRPERSON MARTINETTI: Sandy, can I bring
14 something up to your attention?

15 You might want to look into was the
16 conversion of our boilers from oil to gas. We
17 mentioned that a few times.

18 COMMISSIONER GUTIERREZ: Yeah.

19 CHAIRPERSON MARTINETTI: The City's going
20 to be paving 39th. So that would be something
21 that if we could invest in now and we'd have to
22 start now for the winter, having a gas line
23 brought over by PSE&G, which I'm sure they'd be
24 more than happy because they're going to sell.

25 It would save a considerable amount of

1 | money because gas is much cheaper and much more
2 | environmentally friendly than heating with oil.

3 | So if you could start maybe looking into
4 | that? We'll help you on our end also.

5 | MR. SANGER: Um-hum.

6 | CHAIRPERSON MARTINETTI: And to change the
7 | boilers over is relatively easy, just put a new
8 | burner. You have the option to use oil or gas
9 | incase there's --

10 | MR. MORIN: Dual burner. Dual burner.

11 | CHAIRPERSON MARTINETTI: A dual burner;
12 | correct.

13 | MR. MORIN: You leave the tank there --

14 | CHAIRPERSON MARTINETTI: Leave everything
15 | there.

16 | MR. MORIN: -- and then you put the --
17 | yeah, there's -- we have one here and one in 640.

18 | CHAIRPERSON MARTINETTI: But instead --

19 | MR. MORIN: We have two --

20 | CHAIRPERSON MARTINETTI: -- of filling up
21 | with oil, --

22 | And you know how those prices can go; right
23 | now they're cheap but next year it could be a
24 | hundred dollars a barrel again.

25 | At least you'll have some consistency in

1 | your pricing and it will help you with your
2 | projections and your budget also.

3 | MR. SANGER: Do you have a comment, Ralph?

4 | MR. NATERA: Yeah. We tried to do that a
5 | while back and were able to replace one of the
6 | boilers with two gas boilers that we have. Out
7 | of the three buildings only one have the oil now.

8 | And the only problem that PSE&G present to
9 | us that was kind of difficult to bring a gas line
10 | all the way over there. But I don't know if it
11 | was for any of the buildings or which building
12 | was it.

13 | But you bring a good point, --

14 | CHAIRPERSON MARTINETTI: Right.

15 | MR. NATERA: -- maybe --

16 | CHAIRPERSON MARTINETTI: I remember you
17 | mentioned that.

18 | MR. NATERA: Yeah.

19 | CHAIRPERSON MARTINETTI: Yeah.

20 | MR. NATERA: Maybe we could do -- and I do
21 | remember that the boilers are dual burners, so
22 | the connection just to be done there wouldn't
23 | have -- even touch the boiler,

24 | CHAIRPERSON MARTINETTI: Right.

25 | MR. NATERA: -- just connect it to --

1 CHAIRPERSON MARTINETTI: Right.

2 But it would be nice to get away from oil
3 completely.

4 MR. NATERA: Yes.

5 MS. NOVA: Chairman, when you said that the
6 City is going to be repaving, --

7 CHAIRPERSON MARTINETTI: That's
8 something --

9 MS. NOVA: -- that's how you mentioned
10 it, --

11 CHAIRPERSON MARTINETTI: -- that's
12 something in the works. Yeah.

13 MS. NOVA: Well because if -- if we're
14 going to do it, --

15 CHAIRPERSON MARTINETTI: Yes.

16 MS. NOVA: -- if not then if -- if we want
17 to do at some later time, the City's ordinance
18 requires us to repave anything that has been
19 paved by the City completely.

20 CHAIRPERSON MARTINETTI: Within a ten year
21 period.

22 MS. NOVA: So you would have -- that would
23 be more money that would come out of our budget
24 if we don't do it prior to the City paving the
25 streets.

1 CHAIRPERSON MARTINETTI: So if you want to
2 reach out to them and any help we can give you we
3 will --

4 MS. NOVA: Yeah.

5 CHAIRPERSON MARTINETTI: -- on our end --
6 my end.

7 MS. NOVA: Definitely. Before the paving.

8 CHAIRPERSON MARTINETTI: I'm sure we could
9 get it done.

10 MR. SANGER: Through Public Service?

11 CHAIRPERSON MARTINETTI: Yeah. They would
12 -- they would probably love to have that line to
13 feed a boiler that size.

14 COMMISSIONER DiNARDO: So what you're
15 saying is you could put the line in before you
16 even put in the -- the boiler itself?

17 CHAIRPERSON MARTINETTI: Yeah. Just
18 have them come down, --

19 COMMISSIONER DiNARDO: Just so that you
20 have it done.

21 CHAIRPERSON MARTINETTI: -- have everything
22 run.

23 MS. NOVA: Right.

24 MR. SANGER: You have an --

25 CHAIRPERSON MARTINETTI: Well you don't

1 need to put a new boiler. Just have to convert
2 the burner.

3 COMMISSIONER DiNARDO: Um-hum.

4 MR. SANGER: You have an idea what the cost
5 factor may be? A ballpark-type thing for
6 something like that?

7 CHAIRPERSON MARTINETTI: They would bear
8 the cost on the street.

9 MR. SANGER: Um-hum.

10 CHAIRPERSON MARTINETTI: And you would have
11 to probably, you know, from curb in --

12 MR. SANGER: Yeah, put the lines in.

13 CHAIRPERSON MARTINETTI: -- deal with it.
14 Yeah.

15 You know, you got to talk to them. They
16 might -- who knows because if it's a, you know,
17 Housing Authority and the size, --

18 COMMISSIONER DiNARDO: Right.

19 CHAIRPERSON MARTINETTI: -- and usage
20 demand, it might be to their benefit --

21 MS. NOVA: Um-hum.

22 CHAIRPERSON MARTINETTI: -- because they're
23 going to sell a lot of gas.

24 MR. SANGER: Okay, we'll look into it.
25

1 **REPORT OF COUNSEL:**

2

3 MS. NOVA: Along those lines as well, I was
4 sent a proposal -- it came late today but I will
5 bring it to the next meeting -- regarding AT&T
6 would like to rent space on the top of the 39th
7 Street building for an antenna.

8 CHAIRPERSON MARTINETTI: Great.

9 MS. NOVA: And they wanted to know if
10 that's something the Board would be interested in
11 doing.

12 I told them to go ahead and send a proposal
13 and that we would take it under consideration.

14 COMMISSIONER GUTIERREZ: And I can vote?

15 CHAIRPERSON MARTINETTI: Definitely be
16 interested.

17 MS. NOVA: Yeah.

18 MR. SANGER: Revenue.

19 CHAIRPERSON MARTINETTI: You could use that
20 money to --

21 MS. NOVA: Um-hum.

22 CHAIRPERSON MARTINETTI: -- renovate a few
23 more apartments.

24 MS. NATERA: We had that before and it
25 generated a nice income.

1 MR. MORIN: Um-hum.

2 CHAIRPERSON MARTINETTI: Oh, yeah. It is.

3 MR. NATERA: It was --

4 CHAIRPERSON MARTINETTI: For sure.

5 MS. NOVA: So, --

6 MR. NATERA: -- rented to --

7 COMMISSIONER GUTIERREZ: They come to --

8 MR. NATERA: -- Nextel I think it was.

9 COMMISSIONER DiNARDO: Which building?

10 MS. NOVA: I just got the proposal. I'll

11 -- I'll get it over to you and we can discuss it.

12 Okay?

13 COMMISSIONER GUTIERREZ: Yeah.

14 MR. SANGER: So, we'll --

15 COMMISSIONER GUTIERREZ: They've been doing

16 -- they've been doing that on all different --

17 MS. NOVA: Um-hum.

18 COMMISSIONER GUTIERREZ: -- buildings in

19 the City.

20 MS. NOVA: Yeah.

21 MR. SANGER: So we'll all be tuned in here.

22 COMMISSIONER GUTIERREZ: We have a lot of

23 --

24 MS. NOVA: Yup.

25 COMMISSIONER GUTIERREZ: Wow.

1 MR. SANGER: We'll all be tuned in.

2 COMMISSIONER DiNARDO: We won't lose the
3 call --

4 MS. NOVA: Yeah.

5 COMMISSIONER DiNARDO: -- when you drive
6 around Union City.

7 MR. NATERA: There we go. No dropped
8 calls.

9 MR. MORIN: They got a special signal for
10 us.

11 MR. SANGER: Anything else as a Report from
12 Counsel?

13 Anything else, Report from Counsel?

14 MS. NOVA: No, that's everything.

15

16 **PUBLIC COMMENT:**

17

18 MR. SANGER: I think that's it. If there's
19 any other comments from the table or anyone from
20 the public, now is the chance for -- opportunity
21 from anyone from the public to have any comments
22 that you may have.

23 MS. BESHARA: Oh, --

24 MR. SANGER: Okay. Yes, ma'am. Please
25 step forward.

1 MS. BESHARA: Thank you.

2 MR. SANGER: Your name and address please.

3 MS. BESHARA: Hi, I'm Toni Beshara, 305
4 44th Street, Veteran's Apartments.

5 I had a question about something that was
6 brought up. It was the same -- it sounded like
7 it would have been a continuation of what you
8 started to ask, Miss Jetter, regarding how --
9 what sort of improvements were you talking about
10 to the Veteran's Apartments?

11 Is it just for -- you know what type? And
12 also is it for people that live there or just as
13 move out as they have been doing?

14 Can you clarify?

15 MR. SANGER: Waldo, you -- why don't you --
16 why don't you address that?

17 MR. MORIN: Well, the -- what we do now
18 with the -- basically the vacant apartments, most
19 of the people been living there for so many years
20 that we have to -- yeah, we have to fix them.
21 You know that's the improvement we're doing right
22 now.

23 We're contemplating doing some -- we've
24 mentioned some -- talking to Mr. Sanger, I want
25 to do something outside on this -- you know, on

1 | the façade of the buildings. We're looking at
2 | that now.

3 | We don't know anything else that we can do
4 | in the apartments but, you know, as always when
5 | you call we try to do whatever we have to -- you
6 | know, any repairs, whatever needs to be done.
7 | But that's what we're looking at right now.

8 | MS. BESHARA: Okay.

9 | So, it's basically what's been going on --

10 | MR. MORIN: Yeah.

11 | MS. BESHARA: -- as people move out, you're
12 | fixing them.

13 | MR. MORIN: Yeah.

14 | And then we're looking now of, you know,
15 | doing some of the façade and some of the outside
16 | work.

17 | MS. BESHARA: Outside.

18 | MR. MORIN: You know, maybe painting the
19 | buildings outside, --

20 | MR. SANGER: Um-hum.

21 | MR. MORIN: -- taking care of some of the
22 | areas and the door -- the front door, --

23 | MR. SANGER: Mention --

24 | MR. MORIN: -- things like that.

25 | MS. BESHARA: Okay.

1 MR. SANGER: -- mention PACO. The
2 partnership with PACO.

3 MR. MORIN: Yeah. PACO is doing -- working
4 a lot. PACO's given us a lot of a -- so far
5 they're doing like 30 houses. They do the
6 windows, they do the boilers, --

7 MR. SANGER: Explain who -- who PACO is.
8 What is PACO?

9 MR. MORIN: PACO is a weatherization
10 program from the State and they're based in
11 Hudson County. There's one here. And they help
12 us. If you qualify, they supply windows,
13 refrigerators, boilers, hot water heaters. They
14 do all that.

15 So we've done about 30 of them with them at
16 no cost to the Housing Authority.

17 MS. BESHARA: Okay, that -- I just
18 wanted --

19 MR. MORIN: Okay.

20 MS. BESHARA: -- clarification --

21 MR. MORIN: Thank you.

22 MS. BESHARA: -- on that.

23 Thank you.

24 MR. MORIN: Thank you.

25 MR. SANGER: Thank you.

1 COMMISSIONER GONZALEZ: I have a question.

2 And maybe this was discussed in a previous
3 meeting that I wasn't present; so I apologize.
4 But what are we going to do with the sign?

5 Have we decided --

6 COMMISSIONER GUTIERREZ: When we going to
7 put it up?

8 COMMISSIONER GONZALEZ: -- when they're
9 going to put it up?

10 Now that Memorial Day is -- is
11 approaching, --

12 COMMISSIONER JETTER: Yeah.

13 COMMISSIONER MUNDORF: Yeah.

14 COMMISSIONER JETTER: Yeah, what --
15 Thank you.

16 MR. MORIN: I have no idea --I don't know,
17 --

18 COMMISSIONER JETTER: That's my pet --

19 MR. SANGER: What is the suggestion?

20 COMMISSIONER JETTER: I'm sorry, I like
21 those.

22 MR. SANGER: What's the recommendation?

23 COMMISSIONER GONZALEZ: Well if we're going
24 to do something, we should be doing it by
25 Memorial --

1 MR. SANGER: I wasn't around for that. I
2 wasn't around for that. So, I didn't know.

3 COMMISSIONER GONZALEZ: Oh, you're --
4 you're not aware --

5 COMMISSIONER JETTER: Yeah. Right.

6 COMMISSIONER GUTIERREZ: Oh, he's not aware
7 about that. Yeah.

8 COMMISSIONER JETTER: Okay.

9 MR. SANGER: Yeah, I'm not aware. Yeah.

10 COMMISSIONER JETTER: It's the changing the
11 Veteran's Housing into real Veteran's housing.
12 Real veterans are going to go in there, besides
13 disabled people.

14 CHAIRPERSON MARTINETTI: Well, that's part
15 of the policy.

16 MS. NOVA: Commissioner Jetter --

17 COMMISSIONER JETTER: Part of it.

18 MS. NOVA: Yeah.

19 CHAIRPERSON MARTINETTI: They're already
20 part already. We -- we adopted a policy.

21 MS. NOVA: Yeah, Commissioner Jetter wanted
22 to --

23 COMMISSIONER JETTER: Yeah.

24 CHAIRPERSON MARTINETTI: Was veterans --
25 yeah, veterans.

1 COMMISSIONER JETTER: But when are we
2 going --

3 MS. NOVA: She wanted to --

4 COMMISSIONER JETTER: -- to start it?

5 MS. NOVA: -- make the sign to put --

6 COMMISSIONER JETTER: I mean have the --

7 MS. NOVA: -- at the location --

8 COMMISSIONER JETTER: -- Mayor and all --

9 MS. NOVA: -- at the location for Veteran's
10 Housing. I -- I agree with you. I think that we
11 should probably -- the idea was to at some point,
12 when the weather was nicer, to do a little sort
13 of ceremony --

14 COMMISSIONER JETTER: Ceremony. Yeah.

15 MS. NOVA: -- where we could tell the
16 people who live -- live there to, you know, come
17 and see it.

18 And I think we were just deciding the exact
19 location of where we wanted to put it.

20 COMMISSIONER GUTIERREZ: Um-hum.

21 MS. NOVA: So once we have the location, we
22 can pick a date and --

23 COMMISSIONER JETTER: Well, they'll -- it
24 would be -- if it was be -- either her -- where
25 she lives or where I live. Where I live the

1 highest fence is -- that's where you put it.

