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1 MR. SANGER: We are now on the record with
2 our flag salute.

3

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

6

7 MR. SANGER: Thank you.

8

9 **ROLL CALL:**

10

11 MR. SANGER: Now we will have a roll call.
12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. SANGER: Vice -- Vice Chairperson
15 Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Here.

17 MR. SANGER: Commissioner Dottie Jetter?

18 COMMISSIONER JETTER: Here.

19 MR. SANGER: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Here.

21 MR. SANGER: Commissioner Gonzalez?

22 COMMISSIONER GONZALEZ: Here.

23 MR. SANGER: Thank you.

24 And Commissioner Mundorf?

25 COMMISSIONER MUNDORF: Here.

1 MR. SANGER: Thank you.

2 We also have Kryz -- Krystle Nova with --
3 as our Board -- as our attorney.

4 Mr. Sanger is here, Executive Director,
5 with Rafael Natera and Waldo Morin.

6 And in accordance -- I'd like to make this
7 statement about our meeting.

8 In accordance with and pursuant to Chapter
9 231 and PL 1975, an adequate notice of this
10 meeting has been provided to as follows:

11 That the date, the time, and location of
12 this such meeting, and the notice of this
13 meeting, have been prominently posted on our
14 Housing Authority bulletin board, forwarded to
15 The Jersey Journal, The Bergen Record, and has
16 been on file with the Office of our City Clerk,
17 and it is also on our Authority web page.

18 So, we have met the requirements as far as
19 notice for this meeting.

20 Before we do start with our agenda, and we
21 will be forwarding an agenda to you with -- with
22 all the adequate backup information, and
23 Resolutions. So, that would -- should be coming
24 to you shortly, and is -- is coming to you.

25 But before we do start, we'd just like to

1 try to mention that at the last -- our last
2 meeting, we did have Consent Agenda with that.
3 And we thought that Consent Agenda might be the
4 best way to go with this, as well. Last time, we
5 did mention that we'd like continue with Consent
6 Agenda in the future.

7 So, with that being said, we'd like to move
8 on with -- with Consent Agenda.

9 Do I need a motion for that? I don't think
10 so.

11 No. So, we would do that, and then we
12 could have the Consent Agenda at the end, after I
13 do read all of our Resolutions.

14 So, I'd rather -- I like to go through
15 them, and at the end, we will have our Consent
16 Agenda.

17

18 **BOARD RESOLUTIONS:**

19

20 (1) RESOLUTION NO. 2016-45 - AUTHORIZING THE
21 EXECUTIVE DIRECTOR THE USE OF MODERNIZATION FUNDS
22 TO INSTALL SECURITY CAMERAS AT HILLSIDE TERRACE I
23 AND II (AMP 2 AND AMP 3)

24 (2) RESOLUTION NO. 2016-46 - AUTHORIZING
25 EXECUTIVE SESSION

1 (3) RESOLUTION NO. 2016-47 - AUTHORIZING THE
2 SALE OF VARIOUS MECHANICAL EQUIPMENT TO JERSEY
3 ONE AUTO SALES

4 (4) RESOLUTION NO. 2016-48 - AUTHORIZING
5 AWARDING THE CONTRACT TO FCO SANCHEZ CONSTRUCTION
6 FOR THE REPLACEMENT/REPAIRS OF ROOFS AT VETERANS
7 HOUSING

8 (5) RESOLUTION NO. 2016-49 - AUTHORIZING
9 AWARDING THE CONTRACT TO SILVA'S MECHANICAL FOR
10 THE CLEANING OF THE BOILERS AND HOT WATER HEATERS

11 (6) RESOLUTION NO. 2016-50 - AUTHORIZING THE
12 HOUSING AUTHORITY TO ADVERTISE FOR BIDS/RFP'S

13

14 MR. SANGER: This is Resolution number 45.
15 This is the first of our Resolutions today.

16 And this has to do with the Authorizing the
17 use of Modernization Funds to install Security
18 Cameras at our Hillside Terrace I and II.

19 And that here is our projects here on --
20 here at the Housing Authority on 39th Street.

21 And it says:

22 Whereas, the Board of Commissioners of the
23 Housing Authority of Union City voted to adopt
24 Resolution 2016-45 to authorize the Executive
25 Director to use modernization funds to install

1 security cameras at Hillside Terrace I and II.

