

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, June 23, 2016
Commencing at 4:44 p.m.

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

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

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

DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
RAFAEL NATERA, CHIEF FINANCIAL OFFICER
KRYSTLE NOVA, ESQ., INTERIM COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS
GERALD J. HELFRICH, ESQ., SPECIAL COUNSEL,
(Left at 5:14 p.m.)

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1 MR. SANGER: Okay?

2 Flag salute.

3

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

6

7 **ROLL CALL:**

8

9 MR. SANGER: Okay, good evening, everyone.
10 Thank you for being here.

11 And we will have roll call.

12 Mr. Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. SANGER: Miss Gutierrez?

15 COMMISSIONER GUTIERREZ: Here.

16 MR. SANGER: Miss Jetter?

17 COMMISSIONER JETTER: Here.

18 MR. SANGER: Miss DiNardo?

19 COMMISSIONER DiNARDO: Here.

20 MR. SANGER: Mr. Gonzalez?

21 COMMISSIONER GONZALEZ: Here.

22 MR. SANGER: And Miss Debbie Mundorf; not
23 present.

24 So, five present; one absent.

25

1 **RESOLUTION NO. 2016-28**

2 **AUTHORIZING EXECUTIVE SESSION:**

3

4 MR. SANGER: We'd like to start this
5 evening's session by going right into Executive
6 Session. We do have a few matters to discuss.

7 So we will have a roll call to enter into
8 the Executive Session.

9 CHAIRPERSON MARTINETTI: Well, we need a
10 motion.

11 Right?

12 MR. SANGER: A motion --

13 CHAIRPERSON MARTINETTI: Yeah.

14 MR. SANGER: -- first, sir?

15 Yes.

16 CHAIRPERSON MARTINETTI: Yeah.

17 Motion.

18 MR. SANGER: Motion, Mr. Martinetti.

19 COMMISSIONER GUTIERREZ: Second.

20 MR. SANGER: Second by Ms. Gutierrez.

21 Thank you for the reminder.

22 Mr. Martinetti?

23 CHAIRPERSON MARTINETTI: Here.

24 MR. SANGER: Miss Gutierrez?

25 COMMISSIONER GUTIERREZ: Here.

1 MR. SANGER: Miss Jetter?

2 COMMISSIONER JETTER: Here.

3 MR. SANGER: Miss DiNardo?

4 COMMISSIONER DiNARDO: Here. Yes I mean.

5 MR. SANGER: Mr. Gonzalez?

6 COMMISSIONER GONZALEZ: Yes.

7 MR. SANGER: Yes. Five yes.

8

9 (Whereupon, the Board moved to Executive
10 Session at 4:45 p.m.)

11

12 (Whereupon, Gerald J. Helfrich, Esq.,
13 Special Counsel, left the meeting at 5:24 p.m.)

14

15 (Whereupon, the Board returned to the
16 Regular Meeting at 5:22 p.m.)

17

18 MR. SANGER: Okay, we're back in Open
19 Session.

20 MS. NOVA: Commissioner Mundorf; absent.

21 Commissioner Mundorf; absent.

22 MR. MORIN: I'm going to go --

23 MR. SANGER: Okay. Go ahead.

24 There might be one or two -- might be one
25 or two people outside. We're going to let them

1 | come in for the Open.

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

4 | MS. BESHARA: Hi.

5 | MR. SANGER: Hello. How are you?

6 | Hi.

7 | Okay, we're now in Open Session.

8 |

9 | **APPROVAL OF MINUTES OF THE REGULAR MEETING OF MAY**
10 | **19, 2016; AND THE EXECUTIVE SESSION MEETING OF**
11 | **MAY 19, 2016**

12 |

13 | MR. SANGER: To move along with the agenda,
14 | Approval of the Minutes.

15 | Do I get a motion for that please?

16 | COMMISSIONER DiNARDO: Motion.

17 | MR. SANGER: Motion; Miss DiNardo

18 | COMMISSIONER GUTIERREZ: Second.

19 | MR. SANGER: Second by Miss Gutierrez.

20 | Roll call.

21 | Mr. Martinetti?

22 | CHAIRPERSON MARTINETTI: Yes.

23 | MR. SANGER: Miss Gutierrez?

24 | COMMISSIONER GUTIERREZ: Yes.

25 | MR. SANGER: Miss DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Miss Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. SANGER: Mr. Gonzalez?

5 COMMISSIONER GONZALEZ: Yes.

6 MR. SANGER: Yes.

7 MS. NOVA: And Miss Mundorf; absent.

8 MR. SANGER: And Miss Mundorf is absent.

9 Carries.

10

11 **APPROVAL OF PAYMENT OF BILLS:**

12

13 MR. SANGER: Approval of the Payment of
14 Bills.

15 Do I have a motion on that.

16 COMMISSIONER GONZALEZ: Moved.

17 MR. NATERA: Gonzalez.

18 MR. SANGER: Moved by Mr. Gonzalez.

19 And second by Miss Gutierrez.

20 Roll call.

21 Mr. Martinetti?

22 CHAIRPERSON MARTINETTI: Yes. Abstain on
23 Miguel Hector --

24 MR. SANGER: Okay.

25 CHAIRPERSON MARTINETTI: -- or entities.

1 MR. SANGER: Yes with an abstention.

2 And Vice -- Miss Gutierrez?

3 COMMISSIONER GUTIERREZ: Yes.

4 MR. SANGER: Miss DiNardo?

5 COMMISSIONER DiNARDO: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Mr. Gonzalez?

9 COMMISSIONER GONZALEZ: Yes.

10 MR. SANGER: And Miss Mundorf is absent.

11 Okay, moved.

12

13 **RESOLUTION NO. 2016-29**

14 **APPROVAL OF OPERATING BUDGET FOR PHA & STATE OF**
15 **NJ FOR FYE 6/30/17:**

16

17 MR. SANGER: Moving on, I'm going to go now
18 to our Resolutions for this evening.

19 And we're going to start with number 29,
20 which is the Resolution Approving Operating
21 Budget for the Housing Authority and Operating
22 Budget for the State of New Jersey for the Fiscal
23 Year which ends in June 30th, 2017; and

24 Whereas, the Board of Commissioners of the
25 Housing Authority of Union City, New Jersey,

1 | voted to adopt Resolution 2016-29 to Approve
2 | Operating Budget for the Housing Authority and
3 | Operating Budget for the State of New Jersey
4 | Fiscal Year 7/1/2016 through 6/30/17.

5 | Therefore, Be It Resolved, that the Board
6 | of Commissioners of the Housing Authority of the
7 | City of Union City adopt Resolution 2016-29 and
8 | hereby establish it on this date of June 23rd,
9 | 2016; and

10 | Motion duly made and --

11 | And we'd like to ask for that motion and a
12 | second please?

13 | CHAIRPERSON MARTINETTI: Motion.

14 | MR. SANGER: Motion by Mr. Martinetti.

15 | COMMISSIONER GUTIERREZ: Second.

16 | MR. SANGER: Second by Miss Gutierrez.

17 | Roll call please.

18 | Mr. Martinetti?

19 | CHAIRPERSON MARTINETTI: Yes.

20 | MR. SANGER: Miss Gutierrez?

21 | COMMISSIONER GUTIERREZ: Yes.

22 | MR. SANGER: Miss DiNardo?

23 | COMMISSIONER DiNARDO: Yes.

24 | MR. SANGER: Miss Jetter?

25 | COMMISSIONER JETTER: Yes.

1 MR. SANGER: And Mr. Gonzalez?

2 COMMISSIONER GONZALEZ: Yes.

3 MR. SANGER: Yes. Five yes.

4 And Miss Mundorf is absent.

5 So that Resolution does carry.

6 We'll move on now to number 2016-30. And
7 this has to do --

8 And before I do that I just want to --
9 while we're on the -- the thought and the
10 Resolution about our Budget, I think -- I just
11 have a little conversation, if you wouldn't mind
12 at this time, just to have a little overview from
13 Mr. Natera about the -- the budget itself and the
14 -- the fiscal, you know, shape that we are in,
15 which is very positive.

16 So, --

17 MR. NATERA: Yes.

18 MR. SANGER: -- Mr. Natera if you will give
19 us a little overview?

20 MR. NATERA: Thank you, Mr. Sanger.

21 Once again this budget was prepare taking
22 every single variable in consideration.

23 I'm happy to say that when it comes to the
24 salary we are using -- we are hiring around six
25 more people. We are -- the opening for about six

1 | more people and we took it in consideration here.
2 | And with all those people in place and open
3 | positions, our budget just went up salary-wise
4 | about \$60,000.00.

5 | So, compared to last year we're adding more
6 | people but they're replacing two of them in the
7 | maintenance department and the office and all
8 | that. We are adding -- some more people -- we
9 | are converting other people from provisional into
10 | fulltime. All those figures had to be taken in
11 | consideration in this particular budget.

12 | As it is right now, we're not going to go
13 | over the entire expenses part of it but when it
14 | comes to the revenue we were very careful taking
15 | to project the subsidy and all the revenue we
16 | will have in 2017.

17 | But I just got a notice from HUD and the
18 | annual projection that they have for -- for
19 | subsidy is already about a hundred and twenty
20 | thousand dollars more than was listed on -- on
21 | the second line over there -- two million sixty-
22 | one.

23 | Okay. Already taking in consideration the
24 | last three month for the personal structure that
25 | we did in that particular department. On the PHA

1 we are projecting about 90,000 of the say one
2 hundred over that two million fifty four thousand
3 that is listed there.

4 So, I'm very confident that we will exceed
5 the surplus or reserve that you see listed on the
6 -- the second page, the 66,425 when it comes
7 December in our budget of this year.

8 Okay, just like we did last year, we went
9 from 90 to a hundred and some and meanwhile I'm
10 projecting that this year it will happen again.

11 And thank you for approving it.

12 MR. SANGER: Thank you.

13

14 **RESOLUTION NO. 2016-30**

15 **AUDIT FYE 6/30/15 ACKNOWLEDGEMENT/APPROVAL FOR**
16 **STATE OF NJ LOCAL FINANCE BOARD:**

17

18 MR. SANGER: Okay, we will now read
19 Resolution 2016-30.

20 And that is the Audit for Fiscal Year
21 6/30/15. And this is Approval for the State of
22 New Jersey and Local Finance Board.

23 You really have done this already but this
24 is just a follow-up towards that.

25 And we'll read that that the -- this is

1 Local Authorities Board Resolution Prescribed by
2 the New Jersey Local Finance Board.

3 Whereas, it requires the governing body of
4 each local authority to cause an annual audit of
5 its accounts to be made, and

6 Whereas, the annual audit report for the
7 fiscal year ended June 30th, 2015, has been
8 completed and filed with the Local Finance Board
9 of the State of New Jersey; and

10 Whereas, requires the governing body of
11 each authority to, within 45 days of receipt of
12 the annual audit, certified by resolution --

13 Which we are doing now.

14 -- to the Local Finance Board that each
15 member thereof has personally reviewed the annual
16 audit report, and specifically the sections of
17 the audit report entitled "General Comments" and
18 "Recommendation," and has evidenced same by group
19 affidavit in the form prescribed by the Local
20 Finance Board; and

21 Whereas, the members of the governing body
22 have received the annual audit --

23 Which you have in the past.

24 -- and personally reviewed the annual
25 audit, and have specifically reviewed the

1 sections of the annual audit report "General
2 Comments" and "Recommendations,";

3 Now, Therefore be it Resolved that the
4 governing body of the Housing Authority of the
5 City of Union City hereby certifies to the Local
6 Finance Board of the State of New Jersey that
7 each governing body member has personally
8 reviewed the annual audit report for the fiscal
9 year ended June 30, 2015, and has specifically
10 reviewed the sections of the audit report
11 entitled "General Comments" and
12 "Recommendations," and has evidenced by -- same
13 by group affidavit in the form prescribed by the
14 Local Finance Board.

15 Be it Further Resolved that the secretary
16 of the authority is hereby directed to promptly
17 submit to the Local Finance -- to the Local
18 Finance Board the aforesaid group affidavit,
19 accompanied by the certificate and true copy of
20 this resolution.

21 And I'll ask at this time can I get a
22 motion?

23 CHAIRPERSON MARTINETTI: Motion.

24 MR. SANGER: Motion by Mr. Martinetti.

25 COMMISSIONER GUTIERREZ: Second.

1 MR. SANGER: Second by Miss Gutierrez.

2 Roll call.

3 Mr. Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. SANGER: Miss Gutierrez?

6 COMMISSIONER GUTIERREZ: Yes.

7 MR. SANGER: Miss DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: Miss Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: Mr. Gonzalez?

12 COMMISSIONER GONZALEZ: Yes.

13 MR. SANGER: Five yes.

14 And Miss Mundorf is absent.

15 COMMISSIONER GONZALEZ: Is this -- is this

16 one of those resolutions that we each have to

17 sign?

18 MS. NOVA: Yes.

19 COMMISSIONER DiNARDO: Yes.

20 MR. SANGER: Yes.

21 And I believe -- Mr. Martinetti, I think

22 you have a copy of that there? If you could

23 pass --

24 COMMISSIONER DiNARDO: I have it.

25 MR. SANGER: -- that around the table or --

1 Someone has it there. Okay.

2 COMMISSIONER DiNARDO: Do you have it,
3 Marty?

4 CHAIRPERSON MARTINETTI: Yeah.

5 MR. SANGER: I know it's going around.
6 We had put it there earlier.

7 Thank you, sir.

8

9 **RESOLUTION NO. 2016-31**

10 **ESTABLISHING PRIORITY TRANSFER LIST FOR RESIDENTS**
11 **DUE TO DISABILITIES AND/OR MEDICAL CONDITIONS:**

12

13 MR. SANGER: Okay, next Resolution is
14 2016-31.

15 And this is the Resolution Establishing
16 Priority Transfer List for Residents Due to
17 Disabilities and/or Medical Conditions.

18 Whereas, the Housing Authority of Union
19 City, New Jersey, from time to time receives
20 requests for transfer from current residents due
21 to disabilities and medical conditions;

22 Whereas, the Authority desires to create a
23 priority transfer list to keep track of these
24 requests for current residents; and

25 Whereas, the Board of Commissioners of the

1 Authority believes it is in the best interest of
2 the Authority to establish such a list for
3 tracking of such requests.

4 Now Therefore, be it Resolved that the
5 governing body of the Authority does hereby
6 resolve and agree that the priority transfer list
7 is hereby established for current residents
8 requesting transfer due to disability and/or
9 medical conditions.

10 And we've spoken about this past. I don't
11 know if you want to elaborate or have any
12 additional comments about this. But this is
13 giving, of course, --

14 COMMISSIONER JETTER: Oh.

15 MR. SANGER: -- the priority and giving
16 special attention to those people who are -- and
17 they're becoming more and more frequent now,
18 people with disabilities, members of their
19 families may be on disability and, of course,
20 their medical conditions.

21 So, right now we have a list of six or
22 seven people that are on that list and they would
23 get a -- a priority into -- mainly into our PHA
24 and our second, you know, facilities.

25 So, can I get a motion on that?

1 CHAIRPERSON MARTINETTI: Motion.

2 MR. SANGER: Motion; Mr. Martinetti.

3 COMMISSIONER GUTIERREZ: Second.

4 MR. SANGER: Second; Miss Gutierrez.

5 Roll call.

6 Mr. Martinetti?

7 CHAIRPERSON MARTINETTI: Yes.

8 MR. SANGER: Miss Gutierrez?

9 COMMISSIONER GUTIERREZ: Yes.

10 MR. SANGER: Miss DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Miss Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. SANGER: Mr. Gonzalez?

15 COMMISSIONER GONZALEZ: Yes.

16 MR. SANGER: Yes. Five yes.

17 And we have Miss Mundorf who is absent.

18 COMMISSIONER GONZALEZ: I -- I have a

19 question though.

20 Is there --

21 MR. SANGER: Sure.

22 COMMISSIONER GONZALEZ: -- a list that

23 specifically states the types of disability,

24 medical conditions? Or it's --

25 MR. SANGER: Yes we do. We do have a list,

1 | yes.

2 | If you would like me at one time to provide
3 | that? I would provide that for you. I don't
4 | have that at the moment --

5 | COMMISSIONER JETTER: Yeah.

6 | MR. SANGER: -- but if we could provide
7 | that for you, yes.

8 | COMMISSIONER GONZALEZ: I -- I assume it's
9 | along the lines of what HUD would require?

10 | MR. SANGER: Um-hum.

11 | MS. NOVA: Yes. And it's also based on the
12 | Americans with Disabilities Act. So we've got in
13 | a number of requests for transfers from the Legal
14 | Services of North Jersey and one of the
15 | considerations that -- in recommending this list
16 | is to make sure that people that have the
17 | disabilities would be able to get, you know, the
18 | apartments faster.

19 | That doesn't mean that there are apartments
20 | available but it's just about keeping -- keeping
21 | tabs on who asked for it -- the more serious
22 | ones. And I believe that we're asking for
23 | doctor's --

24 | MR. SANGER: Um-hum. No, absolutely.

25 | MS. NOVA: -- you know all of the records

1 and everything for them to provide to us.

2 Yeah.

3 CHAIRPERSON MARTINETTI: And also moving
4 them from within from one apartment --

5 MS. NOVA: Exactly.

6 MR. SANGER: Yes.

7 CHAIRPERSON MARTINETTI: Say to a ground
8 floor unit --

9 MR. SANGER: Right. Right.

10 CHAIRPERSON MARTINETTI: -- or something --

11 MS. NOVA: Yes, this is only within. This
12 is not bringing new people in.

13 CHAIRPERSON MARTINETTI: This is to
14 accommodate them.

15 MS. NOVA: This is only within.

16 MR. SANGER: These are intra --

17 COMMISSIONER JETTER: Right.

18 MR. SANGER: -- intra-transfers.

19 COMMISSIONER JETTER: Right.

20 MR. SANGER: Within --

21 CHAIRPERSON MARTINETTI: To accommodate
22 the --

23 MR. SANGER: Within our existing
24 facilities.

25 CHAIRPERSON MARTINETTI: Yeah.

1 MR. MORIN: Yes. It's --

2 COMMISSIONER JETTER: What about the
3 Veteran's Housing?

4 Do we have anymore Veteran's to go in
5 there?

6 MR. SANGER: In the Veteran's Housing?
7 Yes, --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- we've had one or two
10 veterans people who have -- who've come forward
11 and put in applications.

12 COMMISSIONER JETTER: Oh, okay.

13 MR. SANGER: Um-hum.

14 COMMISSIONER JETTER: That's good.

15 MR. SANGER: So they will be considered.

16 COMMISSIONER JETTER: Yeah.

17 MR. SANGER: We had one recent. Right,
18 Waldo?

19 MR. MORIN: Yeah that come in.

20 MR. SANGER: A friend of the most recent
21 veteran that went in, --

22 MR. MORIN: Mr. Brown. The one that --

23 MR. SANGER: -- a friend of his came to see
24 us and is putting one in.

25 COMMISSIONER JETTER: Oh. Yeah, --

1 MR. SANGER: So, --

2 COMMISSIONER JETTER: -- Mr. Brown, he's --
3 he is -- he's very nice.

4 MR. MORIN: But, basically, the transfer
5 list that --

6 COMMISSIONER JETTER: He likes --

7 MR. MORIN: -- we have is like 95 percent
8 that's residents that are medical condition down
9 the hill that want to transfer up here.

10 MR. SANGER: Right.

11 MR. MORIN: So, it becomes -- become --

12 COMMISSIONER JETTER: Yeah, --

13 MR. MORIN: -- a real problem because here
14 we get one or two vacancies a year. So they
15 might have to wait. But there's nothing we can
16 do. At least the list is there and whatever
17 comes available becomes available. They -- they
18 can't force it to do it because there's no other
19 way to do it.

20 You know we got to wait until somebody
21 moves out to be able to --

22 But it's there. The list is there and
23 everything is working on. Yeah.

24 COMMISSIONER JETTER: Okay, on Section 8, I
25 went through it -- there's -- there's this many

1 voids.

2 MS. NOVA: Hold on, we're not --

3 COMMISSIONER JETTER: Yeah.

4 MS. NOVA: Yeah, we're not --

5 Let's do the other resolution and then we
6 could talk about it.

7 COMMISSIONER JETTER: Oh, okay.

8 MS. NOVA: Yeah.

9

10 **RESOLUTION NO. 2016-32**

11 **APPROVAL TO ADVERTISE FOR BIDS/RFP'S:**

12

13 MR. SANGER: Okay, we're now up to
14 Resolution 2016-32.

15 And this is Approval to Advertise for
16 Bids/RFP's.

17 And notice to hereby given, that sealed
18 bids will be received by the Board of
19 Commissioners of the Union City Housing
20 Authority, in the City of Union City, County of
21 Hudson, the State of New Jersey, and prevailing
22 time -- the prevailing time will be in the City
23 Clerk's Office, 2nd Floor, 3715 Palisade Avenue,
24 in which time the -- and place the proposals will
25 be opened and read in public for the following:

1 And we're looking to put out bids in -- in:
2 Number 1, Emergency Generator Preventive
3 Maintenance Bid;
4 Number 2, an Exterminating Service Bids;
5 Number 3, Compactor Service Bids;
6 Number 4, Fuel Oil Delivery Bid;
7 Five, Floor Carpets Bid;
8 Six, Emergency Electrical Repair Services
9 Bid;
10 Seven, Air Conditioning and Heating Bid;
11 Eight, Sprinkler -- Fire Sprinkler System
12 Repair Services Bid;
13 Nine, Boiler Water Treatment and Testing
14 for Water Softener Bid.
15 And that wasn't easy to say.
16 And, 10, General Counsel Legal Services
17 RFP.
18 And the proposal information may be
19 obtained, of course, here at the Union City
20 Housing, located at 3911 JFK Boulevard, Union
21 City, during the regular business hours.
22 And each proposal must be enclosed in a
23 sealed envelope bearing the name and address of
24 the bidder. Must be addressed to the Union City
25 Housing Authority and plainly marked Bid/RFP Name

1 2016.

2 The Board of Commissioners for the Housing
3 Authority reserve the right to reject any and all
4 proposals and to waive any technicalities as may
5 be deemed best for the interests of the Union
6 City Housing Authority.

7 And, of course, bidders are required to --
8 to comply with requirements of our Affirmative
9 Action State -- State laws and State guidelines.

10 And this is something we do annually with
11 these bids and we usually get those going --
12 something we do in the fall but we get going --
13 to get the process going now.

14 And we'd just like to ask for you -- for a
15 motion for this to move forward.

16 CHAIRPERSON MARTINETTI: So dates to be
17 determined but you want the authorization now?

18 MR. SANGER: Absolutely. Yes, sir.

19 CHAIRPERSON MARTINETTI: Motion.

20 MR. SANGER: Motion; --

21 COMMISSIONER GUTIERREZ: Second.

22 MR. SANGER: -- Mr. Martinetti.

23 Second by Miss Gutierrez.

24 And we will have --

25 Mr. Martinetti?

1 CHAIRPERSON MARTINETTI: Yes.

2 MR. SANGER: Miss Gutierrez?

3 COMMISSIONER GUTIERREZ: Yes.

4 MR. SANGER: Miss DiNardo?

5 COMMISSIONER DiNARDO: Yes.

6 MR. SANGER: Miss Jetter?

7 MS. JETTER: Yes.

8 MR. SANGER: Mr. Gonzalez?

9 COMMISSIONER GONZALEZ: Yes.

10 MR. SANGER: Five yes and Miss Mundorf
11 absent.

12 Okay, that is so far what we have there for
13 all our Board Resolutions. That is all complete.

14 Moving along on the agenda, Account's and
15 Receivable/Delinquents; we have done that already
16 in Closed Session.

17

18 **DIRECTOR'S REPORT:**

19

20 MR. SANGER: I would like to now go to the
21 Director's Report.

22 And I think before we -- before I do that
23 I'm going to give an opportunity --

24 Miss Jetter, you had something that wanted
25 to bring up? Maybe this would be the --

1 COMMISSIONER JETTER: Okay.

2 MR. SANGER: -- the appropriate time.

3 COMMISSIONER JETTER: On Section 8 there's
4 about 18 voids and I was wondering why?

5 MR. NATERA: Well that is the reason why
6 they are listed in the check register because
7 those are checks that were voided. And many --
8 many cases like -- and the system before did not
9 have the void checks. So now that's a reason why
10 we include it there.

11 And that's -- we picked this line there's a
12 -- I mean this list, --

13 COMMISSIONER JETTER: Yeah.

14 MR. NATERA: -- the void check directly
15 from the check register and they're all voided
16 for different reasons.

17 Sometimes the --

18 COMMISSIONER JETTER: Like for --

19 MR. NATERA: -- within the same month the
20 rent calculation changes, the structure of the
21 household changes. A -- an inspection of the
22 property does not -- does not pass, so we have to
23 hold the check or we have to void the check after
24 the check has been printed.

25 COMMISSIONER JETTER: Okay.

1 MR. NATERA: And that's the reason why you
2 have 18 of those --

3 COMMISSIONER JETTER: Yeah.

4 MR. NATERA: -- voided.

5 But those are listed over here, so --

6 COMMISSIONER JETTER: I -- I see it. No,
7 that's where I got them from.

8 MR. SANGER: Thanks.

9 MR. NATERA: Right.

10 COMMISSIONER JETTER: Yeah.

11 MR. NATERA: So, basic --

12 MR. SANGER: Wait for the chuckle.

13 MR. NATERA: So, basically, that's the
14 reason why. I mean it's just part of the
15 operation.

16 On all the checks, like I show you before,
17 you see that every single check is voided.

18 I mean --

19 COMMISSIONER JETTER: Well I didn't see
20 every single check.

21 MR. NATERA: No but the last time that you
22 asked me for --

23 COMMISSIONER JETTER: Yeah.

24 MR. NATERA: -- I show you the 700 checks
25 that are in the folder and I pull out the one

1 | that were void.

2 | COMMISSIONER JETTER: Just --

3 | MR. NATERA: I mean I could have the --

4 | COMMISSIONER JETTER: Yeah.

5 | MR. NATERA: I could have the folder here
6 | and if you -- when they come up --

7 | COMMISSIONER JETTER: No, I'm --

8 | MR. NATERA: No, no, I -- I understand
9 | though.

10 | COMMISSIONER JETTER: Yeah.

11 | MR. NATERA: And that's the reason why I
12 | list it here.

13 | We have to change the format --

14 | COMMISSIONER JETTER: Oh, okay.

15 | MR. NATERA: -- of the Section 8 -- the
16 | Section 8 register in order to include the void
17 | checks that you requested.

18 | COMMISSIONER JETTER: All right.

19 | MR. NATERA: All right?

20 | That's why they're listed in there.

21 | COMMISSIONER JETTER: Okay.

22 | MR. NATERA: All right?

23 | COMMISSIONER JETTER: I was just curious.

24 | MR. NATERA: All right.

25 | COMMISSIONER JETTER: I'll take that back

1 | so I can --

2 | MR. SANGER: Okay, we'll move on to the
3 | Executive Director's Report. And you'll see one
4 | of the first things and my staff -- not -- not
5 | that it's something that I wanted to do but my
6 | staff here makes sure I included to show -- to
7 | show everyone that I've taken my first two
8 | courses at Rutgers University. I have eight more
9 | to go. And -- but I've taken those first two
10 | courses.

11 | COMMISSIONER GONZALEZ: Congratulations.

12 | MR. SANGER: And -- and I would like to say
13 | that while taking those courses, going down to
14 | New Brunswick you know sometimes could be a
15 | little stressful in going down but what's great,
16 | once you get there, it's like -- you know
17 | sometimes you get an invitation for a wedding and
18 | you say, oh do I really want to go -- or some
19 | affair or whatever it might be; and then once you
20 | get there you have a good time, you have a great
21 | time and you're glad you were there, et cetera.

22 | So these courses, once I get there and once
23 | it is and, you know, you're there it's -- some
24 | are very informative. A lot of people that are
25 | teaching these courses are extremely practical

1 and it's a lot of practical information on how --
2 and how it aligns to the daily operations of
3 Housing Authority. Very practical. And -- and
4 being taught by people who are in the profession,
5 who are other executive directors.

6 And the greatest thing for me is I'm able
7 now to start networking with people and get to
8 know other people in the State of New Jersey,
9 other executive directors, the people in
10 different positions and get to know them so you
11 could have a, you know, -- you know,
12 relationships with people that just help you, you
13 know, move along in a number of things.