2 Because you know, these people come damage it.

3 MS. NOVA: Are you each in a separate --
4 the different ones?

5 COMMISSIONER MUNDORF: Yeah, I'm on --

6 MR. MORIN: Yeah, the different side.

7 MS. NOVA: Well, why -- why wouldn't we do
8 it for both sides?

9 MR. MORIN: Well, they -- Veteran Housing
10 has about sites -- six or seven different sites.

11 There's a bunch a houses on 44th Street,
12 40th Street, 39th Street, Cantello, Peters, --

13 MS. NOVA: Ah.

14 MR. MORIN: -- 5th Street, West Street.

15 There's a lot of --

16 COMMISSIONER JETTER: But the sign --

17 MR. MORIN: So we need more than one sign.
18 We might need like --

19 COMMISSIONER GUTIERREZ: Yeah. You need
20 for the -- yeah.

21 (Whereupon, there were multiple speakers.)

22 COMMISSIONER JETTER: Yeah. And it could
23 be small --

24 MS. NOVA: Why don't we do it for every
25 site?

1 COMMISSIONER JETTER: -- because --

2 COMMISSIONER GUTIERREZ: But every site
3 you --

4 COMMISSIONER JETTER: -- you have a high
5 fence --

6 COMMISSIONER GUTIERREZ: -- have to do
7 that.

8 CHAIRPERSON MARTINETTI: Yeah.

9 MR. MORIN: And she -- they don't have it.

10 COMMISSIONER GUTIERREZ: Everybody be
11 happy.

12 COMMISSIONER JETTER: We have high fence --
13 fences.

14 COMMISSIONER GONZALEZ: I didn't realize
15 there was --

16 COMMISSIONER MUNDORF: Yeah.

17 COMMISSIONER GONZALEZ: -- some incidents.

18 COMMISSIONER GUTIERREZ: Yeah.

19 COMMISSIONER JETTER: Right?

20 COMMISSIONER GUTIERREZ: All different
21 sites.

22 MR. MORIN: But we can start with one.

23 That's what the bottom line. We can start with
24 Cantello with Mrs. Jetter; she was, you know, --

25 MS. NOVA: Okay.

1 MR. MORIN: We could start there because
2 she was the one that --

3 COMMISSIONER GUTIERREZ: And 44th Street.
4 And 44th Street.

5 COMMISSIONER JETTER: And -- yeah, well she
6 knows that, 44th --

7 COMMISSIONER GUTIERREZ: Yeah.

8 COMMISSIONER JETTER: -- Street. I mean --

9 COMMISSIONER GUTIERREZ: No but I'm saying
10 to do more --

11 MR. SANGER: It sounds --

12 COMMISSIONER GUTIERREZ: -- for the --

13 COMMISSIONER JETTER: Well the --

14 MR. SANGER: -- it sounds like --

15 COMMISSIONER JETTER: -- surrounding area.

16 COMMISSIONER GUTIERREZ: Yeah.

17 COMMISSIONER JETTER: Oh, yeah. Everybody.

18 MR. SANGER: It sounds like we can get
19 multiple signs made.

20 MS. NOVA: Um-hum.

21 MR. MORIN: Yeah.

22 COMMISSIONER GUTIERREZ: Exactly.

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: For each one of the sites
25 around Union City, then survey -- survey those

1 sites to see what might be the best place --

2 COMMISSIONER GUTIERREZ: Exactly. Um-hum.

3 MR. SANGER: -- to place them; visible and
4 safe, --

5 COMMISSIONER JETTER: Yes.

6 MR. SANGER: -- that kind of thing and --

7 MS. NOVA: Right. Where's it's not going
8 to get damaged.

9 MR. SANGER: So we can give it's attention
10 and recognition that it deserves.

11 COMMISSIONER GUTIERREZ: Exactly.

12 COMMISSIONER JETTER: Thank you.

13 MR. SANGER: How's that?

14 All right?

15 COMMISSIONER JETTER: You're okay.

16 MR. SANGER: We'll look into getting a
17 number of them made --

18 MS. NOVA: Yes.

19 MR. SANGER: -- additional made.

20 COMMISSIONER JETTER: Good.

21 MR. SANGER: Okay.

22 MS. NOVA: And then we can pick dates and
23 we will do it.

24 COMMISSIONER GONZALEZ: Well then it --
25 since we won't be able to do that for next week

1 | then, we can maybe shoot for the Fourth of July.

2 | MR. SANGER: Okay.

3 | COMMISSIONER JETTER: Yeah, that --

4 | MS. NOVA: That's a great idea.

5 | MR. SANGER: That's a good idea.

6 | COMMISSIONER JETTER: Yeah. Okay.

7 | COMMISSIONER GUTIERREZ: Maybe by that

8 | time --

9 | COMMISSIONER JETTER: For real --

10 | COMMISSIONER GUTIERREZ: -- it will be
11 | better.

12 | MR. SANGER: Okay.

13 | COMMISSIONER JETTER: I can't help --

14 | MR. SANGER: And we'll have a report for
15 | you at the June meeting on how we're -- how we
16 | progress with that.

17 | Okay?

18 | COMMISSIONER GUTIERREZ: Exactly. Um-hum.

19 | COMMISSIONER JETTER: Yes. Good.

20 | MS. NOVA: And Commissioner Jetter has to
21 | make a speech.

22 | COMMISSIONER JETTER: No, I'm not good at
23 | making speeches. I just go like this. I think,
24 | you know, you do favorite projects. I don't know
25 | what to tell you. I'll drive everybody crazy.

1 MR. MORIN: And by the way, Commissioner,
2 on Cantello Street, --

3 COMMISSIONER JETTER: Yeah.

4 MR. MORIN: -- Mr. Brown (phonetic) he's --

5 COMMISSIONER JETTER: Yeah.

6 MR. MORIN: -- homeless, he just moved in
7 there with his --

8 COMMISSIONER JETTER: But is he homeless or
9 is he a veteran?

10 MR. MORIN: He's homeless and veteran's.

11 COMMISSIONER JETTER: Okay.

12 MR. MORIN: Both of them.

13 MR. NATERA: He was.

14 MR. MORIN: He was homeless and a vet.

15 MR. NATERA: He was. He has an apartment.

16 MR. MORIN: With the assistance of the
17 Chairman and he --

18 COMMISSIONER JETTER: I haven't seen him.

19 MR. MORIN: He's -- he's a nice guy and he
20 moved in.

21 COMMISSIONER JETTER: Good.

22 MR. MORIN: He was very happy with the
23 apartment and everything. Yeah.

24 COMMISSIONER JETTER: Oh, good.

25 MS. NOVA: Okay.

1 COMMISSIONER JETTER: You see we did a good
2 deed --

3 MR. MORIN: Yeah.

4 COMMISSIONER JETTER: -- for the veterans.

5

6 **ADJOURNMENT :**

7

8 MR. SANGER: Motion to close?

9 CHAIRPERSON MARTINETTI: Motion.

10 COMMISSIONER GUTIERREZ: Second.

11 MR. SANGER: Motion by Mr. Martinetti.

12 And second by Miss Gutierrez.

13 Roll call.

14 Chairperson Martinetti?

15 CHAIRPERSON MARTINETTI: Yes.

16 MR. SANGER: Vice Chairperson Gutierrez?

17 COMMISSIONER GUTIERREZ: Yes.

18 MR. SANGER: Commissioner Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Commissioner DiNardo?

21 COMMISSIONER DiNARDO: Yes.

22 MR. SANGER: Commissioner Jetter?

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: Commissioner Gonzalez?

25 COMMISSIONER GONZALEZ: Yes.

1 MR. SANGER: Closed.

2 CHAIRPERSON MARTINETTI: That's it. Very
3 nice.

4 MR. SANGER: Thank you.

5 And have a good evening, everyone.

6

7 (Whereupon, the proceedings were concluded
8 at 5:40 p.m.)

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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, May 19, 2016 and
10 digitally recorded.

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