2 Now, Therefore, Be It Resolved, that the
3 Board of Commissioners of the Housing Authority
4 of Union City adopt Resolution 2016-45 and hereby
5 establish it effective on this date of August
6 29th, 2016.

7 Just to give you a bit of background, one
8 thing that we're -- on this Resolution, which --
9 what this is allowing us to do is set aside money
10 and modernization funds that will allow us to pay
11 for much needed security cameras here at our
12 Hillside Terrace on 39th Street. That's all five
13 buildings on 39th Street.

14 And what it will provide for us is to allow
15 for us to -- to truly get a -- an idea, through
16 cameras and, hopefully, a tremendous preventive
17 in what it will allow us towards vandalism,
18 towards any illegal activities that are going on
19 here. And we're working very closely with the
20 Union City Police Department.

21 And -- and Chairperson Martinetti, we
22 thought now that this is a step that the -- the
23 Housing Authority must take in order to provide
24 our residents here with adequate -- and more than
25 adequate, just with outstanding security for our

1 future.

2 So, we want to move ahead with the times.
3 And when you think about it, it's something
4 that's really long overdue here at the Housing
5 Authority, and getting cameras and security in
6 place to help us in a lot of preventive for all
7 our residents.

8 So, while we haven't yet come up with exact
9 plan, though, what we're doing is setting aside
10 the money and designated money in modernization,
11 so when we do choose to move forward, and when we
12 do -- do -- when we do come up with a bid, and
13 come up with a plan, a strategic plan for this,
14 the money will be readily available and ready to
15 go.

16 So, that's why we're asking for this
17 Resolution number 45.

18 We'll move on to Resolution number 46, if
19 there are not any questions on that?

20 Resolution 46 has to do with the Executive
21 Session.

22 And while we're not moving forward with
23 Executive Session today, that will not be needed
24 for this -- for this meeting.

25 We'll move on, now, to Resolution number

1 47.

2 And this is a Resolution for the sale of
3 Various items of Mechanical Equipment to Jersey
4 One Auto Sales.

5 And whereas, the Union City Housing
6 Authority advised -- has advertised and received
7 one bid for the sale of mechanical equipment on
8 August 16, 2016; and

9 Whereas -- whereas, the Authority's
10 Corporate Counsel, along with Commissioner Dottie
11 Jetter and Executive Director Stanley M. Sanger
12 reviewed the bid and determined that Jersey One
13 Auto Sales was the best and only responsible
14 bidder; and

15 Whereas, the City has determined to sell
16 various items of mechanical equipment;

17 Now, Therefore, Be It Resolved, that the
18 Board of Commissioners of the Union City Housing
19 Authority do hereby approve of the award of the
20 contract for sale of mechanical equipment to
21 Jersey One Auto Sales, for a total contract
22 price, including the best bid, for an amount not
23 to exceed \$1,327.00.

24 And just to explain this Resolution very
25 straightforward is, we have a number of old

1 vehicles, old equipment that have been here at
2 the Authority for over 20 years, that are no
3 longer in use. And what we'd like to do is rid
4 ourselves of all that old equipment, and at the
5 same time, be able to get this out there towards
6 someone.

7 And they'll be providing us with a fee of
8 \$1,327.00 for all this old equipment. And allows
9 up to free -- you might see around in our parking
10 facility, two older cars. We have older
11 snowplows. We have older sweepers, things of
12 that nature that are just hanging here for the
13 last 20 years or so. And it's going to allow us
14 to rid our -- you know, to cleanup, paint up, fix
15 up a lot of areas where this old equipment is and
16 -- and allow us to move forward.

17 So, this is the first time we're going to
18 have a bid where someone is giving us money and
19 we're not giving them money.

20 So, while that amount is very small, at
21 \$1,327.00, that it's all -- old -- really, it's
22 old -- old scrap that's going to go to the -- you
23 know, to the -- to the scrap yard. So, that's
24 what it is.

25 VICE CHAIRPERSON GUTIERREZ: Um hum.

1 MR. SANGER: So, we're going to ask you for
2 -- for your support with Resolution number 47.

3 Moving on to Resolution number 48.

4 A Resolution awarding contract to FCO
5 Sanchez Construction for Replacement/Repairs of
6 Roofs at Veterans Housing Services.

7 Whereas, the Union City Housing Authority
8 advertised for and received three bids for
9 replacement/repairs of roofs at Veterans Housing,
10 on August 16th, 2016; and

11 Whereas, the Authority's Corporate Counsel,
12 along with Commissioner Dottie Jetter and
13 Executive Director Stanley M. Sanger, reviewed
14 the bids and determined that FCO Sanchez
15 Construction submitted the lowest responsible
16 bid; and

17 Whereas, the City has determined to award
18 the contract for replacement/repairs of roofs at
19 Veterans Housing Services;

20 Now, Therefore, Be It Resolved, that the
21 Board of Commissioners of the Union City Housing
22 Authority do hereby approve of the award of the
23 contract for replacement/repairs of roofs at
24 Veterans Housing Services at FCO Sanchez
25 Construction, for a total contract price,

1 including the base bid, for an amount not to
2 exceed \$5,450.00.

3 So, again, we'll be asking you to support
4 that when we go to our Consent Agenda.

5 And Resolution number 49.

6 It's a Resolution awarding contract to
7 Silva's Mechanical Services for the Cleaning of
8 Boilers and Hot Water Heaters.

9 And whereas; the Union City Housing
10 Authority advised for -- advertised for and
11 received one bid for the cleaning of the boilers
12 and hot water heaters on August 16th, 2016; and

13 Whereas, the Authority's Corporate Counsel,
14 along with Commissioner Dottie Jetter, and
15 Executive Director Stanley Sanger, reviewed the
16 bids and determined that Silva's Mechanical
17 Services submitted the lowest responsible bid,
18 and

19 Whereas, the City has determined to award
20 the contract for boilers and hot water heating
21 services;

22 Now, Therefore, Be It Resolved, that the
23 Board of Commissioners of the Union City Housing
24 Authority do hereby approve of the award of the
25 contract for boilers and hot water heating

1 services to Silva's Mechanical Services, for a
2 total contract price, including the base bid, for
3 an amount not to exceed \$9,750.00.

4 I do want to say that those three bids that
5 I just read to you to be awarded, are all the
6 lowest bidders, which has been the philosophy of
7 our Board here, and at the Housing Authority.

8 And all of these bids for the not to exceed
9 amount, the not to exceed amount has been cut by
10 15 percent for cost efficiency, here at the
11 Authority.

12 So, everything we've done the last few
13 months, when it comes to awarding bids for
14 various services and contracts, have all been cut
15 by 15 percent, again, for cost efficiency and
16 something, of course, that will help us in our
17 budget -- budget terms.

18 So, also, we're going to ask you -- there
19 were two contra -- two bids that had gone out in
20 this last batch that we're going -- that we
21 reviewed, and we thought that they were well,
22 well over our bid -- exceeded our bid amounts,
23 and -- and things of that nature.

24 So, what we'd like to do is re-bid them
25 again. So, we're just going to ask you for a

1 Resolution to re-bid two contracts that had to do
2 with the alarms throughout -- the alarms that are
3 at various buildings here in the Authority, as
4 well as another bid for the painting -- for paint
5 up and fix up that we were going to do at 3700
6 Palisade Avenue and 640 here, up at -- on 39th
7 Street.

8 So, that bid -- those bids came in
9 extremely high, and we thought -- again, when we
10 think about -- you know, our philosophy with low
11 bids, and 15 percent cut, and things of that
12 nature, it wasn't consistent with that.

13 So, again, we may have to re-bid again, go
14 out for these. So, we're just going to ask for
15 your authorization to do so.

16 So, Resolution Authorizing the Housing
17 Authority to Advertise for Bids/RFP's.

18 Notice to bidders that -- notice is hereby
19 given that these sealed bids will be received by
20 the Board of Commissioners, Union City Housing
21 Authority, and allow us to -- you know, move
22 forward for fire alarm, security alarm, intercom
23 system, maintenance bid, and painting and
24 flooring work bid.

25 So, that is something allowed to re-bid,

1 and allows us to be in a better position for the
2 future.

3 So, I think with all that being said, if
4 you have any questions -- any of the
5 Commissioners have any questions towards this,
6 we'll be happy to answer those questions;
7 myself; Rafael Natera is here; Waldo Morin is
8 here, and we are available for any questions you
9 may have.

10 Other than that we would ask then that we
11 could move on and do our voting for that.

12 VICE CHAIRPERSON GUTIERREZ: I make a
13 motion.

14 MR. SANGER: Okay.

15 No -- if there are no questions, we have a
16 --

17 COMMISSIONER GONZALEZ: I second.

18 MR. SANGER: Okay.

19 CHAIRPERSON MARTINETTI: I'll motion. I'll
20 motion. Marty.

21 MR. SANGER: Okay.

22 Motion by Martin Martinetti.

23 COMMISSIONER GONZALEZ: I motioned that --

24 MR. SANGER: And seconded by Dennis --

25 I believe that was Dennis Gonzalez.

1 So, thank you.

2 COMMISSIONER GONZALEZ: Yes.

3 MR. SANGER: Okay.

4 Thank you.

5 COMMISSIONER GONZALEZ: (Indiscernible).

6 MR. SANGER: Okay.

7 So, we will have our vote now.

8 Chairperson Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. SANGER: Okay.

11 Vice Chairperson Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Commissioner Debra Mundorf?

14 COMMISSIONER MUNDORF: Yes.

15 MR. SANGER: Commissioner Elise DiNardo?

16 COMMISSIONER DiNARDO: Yes.

17 MR. SANGER: Commissioner Dorothy Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. SANGER: And Commissioner Dennis

20 Gonzalez?

21 COMMISSIONER GONZALEZ: Yes.

22 MR. SANGER: Okay.

23 We have six yes and no nays, so that --
24 that carries.

25 And I'd just like to thank everyone for

1 their support. And this allows us, again, to
2 move forward in a lot of things we're doing here
3 at the Housing Authority.

4 And one thing I want to advise all of you
5 towards is that we will be having a meeting in
6 September, and we will -- we're discussing with
7 you, and sending out to you the date of that,
8 which will maybe be either the -- was that,
9 September 15th, or September 22nd.

10 I believe September 22nd, because there are
11 five Thursdays in September this year, so that
12 would be the next to the last Thursday. So,
13 September 22nd.

14 I will discuss this with everyone, and also
15 with Chairperson Martinetti, but we're looking to
16 -- you know, propose to you and recommend to you
17 that our next meeting be on September 22nd.

18 And we will get that notice out to the
19 public, with your approval.

20 And again, because there are five
21 Thursdays, and we will not be in conflict --
22 conflict with the Board of Education meeting,
23 which I believe is the last Thursday, which will
24 be the fifth Thursday this September, and so we
25 do not have any type of conflict. So, we'd like

1 to move forward to that.

2 At the September 22nd meeting, obviously,
3 we're going to have a lot of items for you. We
4 haven't met in July and August. We're going to
5 have many things to discuss.

6 But one thing I would like to state to you
7 is that we have been extremely active this
8 summer, at the Union City Housing Authority. We
9 have done many, many things when it comes to
10 addressing issues as to the needs of the
11 residents and the tenants.

12 And we've done a lot in the area of paint
13 up, cleanup, fix up, and trying to make our areas
14 more and more safe for our residents. Clean and
15 safe for our residents, with -- you know, safety
16 issues.

17 So, we're going to have a full report for
18 you on many of our projects, a lot of things
19 we've done, many of the things that you've
20 approved, and things that you've recommended for
21 us to address the last number of months.

22 And I think when you hear these -- the
23 progress we've made, and the things we're doing,
24 I think you're going to be happy, because I know
25 myself, as Executive Director, I am happy with

1 the direction we are going, and as we move
2 forward in trying to provide the quality for our
3 residents.

4 And with that being said, I'd just like to
5 thank everyone.

6 And Chairperson Martinetti, is there
7 anything that you would like to mention to us as
8 a group?

9 CHAIRPERSON MARTINETTI: No. I just want
10 to thank everybody for calling in and attending.
11 You know, it's summer, it's really difficult
12 sometimes.

13 Appreciate it.

14 Sandy, keep doing a good job.

15 MR. SANGER: Thank you.

16 CHAIRPERSON MARTINETTI: Thank you.

17 MR. SANGER: Thank you.

18 I appreciate it.

19 Thank you.

20 COMMISSIONER DiNARDO: Yeah. I agree.

21 COMMISSIONER GONZALEZ: Thank you.

22 MR. SANGER: Thank you everyone.

23 COMMISSIONER DiNARDO: Thank you, Sandy.

24 COMMISSIONER GONZALEZ: Before anybody

25 hangs up --

1 This is Dennis.

2 MR. SANGER: Yes, hi, Dennis.

3 COMMISSIONER GONZALEZ: I just want to ask
4 if we had -- I just want to ask that we stick to
5 that September 22nd date.

6 MR. SANGER: Right.

7 COMMISSIONER GONZALEZ: Because I've been
8 detailed to Puerto Rico for 60 days. And I will
9 be returning to New Jersey for five days on the
10 night of the 21st.

11 So, I'll be available the 22nd. That's the
12 only day that I'm available in September. I come
13 back on the 26th. And then I'm here until the end
14 of October.

15 MR. SANGER: Okay.

16 Okay, Dennis, thank you. I think we'll be
17 able to --

18 COMMISSIONER GONZALEZ: Okay.

19 MR. SANGER: -- meet -- meet that request.
20 I think the 22nd looks like a good date for us.

21 And, anyone else?

22 Any comments from anyone that they might
23 like to make at this time?

24 COMMISSIONER MUNDORF: No.

25 MR. SANGER: Okay.

1 Again, I just want to thank everyone.
2 Thank you for calling in. Thank you for your --
3 you know, your support, as always, and we hope --
4 hope you finish out the summer months with --
5 with your families and -- and enjoy the rest of
6 the summer.

7 And, as the song says, see you in
8 September.

9

10 **ADJOURNMENT:**

11

12 MR. SANGER: And at this time -- at this
13 time, we're just going to need a motion to
14 adjourn?

15 VICE CHAIRPERSON GUTIERREZ: I'll make a
16 motion.

17 MR. SANGER: Margarita Gutierrez makes a
18 motion to adjourn.

19 COMMISSIONER JETTER: I second it.

20 MR. SANGER: And Dottie Jetter seconds
21 that.

22 So, thank you very much, everyone. Have a
23 great rest of the summer.

24 Thanks.

25 CHAIRPERSON MARTINETTI: Take a quick vote.

1 Take a quick consensus vote.

2 All in favor?

3 COMMISSIONER DiNARDO: Need the vote.

4

5 **APPROVAL FOR CONSENT AGENDA:**

6

7 MR. SANGER: Oh, I'm sorry. I'm sorry.

8 That was my mistake.

9 Yes. We need the vote for the Consent
10 Agenda for all of that, the number one thing why
11 we're doing this.

12 A COMMISSIONER: Yeah.

13 MR. SANGER: So, I'm sorry that -- so,
14 Consent Agenda for the -- for all those items
15 that were read in Resolutions tonight on the
16 agenda.

17 VICE CHAIRPERSON GUTIERREZ: I make a
18 motion.

19 MR. SANGER: Motion, Margarita.

20 COMMISSIONER MUNDORF: I make a -- I make a
21 second the motion.

22 MR. SANGER: Second by --

23 COMMISSIONER MUNDORF: Second.

24 MR. SANGER: -- Ms. Mundorf.

25 Roll call.

1 CHAIRPERSON MARTINETTI: So, you do it as
2 an individual one.

3 MR. SANGER: Okay.

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. SANGER: Roll call.

6 CHAIRPERSON MARTINETTI: Martinetti; yes.

7 MR. SANGER: Chairperson Martinetti?

8 CHAIRPERSON MARTINETTI: Yes.

9 MR. SANGER: Okay. Vice -- Vice
10 Chairperson Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 MR. SANGER: Commissioner Mundorf?

13 COMMISSIONER MUNDORF: Yes.

14 MR. SANGER: Commissioner Elise DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Commissioner Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: Commissioner Gonzalez?

19 COMMISSIONER GONZALEZ: Yes.

20 MR. SANGER: Okay. Thank you, everyone.

21 That's six yes, no nays.

22 Thank you.

23 COMMISSIONER GONZALEZ: Okay.

24 Thank you, all.

25 MR. SANGER: Thank you, all. Thank you so

1 much.

2 COMMISSIONER MUNDORF: Okay.

3 MR. SANGER: Have a good night.

4 Thank you.

5 CHAIRPERSON MARTINETTI: Take care.

6 COMMISSIONER MUNDORF: Bye.

7 MS. NOVA: Bye-bye.

8 MR. SANGER: Bye. Bye.

9 Thank you.

10 COMMISSIONER MUNDORF: Bye everyone.

11 COMMISSIONER DiNARDO: Elise DiNardo.

12 MS. NOVA: Krystle Nova.

13

14 (Whereupon, the proceedings were concluded

15 at 4:52 p.m.)

16

17

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25

1 STATE OF NEW JERSEY :
2 :
3 COUNTY OF ESSEX :

4
5 I, DEBRA A. KASZNIAK, 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 Monday, August 29, 2016 and
10 digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.
25 Proofread by: Deborah Dillon