14 One good thing that came of going -- so I
15 was in a class with the -- someone from Hoboken,
16 the new director from Hoboken, the new director
17 from North Bergen and just met the other day with
18 the new director -- well, he's been there one
19 year -- down at Jersey City. And one thing that
20 came out of us talking is we're going to try to
21 start a Hudson County Executive Directors
22 Association in a group together, similar to what
23 happens in many organizations in like -- all the
24 Hudson County Superintendent of Schools, they get
25 together once a month. And they sit around the

1 table, they go over a lot of issues that are, you
2 know, important to them, issues that are current
3 and how -- you know, requirements, things of that
4 nature. Share ideas. Share best practices,
5 things of that nature.

6 And so -- so something came out of those
7 meeting is where -- right after the summer, in
8 the fall, they're going to try to get together
9 and meet once a month in a -- you know in a
10 restaurant or whatever, at the table before
11 lunch, and make an agenda and share a lot of
12 ideas and thoughts and basically help each other
13 through. You know, so we could all be more
14 efficient and effective.

15 So, some good things happening out of that.
16 So I was glad to go to some of those -- some of
17 those classes.

18 Just to give you an idea, some of the good
19 things and positive things that are happening --
20 highlights of things that are happening here at
21 the -- the Authority. Just yesterday, I'd like
22 to say for the first time, we've had training for
23 our security guards, working closely with the
24 Union City Police Department. And I would like
25 to say that that relationship has been very

1 positive.

2 Chief Molinari had assigned Lieutenant
3 Loaces right from the beginning to -- the very
4 first week I was here and said you give them your
5 undivided attention at the Housing Authority. So
6 anything we need, he's -- they've been great to
7 us; the Chief, Lieutenant Loaces. And Waldo got
8 together our security guards yesterday afternoon.
9 We had a two-hour session going to -- you know,
10 through many -- a lot of just commonsense
11 approach on how you deal with people, what --
12 what steps to take, how you respond to certain
13 situations and -- so, you know, basically doing
14 exactly what a police officer does without a gun
15 on you. You know that's basically how they were
16 -- they were talked to. That's how it was
17 explained to them, you know, and so that was very
18 positive.

19 Also, they'll be having on July 14th,
20 again, we'll have -- either have affirmative
21 action training here for the first time for all
22 of our staff. And that will all be done for
23 affirmative action and sexual harassment and
24 things of that nature. So, again, moving forward
25 in our trainings.

1 The other thing is we also had the --
2 yesterday we had -- I'm getting a little note
3 from Ralph, we had yesterday Sonia Burgos'
4 retirement at HUD. She was a good friend of
5 Union City. She led us through a number of
6 issues but she did recently retire.

7 COMMISSIONER JETTER: Did she retire?

8 MR. SANGER: And -- and some of the
9 Commissioners might have met her when they
10 visited out in Newark and whatever --

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MR. SANGER: -- but she retired yesterday.

13 And it was interesting, she retired very
14 abruptly. It was like we got a letter and the
15 next day she was retired. And so that was about
16 two weeks ago. And then yesterday they just had
17 the luncheon for her in Newark.

18 So I attended myself. I attended with --
19 with Virgil. And it was great for me to meet
20 people there for the first time. I had met, you
21 know, a number of people there and the new
22 Director, the -- the lead person there and a
23 number of people. So it was good for me to get
24 out there, start networking, meet -- meet people
25 and kind of break the ice. So that -- that was a

1 | good thing there.

2 | The other thing is --

3 | COMMISSIONER DiNARDO: Mr. Sanger, who --

4 | MR. SANGER: Yes?

5 | COMMISSIONER DiNARDO: -- took -- who took
6 | her place?

7 | MR. SANGER: The tech now is Balu. Balu
8 | was there and --

9 | MR. NATERA: Yes.

10 | MR. SANGER: -- he was a member of the
11 | staff. He's -- he's there in an acting capacity.

12 | MR. MORIN: Many years.

13 | MR. SANGER: And Balu -- what was his
14 | title, Balu before he became the Acting --

15 | MR. NATERA: He was the --

16 | MR. SANGER: -- Director.

17 | MR. NATERA: -- Director of Engineering or
18 | something like that.

19 | MR. SANGER: Yeah.

20 | MR. NATERA: Along with Raj Patel.

21 | MR. SANGER: Yeah. Right.

22 | MR. NATERA: Right.

23 | MR. SANGER: I think he was in the
24 | engineering area. Yeah. So, --

25 | COMMISSIONER DiNARDO: Um-hum.

1 COMMISSIONER JETTER: She --

2 MR. SANGER: But he's taking over as the
3 temporary, you know, director there, so.

4 COMMISSIONER DiNARDO: Um-hum.

5 MR. MORIN: They've been assigned to us for
6 many years, you know, both of them.

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. SANGER: I met them both yesterday; the
9 gentlemen were great. They were so open arms to
10 help and really nice, nice people. So that was
11 good.

12 The other thing give you a report on, some
13 of our community meetings.

14 About a month ago we had met with the
15 people at 3700, the senior citizens.

16 About ten days ago we meet with the -- all
17 of the people and the tenants, neighbors down on
18 3rd and 4th Street and we met with them at night
19 and we went over a lot of issues that are germane
20 to their -- to their complex and their area. And
21 we're working on addressing a lot of those.

22 A lot had to do with, you know, the things
23 you would think about, garbage -- you know,
24 garbage and getting to more of a system of
25 getting the garbage out in a more efficient way.

1 You know, dog waste. And you can imagine some of
2 the things that come down but really is affecting
3 their quality of life down there. So, we're
4 making efforts to get that out.

5 We'll be sending letters this coming week.
6 I have a big note that I failed to do this week;
7 things got very -- extremely busy this week. But
8 next week I'll be sending letters out to all the
9 different sites and -- because each site's a
10 little different on how you want to -- you know,
11 the tone of the letter for each site in a
12 different way. Because each site has different
13 needs and different things of that nature that
14 affect them.

15 But we're going to be sending a letter
16 that's going to be signed by the Police Chief,
17 myself, and the Health Department. And it has to
18 do with the, you know, dog -- littering, garbage,
19 dog waste, things of that nature. Just very -- a
20 lot of health-related issues and safety issues,
21 things like that.

22 So I got together with the Chief and we'll
23 -- all three of us are going to sign it to show
24 that we're going to have a concerted -- concerted
25 effort there to try to improve, you know, working

1 with the Police Department and the Health
2 Department to try to improve some of the
3 conditions --

4 COMMISSIONER JETTER: And feeding the
5 pigeons.

6 MR. SANGER: -- at the --

7 Yeah and feeding the pigeons.

8 COMMISSIONER JETTER: That is --

9 MR. SANGER: So that's that.

10 We did a -- Waldo with Ralph, of course,
11 Ralph helping with the finance. And -- and Waldo
12 we did a good job at 3700 there. We met with
13 them; just cleaning the place up there.

14 Marty made a number of recommendations
15 about the community room, things of that nature.
16 But we went over there. We met with them. We
17 had each one of the citizens who chose to fill
18 out a form, a concern form and issues that were
19 there that they felt they'd like to, you know,
20 see improvements. We -- we've responded to every
21 one of those forms already.

22 You go over there now -- I was there the
23 other night, we went there for a couple things,
24 people are standing up applauding us. Only
25 because we did -- you know, we put the focus on

1 clean-up, paint-up, fix-up.

2 And it's only beginning there.

3 We -- one of the bids that we would be
4 working on now is to -- to work on the whole
5 first floor at 3700 complex at the senior
6 citizens. Put down new tile everywhere. Work on
7 the front, the façade, --

8 COMMISSIONER GUTIERREZ: Um-hum.

9 MR. SANGER: -- clean-up, power wash,
10 paint, work on -- with the windows. And Marty's
11 been involved in some of the planning for that;
12 giving us some good ideas. So we want to paint-
13 up that whole area and clean-up that whole first
14 floor area.

15 And so systematically now a little -- each
16 month maybe, every two months or so, a different
17 project. As -- as we have money, as we design
18 -- you know, identify money -- money we can use
19 but have more of a system approach to identify by
20 priority -- prioritize different projects in the
21 different areas that we're working on.

22 We'll also be cleaning up 634 and 640 down
23 the hill here. Putting in new floors in the
24 front. The elevator area, new floors, some of
25 the stairwells. And the paintjob. The railings

1 outside. Some of the -- try to brighten-up,
2 spruce-up and beautify a little bit where we can
3 -- hopefully a lot, to some of the common areas
4 there down here.

5 So we're trying to get to each complex and,
6 you know, get things going and getting it, you
7 know, a little better for the quality. And
8 mainly the health and safety of everyone and the
9 quality of the living there.

10 Also we've taken action and I'm going to
11 hope to have your support -- and I mean this --
12 the number one thing that I think I have to do as
13 the -- and identified by talking with --
14 basically, identified by talking with so many
15 people, besides the safety and cleaning -- you
16 know, cleaning things -- things of that nature,
17 first and foremost is health and safety but the
18 other is -- and it has to do with health and
19 safety is we do -- and I'm going to use the word
20 -- I have to be careful with this but there are a
21 number of people that are living in our
22 facilities, number one --

23 And Krystle could also support me on this.

24 -- but, number one, who are not on the
25 lease and should not be living there.

1 COMMISSIONER GUTIERREZ: Ooh.

2 MR. SANGER: We have a number of those.

3 MS. NOVA: The boarders.

4 MR. SANGER: We're -- you know and we're --
5 we're identifying them and we're sending letters,
6 we're sending eviction. We're -- we're starting
7 to take the legal action, the steps to have them
8 either shape up or ship out, one or the other.
9 That's basically what it is.

10 And -- but we have identified about five
11 families now who have been involved with various
12 criminal activities; drug dealing, things of that
13 nature. And just general disturbance,
14 disruption, disrupting the quality of life of
15 others.

16 We've received from people who might live
17 on their floor and in their building petitions,
18 things of that nature. And so what we're trying
19 to do is really take the steps to get the people
20 out. And I feel if we could eliminate some of
21 these disruptive people and some of this element
22 that we're having, --

23 I don't like to use the word but it's --
24 it's undesirable, we call them that. You know,
25 undesirable so to speak in our -- in our

1 complexes, I think it's going to go a long way
2 with the people and their life.

3 And many people that stop and see me say,
4 Mr. Sanger, if you can do this it's going to mean
5 the world to us and do that.

6 So, so far we've gotten -- Krystle's
7 working closely; of course Waldo. And we're all
8 being sure that we're getting the proper
9 documentation, take the right steps through --
10 towards the eviction, things of that -- working
11 with the Police, gathering reports and doing
12 everything we can to have the right
13 documentation, documentation we call that's going
14 to have teeth, so when we do take the steps that
15 we could be successful towards that.

16 And my philosophy now is to be -- and very
17 simply which I know follows the philosophy in
18 some other -- around Union City is first we're
19 going to take the action, we'll do what we got to
20 do, let them later on come and whatever. Because
21 I think we have to show the residents here, the
22 tenants here that we're -- we're behind them and
23 we're supporting them and we're trying to make
24 these improvements, so --

25 COMMISSIONER GUTIERREZ: Um-hum.

1 MR. SANGER: But I think everything we're
2 gathering, everything we're preparing and -- will
3 help us when we have to take the -- the steps in.
4 And Krystle started that already.

5 MS. NOVA: Yes.

6 MR. SANGER: Maybe, Krystle, you want to
7 elaborate on that? It's a little -- you know, it
8 is -- it is that important to just say some of
9 the steps we've taken in court with these people.

10 MS. NOVA: It's a little delicate because
11 ongoing litigation.

12 But we've -- what we've done is we have
13 collected multiple Police reports. We have gone
14 and gotten evidence that they are living there.

15 One of the most important things and I
16 thought -- I think you're going to speak about
17 this was the leases that we had were not very
18 strong. And one of the things that we have done
19 is to update the lease and make it compliant with
20 HUD Regulations. Because it had not been updated
21 in probably over two decades; something like
22 that.

23 So, it -- the lease that we updated, it's a
24 lot stronger and it gives us a lot more -- a lot
25 more reasons to evict people.

1 And this is all, you know, compliant with
2 HUD. We got everything from them. But it gives
3 us a lot more to do when we go to court and --
4 and the complaints that we can file against the
5 -- the people in court.

6 COMMISSIONER JETTER: What about the
7 Veteran's Housing?

8 MS. NOVA: Veteran's also --

9 COMMISSIONER JETTER: (Indiscernible) --

10 MS. NOVA: -- got an update.

11 MS. DILLON: Ms. Jetter, could you sit
12 forward?

13 COMMISSIONER JETTER: Yeah. And I owe you
14 apology, I read that.

15 MS. NOVA: Move -- move up a little bit.

16 COMMISSIONER GUTIERREZ: Move forward.

17 COMMISSIONER JETTER: Pardon me?

18 MS. NOVA: Just move up a little bit.

19 COMMISSIONER JETTER: I'm sorry.

20 MS. DILLON: I needed you to sit forward so
21 I could get your comments on the record.

22 COMMISSIONER JETTER: Oh, okay.

23 MS. NOVA: Veteran's was also --

24 COMMISSIONER JETTER: You're doing a great
25 job.

1 MS. NOVA: Veteran's was also updated --

2 COMMISSIONER JETTER: Okay.

3 MS. NOVA: -- the lease, yes.

4 So that's one of the steps that I thought
5 was very important and I brought it to the
6 Executive Director's attention that that's one of
7 our biggest issues with bringing some of these
8 cases to -- to eviction court.

9 However, -- so with that said what we've
10 done so far is we have done notices to cease.
11 There are a number of them that are awaiting
12 court dates. And -- so we've done everything we
13 can and we're just waiting for the court to give
14 us a court date.

15 So out of the five, four of them have
16 notice to cease and one of them is -- is going to
17 get a court date probably in the beginning of
18 July.

19 And that was our oldest and probably one of
20 the -- the biggest issues -- households that we
21 have. So, -- so, that's number one.

22 Then we have approximately two other
23 families who came forward and said, you know, we
24 are not allowing them to come into the building,
25 they keep giving --

1 This is the interesting thing.

2 -- they keep giving the Police our address.

3 So this is a son who has left the household
4 and they are, let's say, dealing drugs. And they
5 don't want the Police to know where they are at,
6 so they are here, they caught, and they're giving
7 their address incorrectly.

8 So what we've done is we have actually, in
9 order to show that they're now trespassing, we
10 have filed affidavits that the people who live
11 with them have filed that they are not giving
12 them invitation to their home, that they do not
13 live here. And of course if that ends up not
14 being true we can then move for eviction based on
15 them boarding.

16 However, you know, we -- we don't want to
17 evict people if they're not really doing what --
18 what is the problem. If they're just victims of,
19 you know, the circumstance we don't want to evict
20 them. But at the same time, if you continue to
21 allow this person to -- to stay and to deal drugs
22 in the building, then we have -- you know
23 unfortunately you have to --

24 COMMISSIONER GUTIERREZ: You have to --

25 MS. NOVA: -- be evicted also.

1 You know?

2 COMMISSIONER GUTIERREZ: -- take an action.

3 Um-hum.

4 MS. NOVA: So that's where we're at right
5 now.

6 MR. MORIN: Yeah. I would like to say
7 something.

8 I know -- I would like to give -- I know
9 Mr. Sanger's been doing -- not because he's my
10 boss but he's -- I got to give my hand to him and
11 I know you've been helping too but he came down
12 and he's been -- and all those families that are
13 really troublemakers, it's not like I want you
14 out. For the last month he's been meeting with
15 them and --

16 MS. NOVA: Um-hum.

17 MR. MORIN: -- you met with a couple of
18 them.

19 MS. NOVA: Yes.

20 MR. SANGER: The other people, he's been
21 meeting with all of them. Opening, giving branch
22 helping them, what do you need, this is the
23 problem, you have to do this, you have --

24 And then within two days later they -- they
25 either get arrested with drugs again. We had one

1 -- (indiscernible) --

2 COMMISSIONER GUTIERREZ: Wow.

3 MR. MORIN: They got arrested with drugs
4 again. The other one went out and he's not
5 supposed to live in the site, we have a
6 restraining order, we go there, he's sleeping in
7 the room. Then we go do inspection, he have
8 mattresses all over the place.

9 So, he's been --

10 COMMISSIONER JETTER: Yeah --

11 MR. SANGER: I mean you try.

12 MR. MORIN: So how much --

13 MR. SANGER: You make --

14 MR. MORIN: -- can he do --

15 MR. SANGER: You make every effort but --

16 MR. MORIN: -- that I can say because he's
17 really been --

18 MR. SANGER: -- sometimes --

19 MR. MORIN: Yeah.

20 MR. SANGER: -- you can't change it.

21 It's --

22 MR. MORIN: Yeah. And, you know, --

23 MR. SANGER: -- amazing.

24 MR. MORIN: So that's one thing that, you
25 know, I'm glad you're working on that.

1 MR. SANGER: Yeah. Trying.

2 MR. MORIN: Yeah.

3 MR. SANGER: I'm trying.

4 COMMISSIONER DiNARDO: If there's one that
5 you can pull out --

6 MR. SANGER: Yeah.

7 COMMISSIONER DiNARDO: -- of the group --

8 MR. SANGER: Yeah.

9 COMMISSIONER DiNARDO: -- then you've --

10 COMMISSIONER GUTIERREZ: You'd be --

11 COMMISSIONER DiNARDO: -- done a lot.

12 MR. SANGER: We had -- we had --

13 COMMISSIONER GUTIERREZ: A lot. Yeah.

14 Yeah.

15 MR. SANGER: -- two here today --

16 MR. MORIN: Yeah.

17 COMMISSIONER DiNARDO: Then you've done a
18 lot.

19 MR. SANGER: -- talking to them, as my
20 father liked to say, you're like a Dutch uncle.
21 You know?

22 COMMISSIONER DiNARDO: Right.

23 MR. MORIN: Um-hum.

24 COMMISSIONER DiNARDO: Right.

25 COMMISSIONER JETTER: Well, Waldo, you --

1 | you know in the Veteran's Housing where your
2 | parents live and I live, they come in with
3 | mattresses. I mean it's unbelievable.

4 | MR. MORIN: Yeah.

5 | MS. NOVA: The other --

6 | COMMISSIONER DiNARDO: Have security
7 | cameras --

8 | MS. NOVA: -- one of the most important
9 | things that --

10 | COMMISSIONER DiNARDO: -- in the future.

11 | MS. NOVA: -- I did to the lease was to
12 | make sure that not only are you responsible for
13 | yourself --

14 | COMMISSIONER GUTIERREZ: Um-hum.

15 | MS. NOVA: -- but any invitee that you
16 | allow into the building and that is there because
17 | of you, --

18 | COMMISSIONER GUTIERREZ: That's right.

19 | MS. NOVA: -- you are also responsible for
20 | their actions.

21 | MR. SANGER: Visitors.

22 | COMMISSIONER GUTIERREZ: Exactly.

23 | MS. NOVA: And if they --

24 | MR. SANGER: Visitors.

25 | MS. NOVA: Right.

1 And if they destroy something, you know,
2 you're responsible for that. Because they are
3 there because you invited them there. You know?

4 COMMISSIONER GUTIERREZ: Um-hum.

5 MS. NOVA: So that's -- that was the
6 biggest issue that I had --

7 COMMISSIONER JETTER: That's a --

8 MS. NOVA: -- with the current lease that
9 we had before.

10 CHAIRPERSON MARTINETTI: Sandy, can you
11 also --

12 MR. SANGER: Yes, sir?

13 CHAIRPERSON MARTINETTI: -- touch on the
14 fact that we're exploring the use of COAH funds
15 for --

16 MR. SANGER: Okay.

17 CHAIRPERSON MARTINETTI: -- Veteran's
18 Housing and --

19 MR. SANGER: Just --

20 CHAIRPERSON MARTINETTI: -- modernization.

21 MR. SANGER: Just explain to everyone what
22 COAH is.

23 I'll get into it, --

24 CHAIRPERSON MARTINETTI: COAH --

25 MR. SANGER: -- just what is COAH?

1 CHAIRPERSON MARTINETTI: COAH is a -- a fee
2 that's attached to new development. There's also
3 some other criteria. But it's mostly new
4 development. It's assessed at time of issuance
5 of permits. It's Council of Affordable Housing;
6 those funds are put into a -- an account and
7 they're to be used for affordable housing.

8 So we came up with the idea to possibly
9 explore --

10 MR. SANGER: Um hum.

11 CHAIRPERSON MARTINETTI: -- the use of
12 those for the modernization of Veteran's Housing,
13 --

14 MR. SANGER: So, --

15 CHAIRPERSON MARTINETTI: -- as long as they
16 meet the criteria established under the --

17 MR. SANGER: So, --

18 CHAIRPERSON MARTINETTI: -- State law.

19 MR. SANGER: And I -- and I thank Marty for
20 that because through his department and his
21 everyday work with the development that's going
22 on in Union City and working, of course, with the
23 -- with the Mayor. A lot of these developers now
24 are -- are making contributions and that goes
25 into a fund. And I believe that fund is

1 | approaching at one million dollars.

2 | In my conversation with -- with Marty and
3 | the Mayor and I think it's just a great thing. I
4 | -- you know it's just wonderful that they would
5 | like to take that money and --

6 | MR. NATERA: Invest it.

7 | MR. SANGER: -- and, you know, direct that
8 | money towards how we could improve Veteran
9 | Housing in Union City.

10 | As you know the Veteran's Housing is old;
11 | over 60 years old a lot of them. Right now a lot
12 | what we're doing there is really like a band-aid
13 | approach. And, you know, we're just fixing up
14 | wherever we can and different things. But things
15 | are just so old sometimes -- you know sometimes
16 | the band-aids don't stick if you know what I'm
17 | saying.

18 | So, it really needs -- some of them, a
19 | complete overhaul. There are going to be certain
20 | stipulations. There are going to be certain --
21 | there might be some people in Veteran's Housing
22 | that income is -- is higher and you have to be,
23 | you know, -- in some of the facilities there and
24 | it's going to be a percentage you won't be able
25 | to fix because income's high. Things of that

1 nature. Because with COAH it's only directed
2 towards, again, affordable housing that must be
3 below a certain threshold and whatever.

4 So it may limit us on what some things we
5 might be, you know, able to do but a great --
6 it's -- I thought it was a great gesture on
7 behalf of Marty and the Mayor --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- to say -- this is in the
10 talking stages right now, it's in the talking
11 stages but something that I think a number of
12 people have a desire to do and it's certainly
13 something we need.

14 And it will be great if we could fix up --

15 MR. MORIN: Um-hum.

16 MR. SANGER: -- our Veteran's Housing and
17 -- and make the quality there, you know, improve
18 for everyone that lived there and -- and all of
19 the facilities. And -- and, you know, add in a
20 lot of things that might, you know, help people
21 AD -- you know, different issues with special
22 needs and things of that nature and get these
23 facilities up to snuff.

24 So it's in the, you know, talking stages
25 now but if I know how a lot of things in Union

1 City have gone in recent years and I know when
2 people get that -- that itch, you know I think
3 sometimes things start to move rather quickly.

4 COMMISSIONER JETTER: You know --

5 MR. SANGER: As -- if -- when and if as we
6 move forward, of course, we'll keep you abreast
7 of --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- how we're going.

10 COMMISSIONER JETTER: You know --

11 MR. SANGER: But thank you, Marty, for
12 that.

13 Appreciate it. Yeah.

14 COMMISSIONER JETTER: Yeah, thank you.

15 COMMISSIONER GUTIERREZ: Thank you.

16 MR. SANGER: Yeah, it's a good thing.

17 COMMISSIONER JETTER: And like a lot of
18 people they just don't keep things neat or they
19 break things and they destroy the walls and --
20 and they take off.

21 MR. SANGER: Yeah. Yeah.

22 COMMISSIONER JETTER: That's not right.
23 Get a family of Veteran's in there.

24 MR. SANGER: Dottie, we know.

25 The other thing is for --

1 COMMISSIONER JETTER: I've been too --
2 there too long, --

3 MR. SANGER: -- for --

4 COMMISSIONER JETTER: -- right, guys?

5 MR. SANGER: -- Mr. Gonzalez and Miss
6 Jetter, the Veteran's signs that are behind us
7 here, --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- we've -- we've recently
10 ordered eight of those signs and those signs --
11 hopefully the month of July those signs will go
12 in the different Veteran's facilities around
13 town.

14 So those -- hopefully those signs by late
15 --

16 COMMISSIONER JETTER: That was my --

17 MR. SANGER: -- July, early August, those
18 signs will be up around town and to give the --
19 you know, I know you -- I know you've had an
20 interest in that.

21 The other thing is, rather quickly, and
22 just to go over this, one of the things that when
23 I came here to this office and one of the things
24 that -- from people when I -- if you recall that
25 first week I was outside and I was meeting all

1 | the people, --

2 | COMMISSIONER JETTER: Um-hum.

3 | MR. SANGER: -- one of the things people
4 | have shared with me and still do today is that
5 | sometimes it's hard to get through to the
6 | personnel here with the phone system. You know?

7 | And because, you know, we have a phone
8 | system with, you know, -- you know, with
9 | responses and, you know, press this and press
10 | that and, you know, the extension number -- and
11 | we all know how frustrating they can be
12 | sometimes. I know myself I get on those, I'm
13 | like -- you know it's frustrating.

14 | COMMISSIONER JETTER: Yeah.

15 | MR. SANGER: But what we're going to be
16 | doing starting next week, we will have a
17 | receptionist that will be picking the phone up,
18 | accepting all the phone calls here, and directing
19 | those phone calls to the right people and if the
20 | right people aren't available at the moment, be
21 | sure that a message is given to those people. So
22 | those -- those people can get --

23 | COMMISSIONER DiNARDO: It sounds like an
24 | idea.

25 | MR. SANGER: -- back to the caller in a --

1 | in a timely -- in a timely fashion.

2 | So we have one person starting from 8 to 12
3 | part-time and then we'll have a second person
4 | who's yet to be hired -- we already -- one person
5 | that we know we're interested in hiring. As soon
6 | as we get the background check back; that will be
7 | from 8 to 12. And, of course, bi-lingual
8 | everyone. And some people with clerical skills.

9 | And the bottom line in the whole thing
10 | needs to be tenant and -- and community-friendly.

11 | COMMISSIONER DiNARDO: Um-hum.

12 | MR. SANGER: You know and how to --

13 | COMMISSIONER JETTER: Oh, yeah.

14 | MR. SANGER: And it's something here we've
15 | discussed. That's also going to be part of our
16 | training for when we do the training for the
17 | harassment and the affirmative action, we're also
18 | going to take 15 to 20 minutes or so with
19 | everyone about office etiquette, about being
20 | community-friendly, tenant -- you know, tenant-
21 | friendly. And, basically, we're of-service.
22 | We're of-service to the community and we have to
23 | present that tone.

24 | CHAIRPERSON MARTINETTI: Charm school.

25 | MR. SANGER: And we've -- all -- all three

1 of us here --

2 Yeah, exactly.

3 COMMISSIONER DiNARDO: Sensitivity
4 training.

5 MR. SANGER: All three of us here have
6 talked about that and all three of us here --
7 Ralph, Waldo and myself, have all said that's
8 something that is needed here.

9 COMMISSIONER JETTER: Oh, yeah.

10 MR. SANGER: You know --

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MR. SANGER: -- and we all realize that,
13 you know.

14 And also Waldo, there was something about
15 no trespassing, and if you maybe get a copy --
16 see the sign all the way up, no trespassing
17 signs --

18 MR. MORIN: They --

19 MR. SANGER: -- going in all of our
20 facilities, inside and outside, all the no
21 trespassing. That was brought up at one of our
22 meetings and we'll, again, --

23 MS. NOVA: I will also help.

24 MR. SANGER: -- do.

25 And, --

1 COMMISSIONER GUTIERREZ: Um-hum.

2 MR. SANGER: -- last, what we're trying to
3 hire five -- maybe four or five maintenance
4 people and cleaning people for -- in -- for some
5 of our facilities.

6 Maintenance guys who can go around and, you
7 know, could put latches on doors, can fix a
8 broken glass, can maybe do something -- light
9 plumbing, things of that nature.

10 COMMISSIONER DiNARDO: Skills.

11 MR. SANGER: Yeah, skills. That have
12 certain -- yes, have -- have the skills to do
13 light maintenance work, that could improve things
14 and at the same time save us money so we don't
15 have to go out and get vendors and things like
16 that.

17 COMMISSIONER JETTER: Are the Veteran's
18 going to --

19 MR. MORIN: Outside/inside.

20 COMMISSIONER JETTER: -- get that too?

21 MR. SANGER: Um-hum.

22 MR. MORIN: Outside the building -- in
23 front of the building --

24 COMMISSIONER GUTIERREZ: Beautiful.

25 MR. MORIN: -- and in the lobby in each

1 building.

2 COMMISSIONER GUTIERREZ: Beautiful.

3 COMMISSIONER JETTER: Okay, so --

4 COMMISSIONER GUTIERREZ: Um-hum.

5 COMMISSIONER JETTER: But not for the
6 Veteran's? Because people walk through there all
7 the time.

8 MR. SANGER: So just some of the things
9 that were brought up --

10 COMMISSIONER JETTER: I guess it's not for
11 the Veteran's.

12 MR. SANGER: -- in our discussions along
13 the way --

14 MS. NOVA: No, yes.

15 MR. SANGER: -- that we're doing.

16 COMMISSIONER JETTER: Oh, it is.

17 MR. SANGER: So we're trying to follow up
18 on a lot of things in our discussions, --

19 MR. MORIN: Some of them, yeah.

20 MR. SANGER: -- the signs and things like
21 that.

22 MR. NATERA: Yeah, some of them are --

23 MR. SANGER: Fire extinguishers,
24 trespassing signs.

25 MR. MORIN: Fire extinguishers; they're all

1 done.

2 MR. SANGER: That is it.

3 MR. MORIN: Fire extinguishers; they're all
4 done.

5 MR. SANGER: Waldo -- Waldo just wants to
6 tell you a final message with the fire
7 extinguishers.

8 MR. MORIN: They're all done. Except five
9 people that we can't find for the last four times
10 they've been around. So I'm going to send
11 letters to them.

12 But 99 point, they all sign. I know Miss
13 Jetter was one that was delivered to her. She
14 even call me to make sure that she had to sign
15 it, so everything's done.

16 COMMISSIONER JETTER: Oh, yeah.

17 MR. MORIN: Everybody has one.

18 COMMISSIONER GUTIERREZ: Great job. Great
19 job.

20 COMMISSIONER JETTER: Well, --

21 CHAIRPERSON MARTINETTI: Were the --

22 COMMISSIONER JETTER: I'm terrible.

23 CHAIRPERSON MARTINETTI: Were the
24 residents --

25 COMMISSIONER JETTER: I really am.

1 CHAIRPERSON MARTINETTI: -- happy though?

2 COMMISSIONER JETTER: Well that's because
3 I'm old.

4 MR. MORIN: That's okay.

5 COMMISSIONER JETTER: That's a good --

6 MR. MORIN: I didn't mind you calling me.

7 COMMISSIONER GUTIERREZ: Not yet.

8 CHAIRPERSON MARTINETTI: Waldo? Waldo,
9 were they --

10 COMMISSIONER JETTER: Thank you.

11 CHAIRPERSON MARTINETTI: -- happy to
12 receive them?

13 MR. MORIN: Yeah. They're very happy.

14 COMMISSIONER GUTIERREZ: They were happy?

15 MR. MORIN: Everybody.

16 COMMISSIONER GUTIERREZ: Okay.

17 MR. MORIN: Almost everybody is.

18 COMMISSIONER JETTER: And this kid -- this
19 kid that came around that works here, he was
20 funny. He said we don't have fires in Cuba. I
21 said, no, because your buildings are concrete.
22 And he goes -- I had -- I told him, listen, you
23 just -- you just got to tell these people how to
24 use them.

25 MR. SANGER: You don't have anything else.

1 You have anything?

2

3 **REPORT OF COUNSEL:**

4

5 MS. NOVA: Just one thing.

6 The Executive Director wanted me to show
7 you all that we decided -- there was no OPRA form
8 here. So if anybody gave a OPRA request, there
9 was no official form to keep track of it and to
10 tell them how much it is an whatnot.

11 So, --

12 COMMISSIONER GUTIERREZ: Not the form, no.

13 MS. NOVA: -- this is --

14 COMMISSIONER DiNARDO: Do we have a policy
15 for the --

16 Okay, so you're going to do that next?

17 MS. NOVA: Yes.

18 COMMISSIONER DiNARDO: Okay. For the cost.

19 MS. NOVA: But this is the initial form
20 that was done --

21 COMMISSIONER GUTIERREZ: Oh.

22 MS. NOVA: -- for --

23 COMMISSIONER GUTIERREZ: Thank you.

24 MS. NOVA: -- start a tracking system and
25 to be able to respond to them in the appropriate

1 | time and appropriate manner.

2 | Because what was going on was people were
3 | just --

4 | CHAIRPERSON MARTINETTI: Yeah, I got it.
5 | Here give back --

6 | MS. NOVA: -- calling and asking for things
7 | and there was no actual, you know, --

8 | COMMISSIONER DiNARDO: Is this --

9 | MS. NOVA: -- record of this.

10 | MR. SANGER: Miss --

11 | MS. NOVA: So, --

12 | MR. SANGER: Miss DiNardo, because I know
13 | you have an interest in policy and, you -- you
14 | know, in your line of -- in your line of work but
15 | one thing in the near -- in the near future,
16 | right after this summer -- I think a fall
17 | project, would be for us --

18 | Our insurance company, --

19 | They call it JIF, is that right, --

20 | MS. NOVA: Yes.

21 | MR. SANGER: -- Raphael?

22 | MR. NATERA: General Insurance Fund.

23 | MR. SANGER: General Insurance Fund.

24 | They provide consultants who come in and
25 | design, update, revise your policy manuals. That

1 | they all align with the HUD requirements and
2 | things of that -- you know, that nature.

3 | And of course, with input from you, there
4 | might be some policy -- you know, City policy, as
5 | well as HUD policy and things.

6 | CHAIRPERSON MARTINETTI: Get it done.

7 | MR. SANGER: So, to update our whole policy
8 | manual -- because again something that just needs
9 | to be -- it needs a tune-up, you know, as all --
10 | many of those policy manuals every few years and
11 | whatever it might be.

12 | But we will be doing that this fall. I had
13 | it in some of my notes. We've been working on a
14 | lot of other projects and I didn't want to
15 | overwhelm but one thing we have to do. But we
16 | did mention it along the way in some of our --
17 | you know, administrative meetings that we know
18 | our policy manual has to be updated.

19 | COMMISSIONER DiNARDO: Yes.

20 | MR. SANGER: And they provide that service,
21 | so -- and they know exactly what's needed and it
22 | fits everything. So it would only be prudent to
23 | -- to work with them and have them provide that.
24 | And the fees are very reasonable because they do
25 | so many -- they just about do every Housing

1 Authority in the -- you know.

2 COMMISSIONER DiNARDO: Um-hum.

3 MR. NATERA: In New Jersey.

4 MR. SANGER: So, they're very well
5 experienced and their whole business is geared
6 towards our -- the Housing Authorities and
7 whatever. So, be wise to use them.

8 So, that's it from our end. Unless
9 anything else? Any other business? Anyone wants
10 to speak out? Just --

11

12 **PUBLIC COMMENT:**

13

14 MR. SANGER: Anyone -- anyone from the
15 public who would like to speak, now is the time
16 to do so.

17 Please state -- please state your name and
18 your address please.

19 MS. BESHARA: Thank you.

20 MR. SANGER: And -- and just a reminder
21 that we -- we do have a policy here at --

22 MS. BESHARA: Five minutes.

23 MR. SANGER: -- five minute speaking
24 policy.

25 Thank you.

1 MS. BESHARA: Toni Beshara, 305 44th
2 Street, Veteran's Housing.

3 I'm just curious if you could expound a
4 little bit on the types of improvements that
5 might be done that were discussed before in the
6 Veteran's Housing?

7 Like what types of improvements did you
8 have in mind?

9 CHAIRPERSON MARTINETTI: I'll let the
10 Executive Director answer.

11 MR. SANGER: Waldo?

12 Why don't you, Waldo.

13 MS. NOVA: Do you mean --

14 MS. BESHARA: The modernization
15 improvements. Like what types?

16 MR. MORIN: Well, you know, some things
17 that we're looking at, the -- the grounds outside
18 are really, really, you know, -- fencing,
19 painting, façade. And then some emergency work,
20 mainly plumbing. Plumbing. You know. That's
21 what, plumbing and boilers.

22 CHAIRPERSON MARTINETTI: New kitchens.

23 MR. MORIN: That's mainly the --

24 CHAIRPERSON MARTINETTI: New bathrooms.

25 MR. SANGER: New kitchens. Bathrooms.

1 MR. NATERA: Yeah.

2 MR. MORIN: Yeah.

3 MR. SANGER: If we're able to use the COAH
4 money of one million --

5 MR. MORIN: Yeah.

6 MR. SANGER: -- dollars.

7 MR. MORIN: Depends on what --

8 MR. SANGER: Basically, ma'am, just about
9 everything to be honest with you, yeah.

10 MR. MORIN: But --

11 MR. SANGER: Um-hum.

12 MS. BESHARA: Yeah. Like the plumbing
13 and --

14 MR. MORIN: Yeah.

15 MS. BESHARA: -- the infrastructure in
16 other words.

17 MR. SANGER: Yes.

18 MS. BESHARA: Okay.

19 MR. MORIN: But, you know, of -- of course,
20 you know, we'll -- we'll get like an engineer and
21 architect. They'll do a survey of the property
22 and tell exactly what -- which are the areas that
23 we really have to address first.

24 So that's where we'll go first. You know.
25 You have to wait till we get there. Yeah.

1 CHAIRPERSON MARTINETTI: But it -- but it's
2 only on the units that meet the income
3 guidelines.

4 MR. SANGER: That's right. That's what I
5 was --

6 MS. BESHARA: Okay.

7 MR. SANGER: -- alluding to before.

8 MR. MORIN: Yeah.

9 MR. SANGER: Yes.

10 MS. BESHARA: Okay. Because it's funded
11 by -- yeah, okay.

12 MS. NOVA: Right.

13 CHAIRPERSON MARTINETTI: Correct.

14 MR. MORIN: Um-hum.

15 MS. BESHARA: That -- that was just my
16 question.

17 Thank you.

18 MR. NATERA: Thank you.

19 COMMISSIONER GONZALEZ: Thank you.

20 MR. SANGER: Thank you.

21 COMMISSIONER GUTIERREZ: You're welcome.

22 MR. SANGER: Thank you.

23 We need a --

24 COMMISSIONER GONZALEZ: Are we -- are we
25 meeting during the summer months?

1 MR. SANGER: Well, that -- thank you for
2 reminding me of that, Mr. Gonzalez.

3 MR. MORIN: We have to talk about it.

4 MR. SANGER: I was told -- because I
5 haven't been here in the past -- but I was told
6 that the -- in prior years there was no meeting
7 in July or August, all right, for the summer
8 months, which is --

9 CHAIRPERSON MARTINETTI: Unless there was
10 an emergency, then we would --

11 MR. SANGER: Unless an emergency. And if
12 there is, both myself and Krystle would be
13 available to do, you know, phone survey and phone
14 voting, things of that nature.

15 Any important issues come up we would get
16 on the phone to the Chairman and then, of course,
17 to all the members. And if we need your vote, if
18 we need your support, we will -- you know, we'll
19 ask you towards that.

20 But if it's okay and approved by you, we
21 will not have meetings in July or August. But
22 there is some business that still has to be taken
23 care of and business that must be done over the
24 summer months and we'll be able to do that
25 through a telephone survey with you.

1 If that's okay with you?

2 COMMISSIONER DiNARDO: You're comfortable
3 with -- what of bids and things like that?

4 This is going to have bids coming out.

5 CHAIRPERSON MARTINETTI: Well, they'll form
6 the committee and -- (indiscernible) -- it.

7 MS. NOVA: Yeah, one of the --

8 COMMISSIONER DiNARDO: Okay.

9 MS. NOVA: -- items that we definitely need
10 to address at some point in the summer is we went
11 over it with the committee, the RFPs that were
12 advertised. And we would like to get them -- you
13 know, the ones that are okay, we would like to
14 get them approved. And the other ones would have
15 to be republished.

16 And so the reason why we would like to get
17 that done in the summer is because then we don't
18 have to extend the contracts or if someone isn't
19 getting -- you know, if it's a new person --

20 COMMISSIONER DiNARDO: Yeah, of course.

21 MS. NOVA: -- and the contract --

22 They were all modified to --

23 COMMISSIONER DiNARDO: Um-hum.

24 MS. NOVA: -- lower the cap amounts.

25 COMMISSIONER DiNARDO: Um-hum.

1 MS. NOVA: So it's very important for us to
2 get those done so that we can start the contract.

3 CHAIRPERSON MARTINETTI: Could -- could you
4 just let the Commissioners -- whoever wasn't
5 there or --

6 MS. NOVA: Sure.

7 CHAIRPERSON MARTINETTI: I don't know if
8 Dennis --

9 MS. NOVA: About the cap amount?

10 CHAIRPERSON MARTINETTI: About the cap
11 amounts.

12 MS. NOVA: So what we did was Rafael took
13 all of the numbers that they had for the last
14 three years or, if not, two years, depending on
15 how long each of these people had -- had been
16 with us.

17 And he took the average of that --

18 COMMISSIONER DiNARDO: Um-hum.

19 MS. NOVA: -- over the three years and then
20 we did -- we discounted it by 15 percent across
21 the board.

22 MR. SANGER: Made administrative decision
23 to cut all of the contracts by 15 percent. The
24 cap is cut by 15 percent.

25 MR. NATERA: The cap amount; yes.

1 MS. NOVA: And I can report that everyone
2 who -- everyone submitted below the cap. There
3 was one -- only one -- one of the bids that there
4 was only person who actually responded and
5 responded over the bid. So, obviously, that will
6 have to be republished.

7 COMMISSIONER GONZALEZ: Okay.

8 MS. NOVA: But everyone else met that
9 obligation.

10 CHAIRPERSON MARTINETTI: And that -- you
11 went by total billable? Or by the caps we set
12 last year?

13 Because remember last year we established
14 caps on --

15 MR. NATERA: No, the --

16 CHAIRPERSON MARTINETTI: -- the majority of
17 them.

18 MR. NATERA: -- the contract that she's
19 referring to was the one that did not have a cap.

20 MS. NOVA: Yeah.

21 MR. NATERA: We were deciding a new cap for
22 those.

23 CHAIRPERSON MARTINETTI: Okay.

24 MR. NATERA: So, I took --

25 CHAIRPERSON MARTINETTI: So, you took total

1 billable over the last three years?

2 MR. NATERA: Correct.

3 It took --

4 MR. MORIN: (Indiscernible).

5 MR. NATERA: -- the actual expenses I'm
6 basing the contract for, depending like you said,
7 depending on the period of time that they were
8 here and the -- the actual contract-- contractors
9 that we have --

10 MS. NOVA: Now, Mr. Chairman, --

11 MR. NATERA: -- (indiscernible).

12 MS. NOVA: -- the new bids that we just
13 approved for advertisement, they all have caps.
14 Because those were the ones that were done and --
15 in September and they all have caps.

16 CHAIRPERSON MARTINETTI: Right.

17 Are you cutting those also by 15?

18 MR. SANGER: Let me just say there's --
19 there's thought towards that we -- they will --
20 will be reviewed and looking to maybe, you know,
21 have -- definitely have an interest to do that.

22 But -- but first of all want to review all
23 of them, see where it would be most effective and
24 be sure that we're not hurting certain areas.

25 But there is a definite, I guess, focus upon

1 | cost-efficiency and -- and things of that nature
2 | and cost savings to try to do that. So, in all of
3 | our --

4 | So, that's what we're trying to do, you
5 | know. So we're gearing maybe towards that 15
6 | percent as well.

7 | CHAIRPERSON MARTINETTI: All right.

8 | COMMISSIONER DiNARDO: So then with the
9 | bids that the committee reviewed, as far as
10 | awarding them, that's going to be presented to
11 | the -- the Board as a whole, correct, with
12 | resolutions?

13 | MS. NOVA: Right.

14 | COMMISSIONER DiNARDO: Okay.

15 | And when -- when do you think --

16 | MS. NOVA: So my --

17 | COMMISSIONER DiNARDO: -- you'll be
18 | doing --

19 | MS. NOVA: -- suggestion --

20 | COMMISSIONER DiNARDO: -- that?

21 | MS. NOVA: My suggestion was that we should
22 | probably schedule like a -- a special meeting,
23 | either in July or August, --

24 | COMMISSIONER DiNARDO: Just at least to --

25 | MS. NOVA: -- to do that.

1 COMMISSIONER DiNARDO: -- to get your bids
2 done and -- and to --

3 MS. NOVA: Right.

4 COMMISSIONER DiNARDO: -- so that this way
5 you have your vendors set up for September,
6 right?

7 MR. SANGER: Um-hum. Right.

8 But we could do that by a telephone --

9 CHAIRPERSON MARTINETTI: Yeah, we've done
10 that --

11 MR. SANGER: -- you know, a telephone
12 survey, as well --

13 CHAIRPERSON MARTINETTI: -- in the past.

14 MR. SANGER: -- you know.

15 MS. NOVA: Yeah, we'd have to be --

16 COMMISSIONER DiNARDO: Yeah, whatever --

17 MR. SANGER: If you choose.

18 COMMISSIONER DiNARDO: -- everybody's
19 comfortable with.

20 CHAIRPERSON MARTINETTI: Everybody gets a
21 package --

22 MR. MORIN: I could -- I could deliver the
23 package and then you do --

24 MR. SANGER: Deliver the package and then
25 do it over the telephone.

1 MS. NOVA: Yeah.

2 MR. SANGER: And there may be a few and
3 there will be a few --

4 COMMISSIONER DiNARDO: Um-hum.

5 MR. SANGER: -- that we're looking at --
6 we're looking to rebid --

7 COMMISSIONER DiNARDO: Understood.

8 MR. SANGER: -- and on that -- but I will
9 say it's, you know, 60, 70 percent of them are
10 people that we're happy with and past performance
11 and that type thing. So they're ready, you know,
12 I think -- you know, we would like to have them
13 out, recommended to you that -- for your
14 approval.

15 But then there are a number, four or five
16 or so, that we're looking to rebid and get out
17 and hopefully we could get out the next month or
18 so.

19 COMMISSIONER DiNARDO: Okay.

20 MS. NOVA: Okay.

21

22 **ADJOURNMENT:**

23

24 CHAIRPERSON MARTINETTI: Motion.

25 MR. SANGER: That is all.

1 Could we get a motion to close?

2 CHAIRPERSON MARTINETTI: Elise DiNardo.

3 COMMISSIONER DiNARDO: Motion.

4 MR. SANGER: Motion by Miss DiNardo.

5 COMMISSIONER DiNARDO: I guess he's done.

6 MR. SANGER: Second by Miss Gutierrez.

7 Roll call.

8 COMMISSIONER DiNARDO: He doesn't want me
9 to ask another question.

10 MR. SANGER: Mr. Martinetti?

11 CHAIRPERSON MARTINETTI: Yes.

12 MR. SANGER: Miss Gutierrez?

13 COMMISSIONER GUTIERREZ: Yes.

14 MR. SANGER: Miss DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Miss Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: Mr. Gonzalez?

19 COMMISSIONER GONZALEZ: Yes.

20 MR. SANGER: And Miss Mundorf is absent.
21 Carries.

22 Thank you very much.

23 MR. MORIN: Have a nice summer.

24 MR. SANGER: Have a nice summer.

25

1 (Whereupon, the proceedings were concluded
2 at 6:15 p.m.)
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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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 June 23, 2016 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon