

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
MOMENT OF SILENCE	4
ROLL CALL	4
MOTION/APPROVAL FOR CONSENT AGENDA	5
 BOARD RESOLUTIONS	
RESOLUTION NO. 2016-33 - AWARDING CONTRACT TO DEL VALLE AUTO CLINIC	7
RESOLUTION NO. 2016-34 - AWARDING CONTRACT TO ACADEMY GROUP	7
RESOLUTION NO. 2016-35 - AWARDING CONTRACT ANGEL CONSULTANT LLC	7
RESOLUTION NO. 2016-36 - AWARDING CONTRACT TO BALACHANDAR JAYARAMAN, CPA	7
RESOLUTION NO. 2016-37 - AWARDING CONTRACT TO HYMANSON, PARNES & GIAMPAOLO	8
RESOLUTION NO. 2016-38 - AWARDING CONTRACT TO SILVA MECHANICAL	8
RESOLUTION NO. 2016-39 - AWARDING CONTRACT TO BILL'S LANDSCAPING & DESIGN	8
RESOLUTION NO. 2016-40 - AWARDING CONTRACT TO HOBOKEN LOCK & SUPPLY CO.	8
RESOLUTION NO. 2016-41 - AWARDING CONTRACT TO AUDIO-DIGITAL TRANSCRIPTION SERVICE	8
RESOLUTION NO. 2016-42 - AWARDING CONTRACT TO BETTER THAN NEW	8
RESOLUTION NO. 2016-43 - AWARDING CONTRACT TO MAX ADAMO	8
RESOLUTION NO. 2016-44 - APPROVAL TO ADVERTISE/RE-BID	8
 PUBLIC COMMENT	 15
ADJOURNMENT	20

1 MS. DILLON: On the record.

2 MR. SANGER: Okay. Good -- good evening,
3 everyone.

4 This is a Special Public Meeting of the
5 Union City Housing Authority being held on
6 Thursday, July 7th, 2016, at 4:30 p.m., at the
7 Housing Authority located at 3911 Kennedy
8 Boulevard in Union City, New Jersey.

9 This meeting has been called in accordance
10 with Chapter 231 and -- and Public Law of 1975,
11 the Open Public Meeting Act.

12 At this time I'm going to ask everyone to
13 please rise for the Pledge of Allegiance flag
14 salute.

15

16 (Whereupon, the Pledge of Allegiance was
17 said.)

18

19 MR. SANGER: At this time I'm going to ask
20 everyone to please remain standing.

21 I think many of us have heard and some
22 might not have heard that one of our
23 Commissioners and Board Members, Ms. Margarita
24 Gutierrez, her sister had passed away just in
25 recent days and we just want to take a moment of

1 | silence and pay her the respect -- pay her sister
2 | respect.

3 | Moment of silence.

4 | Thank you.

5 |

6 | (Whereupon, there was a moment of silence.)

7 |

8 | MR. SANGER: Okay.

9 | Thank you everyone.

10 | Adequate notice of this meeting has been
11 | provided as follows:

12 | Notice of this meeting setting -- setting
13 | forth the time, date, location and the agenda to
14 | the exact -- extent known was forward to The
15 | Jersey Journal, The Bergen Record and has been
16 | posted on the Housing Authority website, as well
17 | as the bulletin board in the Housing Authority
18 | lobby -- lobby and has been available to the
19 | public in the Housing Authority offices.

20 |

21 | **ROLL CALL:**

22 |

23 | MR. SANGER: At this time I will have a
24 | roll call for this evening's meeting.

25 | And Chairperson Martinetti?

1 CHAIRPERSON MARTINETTI: Here via phone.

2 MR. SANGER: Via phone, Chairperson

3 Martinetti is present.

4 Vice Chairperson Gutierrez?

5 Absent.

6 Commissioner Debra Mundorf?

7 COMMISSIONER MUNDORF: Present.

8 MR. SANGER: Commissioner --

9 COMMISSIONER MUNDORF: Here.

10 MR. SANGER: -- Elise DiNardo?

11 COMMISSIONER DiNARDO: Here.

12 MR. SANGER: Commissioner Dennis Gonzalez?

13 Absent.

14 And Commissioner Dottie Jetter?

15 COMMISSIONER JETTER: Here.

16 MR. SANGER: Yes.

17 Okay, we have four present; three present,

18 one by phone. And two are absent.

19 So what -- I'd like to start our meeting by

20 asking all the -- the four present members to

21 approve that we go through a Consent Agenda.

22 And what I will do after your vote on

23 Consent Agenda, just so you understand the

24 process, I will read all the Resolutions and the

25 amounts for the Resolutions and then we will ask

1 for a vote when all of the Resolutions are
2 completed and read aloud.

3 So, with that being said, can I get an
4 approval for Consent Agenda?

5 CHAIRPERSON MARTINETTI: Motion.

6 COMMISSIONER DiNARDO: Second.

7 CHAIRPERSON MARTINETTI: This was -- was
8 everything reviewed by counsel?

9 MS. de los RIOS: I'm sorry, Marty? What
10 did you say?

11 CHAIRPERSON MARTINETTI: Was everything
12 reviewed by counsel?

13 MS. de los RIOS: Yes.

14 MR. SANGER: Yes it was.

15 CHAIRPERSON MARTINETTI: And it's all in
16 accordance with HUD guidelines.

17 Correct?

18 MS. de los RIOS: Yes it is.

19 CHAIRPERSON MARTINETTI: Okay. Then I'll
20 make a motion.

21 COMMISSIONER DiNARDO: Second.

22 MR. SANGER: Okay.

23 Commissioner Martinetti?

24 CHAIRPERSON MARTINETTI: Yes.

25 MR. SANGER: Vice Chairperson Margarita

1 Gutierrez?

2 Absent.

3 Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Commissioner Gonzalez?

8 Absent.

9 And Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Yes.

12 Okay, so we have four yes; two absent.

13

14 **BOARD RESOLUTIONS:**

15

16 (a) RESOLUTION NO. 2016-33 - AWARDING CONTRACT
17 TO DEL VALLE AUTO CLINIC FOR TRUCK AND CAR
18 MAINTENANCE SERVICES

19 (b) RESOLUTION NO. 2016-34 - AWARDING CONTRACT
20 TO ACADEMY GROUP FOR TELEPHONE AFTER HOURS
21 ANSWERING SERVICES

22 (c) RESOLUTION NO. 2016-35 - AWARDING CONTRACT
23 TO ANGEL CONSULTANT LLC FOR COMPUTER SERVICES

24 (d) RESOLUTION NO. 2016-36 - AWARDING CONTRACT
25 TO BALACHANDAR JAYARAMAN CPA FOR FEE ACCOUNTING

1 SERVICES

2 (e) RESOLUTION NO. 2016-37 - AWARDING CONTRACT

3 TO HYMANSON, PARNES & GIAMPAOLO FOR INDEPENDENT

4 AUDITORS FOR FYE 2016 SERVICES

5 (f) RESOLUTION NO. 2016-38 - AWARDING CONTRACT

6 TO SILVA MECHANICAL FOR BOILER & HOT WATER SYSTEM

7 EXTRAORDINARY & EMERGENCY CALL SERVICES

8 (g) RESOLUTION NO. 2016-39 - AWARDING CONTRACT

9 TO BILL'S LANDSCAPING & DESIGN FOR LANDSCAPING

10 SERVICES

11 (h) RESOLUTION NO. 2016-40 - AWARDING CONTRACT

12 TO HOBOKEN LOCK & SUPPLY CO. FOR REGULAR &

13 EMERGENCY LOCKSMITH SERVICES

14 (i) RESOLUTION NO. 2016-41 - AWARDING CONTRACT

15 TO AUDIO-DIGITAL TRANSCRIPTION SERVICE FOR

16 STENOGRAPHIC SERVICES

17 (j) RESOLUTION NO. 2016-42 - AWARDING CONTRACT

18 TO BETTER THAN NEW FOR TUB & WALL GLAZING

19 SERVICES

20 (k) RESOLUTION NO. 2016-43 - AWARDING CONTRACT

21 TO MAX ADAMO FOR REPLACEMENT OF CONCRETE STEPS AT

22 VETERANS HOUSING SERVICES

23 (l) RESOLUTION NO. 2016-44 - APPROVAL TO

24 ADVERTISE/RE-BID THE FOLLOWING:

25 FIRE ALARM, SECURITY ALARM, INTERCOM SYSTEM

1 MAINTENANCE BID
2 BOILER AND HOT WATER HEATER/FIRESIDE & WATER
3 SIDE CLEANING BID
4 REPLACEMENT/REPAIRS OF ROOFS AT VETERANS
5 FOUSING (SIC)
6

7 MR. SANGER: With that being said I'm going
8 to start by reading all of the Resolutions as
9 part of our Consent Agenda.

10 And you can follow along everyone. In your
11 packets you will see the -- the Resolutions
12 themselves as they are numbered, as well as a
13 letter from -- from our Board Counsel approving
14 each -- each and every one of them as we have
15 gone through, as a committee -- a selection
16 committee from the Board, which was myself, Miss
17 Jetter, Miss Gutierrez and, of course, our -- our
18 Board Counsel.

19 So, let me start our Resolutions with
20 number 33.

21 Resolution Awarding Contract to Del Valle
22 Auto Clinic for Truck and Car Maintenance
23 Services. And for the amount not to exceed
24 8,330.

25 Resolution number 34.

1 Resolution Awarding Contract to Academy
2 Group for Telephone After Hours Answering
3 Service. And the -- this bid is for the amount
4 not to exceed \$3,192.00 for the year.

5 Resolution number 35.

6 Resolution Awarding Contract to Angel
7 Consultant LLC for Computer Consultant Services.
8 And this is not to exceed the amount of
9 \$34,000.00.

10 The Resolution number 36.

11 Awarding Contract to Balachandar Jayaraman,
12 CPA, for Fee Account Services. And his fee is
13 not to exceed \$43,350.00.

14 Resolution number 37.

15 Resolution Awarding Contract to Hymanson,
16 Parnes and Giampaolo for Independent Auditors for
17 the -- the Public Housing Authority for the
18 Fiscal Year 2016 Services. And their fee is not
19 to exceed amount -- to the amount of \$12,555.00.

20 Resolution number 38.

21 Awarding Contract to Silva Mechanical for
22 Boiler and Hot Water Heater System Extraordinary
23 and Emergency Call Services. And their award is
24 not to exceed \$23,400.00.

25 Resolution number 39.

1 Awarding Contract to Bill's Landscaping for
2 Landscaping Services. And that bid and that
3 amount is not to exceed \$11,050.00.

4 Resolution number 40.

5 Awarding Contract to Hoboken Lock and
6 Supply for Regular and Emergency Services. And
7 this amount is not to exceed \$26,350.00.

8 Resolution number 41.

9 Awarding Contract to Audio-Digital
10 Transcription Service for Stenog -- Stenographic
11 Services. And that is not to exceed \$7,650.00.

12 Resolution number 42.

13 Resolution Awarding Contract to Better Than
14 New for Tub and Wall Glazing Services, with an
15 award not to exceed \$9,265.00.

16 And Resolution number 43.

17 Awarding Contract to Max Adamo for
18 Replacement of Concrete Steps at Veteran Housing
19 Services. And this is not to exceed \$10,200.00.

20 I want to say as I close out the
21 Resolutions for Awards, after we've gone through
22 this process --

23 And I would like to thank, of course, all
24 of our Commissioners, all of our Board Members
25 through this, especially Miss Jetter, Miss

1 Gutierrez, who have helped us through this -- of
2 course, Mr. Martinetti as Chairperson, to get
3 through this.

4 And I want to say I had made an
5 administrative decision for all of these and all
6 of these have not exceeded the cap. We had made
7 a cap for all of these Resolutions and I had made
8 an administrative decision that all of the
9 amounts for those caps be all, across the board,
10 be lessened by 15 percent. So all of them are
11 down by 15 percent.

12 They've all met that cap of 15 percent --
13 percent prior to last year's amount. And, of
14 course, always looking for cost-efficiency. And,
15 of course, not only getting the cost, you know,
16 efficiency but also at the same time trying to
17 provide quality service for everyone within the
18 Housing Authority.

19 So we think we've done a good job with
20 this. And I just wanted to alert everyone to
21 that that we have lessened this by 15 percent to
22 all of our vendors, all of our contractors, and
23 again to try to save for, you know, cost-
24 efficiency.

25 The other item that we do have on our

1 agenda is Resolution --

2 Going through that process we also chose to
3 re-bid about three of our -- of our items and
4 they are for a fire alarm, security alarm,
5 intercom system; boilers, hot water heaters, and
6 fireside, waterside cleaning bid; and
7 replacement/repairs for roofs at Veteran's
8 Housing.

9 So along with these, I'm also asking the
10 Board to also allow us to now advertise and re-
11 bid for these three as they go through -- as we
12 continue along with this process of -- of
13 awarding our bids.

14 So with that being said I'm -- I'm going to
15 ask now for a -- for approval from the Board and
16 ask for a -- ask for a vote.

17 So, Chairperson Martinetti?

18 MS. DILLON: You need a motion.

19 CHAIRPERSON MARTINETTI: Yes.

20 MR. SANGER: Excuse me.

21 I need a motion first.

22 I'm sorry.

23 CHAIRPERSON MARTINETTI: Motion.

24 MR. SANGER: Motion first.

25 CHAIRPERSON MARTINETTI: Yes, motion.

1 MR. SANGER: Motion; Mr. Martinetti.
2 Second; Miss -- by Miss Mundorf.
3 Chairperson Martinetti?
4 CHAIRPERSON MARTINETTI: Yes.
5 MR. SANGER: Vice Chairperson Gutierrez?
6 Absent.
7 Commissioner Jetter?
8 COMMISSIONER JETTER: Yes.
9 MR. SANGER: Commissioner DiNardo?
10 COMMISSIONER DiNARDO: Yes.
11 MR. SANGER: Commissioner Gonzalez?
12 Absent.
13 Commissioner Mundorf?
14 COMMISSIONER MUNDORF: Yes.
15 MR. SANGER: Yes.
16 Four present yes and two absent.
17 No, --
18 MS. de los RIOS: Three -- three present
19 yes; --
20 MR. SANGER: Okay.
21 MS. de los RIOS: -- one on the phone.
22 MR. SANGER: Three present and one on the
23 phone. Excuse me. I should make that
24 stipulation.
25 Okay.

1 One present by phone. Okay.

2 Okay.

3 Just looking at our agenda, that really is
4 all we have for this evening.

5

6 **PUBLIC COMMENT:**

7

8 MS. de los RIOS: Public --

9 MR. SANGER: And I'm going to ask now for
10 just a motion to open our meeting for any public
11 comments. And now is the time to do so.

12 And is there anyone present that would like
13 to speak in -- in the public portion?

14 MS. de los RIOS: Have to take a motion.

15 MR. SANGER: Okay.

16 MS. de los RIOS: Is there a motion?

17 CHAIRPERSON MARTINETTI: I'll motion.

18 MR. SANGER: A motion for the -- a motion
19 for the open session.

20 CHAIRPERSON MARTINETTI: Yes, I motion.

21 COMMISSIONER JETTER: Yes.

22 MR. SANGER: Motion; Mr. Martinetti.

23 COMMISSIONER JETTER: Oh, sorry.

24 MR. SANGER: Second by Miss Jetter.

25 Okay. Come step forward, ma'am. State

1 | your name and your address please.

2 | MS. BESHARA: Thank you.

3 | MS. de los RIOS: Need a motion to open the
4 | public; you didn't ask for --

5 | MR. SANGER: Okay.

6 | MS. de los RIOS: Then you should ask for a
7 | vote.

8 | MR. SANGER: Okay.

9 | MS. BESHARA: Toni --

10 | MR. SANGER: I'd like --

11 | MS. BESHARA: Go ahead.

12 | MR. SANGER: I'd like to have a vote now
13 | to --

14 | MS. de los RIOS: Open.

15 | MR. SANGER: -- to open the public portion.
16 | And we need a motion on that.

17 | MS. de los RIOS: Yup, that was already
18 | made.

19 | MR. SANGER: Now we need a vote.

20 | CHAIRPERSON MARTINETTI: Motion.

21 | MR. SANGER: A vote. We need a vote.

22 | My fault, Mr. Martinetti. My -- we need a
23 | vote.

24 | So, Chairperson Martinetti?

25 | I'm --

1 CHAIRPERSON MARTINETTI: Yes.

2 MR. SANGER: Okay, Vice Chairperson
3 Gutierrez?

4 Absent.

5 Commissioner Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Commissioner DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: Commissioner Gonzalez?

10 Absent.

11 And Commissioner Mundorf?

12 COMMISSIONER MUNDORF: Yes.

13 MR. SANGER: Okay.

14 Three present; one by phone.

15 Okay, I got that straight.

16 Okay.

17 Go right ahead.

18 MS. BESHARA: Thank you.

19 MR. SANGER: Thank you.

20 Your turn.

21 MS. BESHARA: Thank you.

22 MR. SANGER: Right.

23 MS. BESHARA: Toni Beshara, 305 44th
24 Street, Veteran's Housing.

25 Yeah, I just have a couple of every simple

1 --

2 Question one, I was at the previous meeting
3 where I was told that we would have this meeting
4 -- another meeting scheduled. And I'm wondering
5 when those minutes will be ready?

6 On June 30th there was a -- a meeting. I
7 took off of work to come and some things -- some
8 questions were asked but I was --

9 The stenographer was not there and the
10 attorney present was a different attorney, said
11 that -- told me not to record it, --

12 MR. SANGER: Right.

13 MS. BESHARA: -- that --

14 MR. SANGER: That --

15 MS. BESHARA: -- she would have the minutes
16 taped and presented to the stenographer and they
17 would be verbatim.

18 I'm just wondering when that will be ready.

19 MS. de los RIOS: Well what I can do is I
20 can take your --

21 MS. DILLON: Just keep your voice up.

22 MS. de los RIOS: Oh, I'm sorry.

23 I'm sorry, I was not present at that June
24 -- June 30th meeting. But what I can do is take
25 your name and number down after the meeting.

1 MS. BESHARA: Mmm.

2 MS. de los RIOS: I'll look into this and
3 we will get -- get back to you as to when those
4 minutes will be actually --

5 MS. BESHARA: Okay.

6 MS. de los RIOS: -- available to you.

7 MS. BESHARA: Thank you.

8 MS. de los RIOS: You're welcome.

9 MS. BESHARA: And I guess the other
10 question is are -- are you the attorney from the
11 same company?

12 MS. de los RIOS: Yes.

13 MS. BESHARA: Yeah.

14 MS. de los RIOS: From -- from the same law
15 firm. My name is Monica de los Rios. And I work
16 for the law firm Scarinci and Hollenbeck.

17 MS. BESHARA: Okay. Monica.

18 Okay. Thank you.

19 And the other question I had was I know
20 that you're -- you're basically closed for the
21 summer, so when would these minutes be ready? At
22 the same time or at the next meeting after you
23 approve them?

24 MR. SANGER: Yes. At the -- at the next
25 meeting, after we approve them and then they'll

1 | also be put online --

2 | MS. BESHARA: Online.

3 | MR. SANGER: -- too as well.

4 | Correct?

5 | MR. NATERA: Right.

6 | MR. SANGER: They'll be put online as well.

7 | Yes.

8 | MS. BESHARA: Okay, that's all.

9 | Thank you very much for inviting me up
10 | here.

11 | MR. SANGER: Okay.

12 | Thank you.

13 | Okay.

14 |

15 | **ADJOURNMENT:**

16 |

17 | MR. SANGER: I need a motion now to close
18 | our meeting.

19 | COMMISSIONER DiNARDO: Motion.

20 | MR. SANGER: Motion --

21 | COMMISSIONER MUNDORF: Second.

22 | CHAIRPERSON MARTINETTI: Second.

23 | MR. SANGER: By Miss DiNardo.

24 | Second by Miss Mundorf.

25 | MR. NATERA: Mundorf.

1 MR. SANGER: Okay.

2 Roll call.

3 Chairperson Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. SANGER: Vice Chairperson Gutierrez?

6 Absent.

7 Commissioner Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. SANGER: Commissioner DiNardo?

10 COMMISSIONER DiNARDO: Yes.

11 MR. SANGER: Commissioner Gonzalez?

12 Absent.

13 Commissioner Mundorf?

14 COMMISSIONER MUNDORF: Yes.

15 MR. SANGER: Yes.

16 Three present; one by phone; and --

17 MR. NATERA: Two absent.

18 MR. SANGER: Yes.

19 Thank you and that's the close of our

20 meeting.

21 Thank you so much.

22 CHAIRPERSON MARTINETTI: Okay.

23 Thank you.

24 Take care.

25 MR. SANGER: Thank you.

1 COMMISSIONER DiNARDO: Bye, Marty.

2 MR. SANGER: Thank you, Mr. Martinetti.

3 Thank you for your time.

4

5 (Whereupon, the proceedings were concluded
6 at 5:11 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the SPECIAL
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, July 7, 2016 and
10 digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon