

CITY OF UNION CITY  
HOUSING AUTHORITY

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

Thursday, September 22, 2016  
Commencing at 4:35 p.m.

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

DOROTHY JETTER, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER  
JOSE PEDRAZA, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
MARTIN T. MARTINETTI, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER  
DENNIS E. GONZALEZ, 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

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1 MR. SANGER: Okay?

2 Will everyone please stand for the flag  
3 salute?

4

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

7

8 **ROLL CALL:**

9

10 MR. SANGER: Good evening, everyone.

11 We will now have our roll call.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Here.

14 MR. SANGER: Vice Chairperson Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Here.

16 MR. SANGER: Commissioner Jetter?

17 COMMISSIONER JETTER: Here.

18 MR. SANGER: Commissioner DiNardo?

19 Absent.

20 Commissioner Gonzalez?

21 Absent.

22 Commissioner Debra Mundorf?

23 COMMISSIONER MUNDORF: Here.

24 MR. SANGER: Here.

25 Commissioner Jose Pedraza?

1           COMMISSIONER PEDRAZA: Here.

2           MR. SANGER: We have five present; two --  
3 two absent. We do have a quorum.

4           In accordance and -- with and pursuant to  
5 the Chapter 231 P.L. 975 (sic), the Open Public  
6 Records Act, adequate notice of this meeting has  
7 been provided as follows:

8           The annual schedule of Board Meetings  
9 setting forth the time, date and location of --  
10 of our meetings, and the notice and the agenda of  
11 this meeting, has been prominently posted on the  
12 bulletin board outside our office, in our  
13 website, and has been forwarded to The Jersey  
14 Journal and The Bergen Record and has been on  
15 file in the Office of the City Clerk.

16           I'd just like to welcome everyone to our  
17 meeting this evening and hoping -- we haven't met  
18 in a while and we had -- hopefully everyone  
19 enjoyed a long, relaxing summer and is coming  
20 back refreshed.

21           And we do want to take a moment to welcome  
22 someone special who's here with us this evening  
23 and we do have a new Board Member and I'd like to  
24 welcome and -- to everyone and introduce Mr. Jose  
25 Pedraza.

1 Thank you.

2 COMMISSIONER PEDRAZA: Thank you.

3 (Applause.)

4 MR. SANGER: Mr. Pedraza, we want to -- on  
5 behalf of the Union City Housing Authority and  
6 the people of Union City, I just want to thank  
7 you for your -- your efforts and thank you for  
8 your participation and thank you for your support  
9 of the people of the Union City Housing Authority  
10 and everyone at this table. We're looking  
11 forward to working with you in the future, so --  
12 so thank you very much.

13 COMMISSIONER PEDRAZA: Thank you.

14 MR. SANGER: All right.

15 With that being said we're going to get  
16 right into our agenda.

17 And, again, I just want to say to everyone  
18 thank you for all your support and, again, the  
19 summertime hopefully was relaxing for you.

20 We had -- we here at the Authority had a --  
21 a hardworking summer. We did many things that  
22 I'm going to share with you in a -- in a short  
23 time. But a lot of things going on here, so it  
24 was very much a productive working summer for us  
25 and hopefully a relaxing summer for you as well.

1           So, we -- we thank you for that.

2

3           **APPROVAL OF MINUTES OF THE JUNE 23, 2016 REGULAR**  
4           **MEETING AND THE EXECUTIVE SESSION MEETING;**  
5           **THE JULY 7, 2016 SPECIAL MEETING;**  
6           **AND THE AUGUST 29, 2016 SPECIAL MEETING:**

7

8           MR. SANGER: One thing I'd like to start by  
9           doing is the Approval of our Minutes. And we  
10          have Minutes from our -- our June Meeting and we  
11          have minutes, as well from a July Special Meeting  
12          and an August Special Meeting.

13          CHAIRPERSON MARTINETTI: Abstain.

14          MR. SANGER: And --

15          CHAIRPERSON MARTINETTI: You have to  
16          abstain.

17          MR. SANGER: -- can I get a motion for the  
18          Approval of the Minutes?

19          CHAIRPERSON MARTINETTI: Motion.

20          VICE CHAIRPERSON GUTIERREZ: Second.

21          MR. SANGER: Motion; Mr. Martinetti.

22          VICE CHAIRPERSON GUTIERREZ: Second it.

23          MR. SANGER: Second by --

24          CHAIRPERSON MARTINETTI: You have to  
25          abstain --

1 MR. SANGER: -- Miss Gutierrez.

2 And roll call.

3 Chairperson Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. SANGER: Vice Chairperson Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 MR. SANGER: Commissioner Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Commissioner Jose Pedraza?

12 COMMISSIONER PEDRAZA: Abstain.

13 MR. SANGER: Okay, that's five (sic) --

14 five (sic) yes; two not present and --

15 VICE CHAIRPERSON GUTIERREZ: He can vote?

16 CHAIRPERSON MARTINETTI: No he wasn't here.

17 MR. SANGER: -- it's so moved.

18 VICE CHAIRPERSON GUTIERREZ: That's what

19 I'm saying --

20

21 **APPROVAL OF PAYMENT OF BILLS:**

22

23 MR. SANGER: Can I have now the Approval of

24 our Payment of our Bills.

25 Can I have a motion please?

1 CHAIRPERSON MARTINETTI: Motion.

2 MR. SANGER: Motion by Mr. Martinetti.

3 VICE CHAIRPERSON GUTIERREZ: Second.

4 Second.

5 MR. SANGER: Second by Mrs. Gutier-- Miss  
6 Gutierrez.

7 We'll have a roll call.

8 Chairperson Martinetti?

9 CHAIRPERSON MARTINETTI: Yes with  
10 abstention for Miguel Hector and affiliates.

11 MR. SANGER: Vice Chairperson Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Commissioner Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. SANGER: Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 MR. SANGER: Commissioner Pedraza?

18 COMMISSIONER PEDRAZA: Yes.

19 MR. SANGER: Yes.

20 Okay, five yes; two not present.

21 And that carries as well for the approval  
22 of our bills.

23

24 **BOARD RESOLUTIONS:**

25 **RESOLUTION NO. 2016-51**



1 **AUTHORIZING EXECUTIVE SESSION:**

2

3 MR. SANGER: We would like to now have  
4 authorization to go into Executive Session.

5 And can I have a motion for that?

6 CHAIRPERSON MARTINETTI: I'll motion.

7 VICE CHAIRPERSON GUTIERREZ: I'm second.

8 MR. SANGER: Okay, motion by Chairperson  
9 Martinetti.

10 And second by Vice Chairperson Gutierrez.

11 And roll call for that.

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. SANGER: Vice Chairperson Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. SANGER: Commissioner Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: Commissioner Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Commissioner Pedraza?

21 COMMISSIONER PEDRAZA: Yes.

22 MR. SANGER: Five yes; two not present.

23 That carries as well.

24 We will --

25 MS. DILLON: Can I have one moment while I

1 mark my file please?

2 MR. SANGER: Okay. Yes, ma'am.

3

4 (Whereupon, the Board moved to Executive  
5 Session at 4:40 p.m.)

6

7 (Whereupon, the Board returned to Open  
8 Session at 4:58 p.m.)

9

10 MR. SANGER: Okay.

11 We're going to start with some Resolutions.

12 And -- and I think following along with the way  
13 we did the last few months, it's worked very  
14 well, that we'd like to, with your approval --  
15 and we don't need a vote but just approval --  
16 that we go into Consent Agenda.

17 And then after we read these Resolutions  
18 and some of these -- you know, some of these key  
19 items, we'll be able to then have a Consent  
20 Agenda vote.

21 Okay?

22 So, I believe that's the best way to go and  
23 something we've been doing -- doing and I think  
24 now it's something that I think we all realize is  
25 a good way to go.

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**CONSENT AGENDA:**

**BOARD RESOLUTIONS:**

2. RESOLUTION NO. 2016-52 - AUTHORIZING TO AMEND THE NEW JERSEY STATE DCA BUDGET JULY 1, 2016 TO JUNE 30, 2017;

3. RESOLUTION NO. 2016-53 - AUTHORIZING TO AMEND THE NEW JERSEY STATE DCA BUDGET JULY 1, 2015 TO JUNE 30, 2016;

4. RESOLUTION NO. 2016-54 - AUTHORIZING THE 2015 ADOPTED RESOLUTION FISCAL YEAR FROM: JULY 1, 2015 TO JUNE 30, 2016;

5. RESOLUTION NO. 2016-55 - AUTHORIZING THE 2016 ADOPTED RESOLUTION FISCAL YEAR FROM: JULY 1, 2016 TO JUNE 30, 2017;

6. RESOLUTION NO. 2016-56 - AUTHORIZING THE HOUSING AUTHORITY TO ADVERTISE FOR BIDS/RFP'S; and

7. RESOLUTION NO. 2016-57 - AUTHORIZING THE REVISION & UPDATE OF THE HOUSING AUTHORITY SECTION 8 (HCV) ADMINISTRATIVE PLAN.)

MR. SANGER: So we'll be doing that Consent Agenda and I'll be starting with Resolution

1 number 52.

2 And this is a Resolution to Amend the New  
3 Jersey State DCA Budget, which was as of July 1  
4 through -- 2016 through June 30<sup>th</sup>, 2017; and

5 WHEREAS the Union City Housing Authority,  
6 for the July 1, 2016 to June 30, 2017 fiscal year  
7 was approved on the 23<sup>rd</sup> of June --

8 If you recall back on June 23<sup>rd</sup> you did  
9 approve this -- this budget.

10 WHEREAS, the public hearing on said budget  
11 has been held as advertised; and

12 WHEREAS, it is desired to amend said  
13 approved budget;

14 NOW, THEREFORE BE IT RESOLVED, by the  
15 governing body of the Union City Housing  
16 Authority, County of Hudson, that the following  
17 amendments to the approved budget of July 1, 2016  
18 to June 30<sup>th</sup>, 2017 fiscal year be made.

19 And we do have the operating budget there  
20 with the amounts there before you.

21 And BE IT FURTHER RESOLVED, that the two  
22 certified copies of this Resolution will be filed  
23 with the Office of Director of Local Government  
24 Services for certification of the Union City  
25 Housing Authority.

1           So that is Resolution number 52.

2           Moving on to Resolution number 53. And  
3 it's the Resolution to Amend the New Jersey State  
4 Budget from July 1<sup>st</sup>, '15 to June 30<sup>th</sup>, 2016; and

5           WHEREAS, the Union City Housing Authority  
6 for the July 1, 2015 to June 30<sup>th</sup>, 2016 fiscal  
7 year was approved on the 15<sup>th</sup> day of September,  
8 2016; and

9           WHEREAS, the public hearing on said budget  
10 has been held as advertised; and

11           WHEREAS, it is desired to amend said  
12 approved budget;

13           NOW, THEREFORE BE IT RESOLVED, by the  
14 governing body of the Union City Housing  
15 Authority, County of Hudson, that the following  
16 amendments to the approved budget by July 1 -- of  
17 July 1, 2015 to June 30<sup>th</sup>, 2016 fiscal year be  
18 made.

19           And the operating budget amounts are there.

20           And there's just one correction.

21           It was approved on the 22<sup>nd</sup> day of  
22 September, 2016. So that's just a correction  
23 there on the top.

24           So that is Resolution number 53.

25           Moving on to Resolution number 54.

1           And it's Authorizing the 2015 Adopted  
2 Resolution for the -- Fiscal Year from July 1,  
3 2015 to June 30<sup>th</sup>, 2016; and

4           WHEREAS, the Annual Budget and Capital  
5 Budget Program for the Union City Housing  
6 Authority for the fiscal year July 1, '15 and  
7 ending June 30<sup>th</sup>, '16, has been presented for  
8 adoption before the governing body of the Union  
9 City Housing Authority at its Open Public Meeting  
10 of September 22<sup>nd</sup>, 2016; and

11           WHEREAS, the Annual Budget and Capital  
12 Budget, as presented for adoption, reflects each  
13 item of revenue and appropriation in the same  
14 amount and title as set forth in the introduced  
15 approved budget, including all amendments  
16 thereto, if any, which have been approved by the  
17 Director of Local Government Services; and

18           WHEREAS, the Annual Budget and Capital  
19 Budget, as presented for adoption reflects total  
20 revenue of 13,121,188 and total appropriations,  
21 including accumulated deficit of 13,024,540, and  
22 total unrestricted net position utilized as zero;  
23 and

24           WHEREAS, the Capital Budget, as presented  
25 for adoption, reflects total capital

1 appropriation of 601,935 and total unrestricted  
2 net position plan to be utilized of zero;

3           NOW, THEREFORE, BE IT RESOLVED, by the  
4 governing body of the Union City Housing  
5 Authority, at an Open Public Meeting held on  
6 September 22<sup>nd</sup>, '16, that the Annual Budget and  
7 Capital Budget Program of the Union City Housing  
8 Authority for the fiscal year beginning July 1,  
9 '15 and ending July 30<sup>th</sup>, '16, is hereby adopted  
10 and shall constitute appropriations for purposes  
11 stated.

12           And BE IT FURTHER RESOLVED, that the Annual  
13 Budget and Capital Budget Program, as presented  
14 for adoption, reflects each item of revenue and  
15 appropriation, the same amount and title as set  
16 forth in the introduced and approved budget,  
17 including all amendments thereto, if any, which  
18 have been approved by the Director of the  
19 Division of Local Governmental Services.

20           That is 54.

21           And just a quick comment and I'll go to  
22 number 55. These budget items might be a bit  
23 confusing at the moment -- and I'm going to have  
24 Mr. Rafael Natera, our CFO, just -- a little  
25 clarification, a brief clarification for you when

1 I finish with these so you have a full  
2 understanding.

3 So we will now move to number 55.

4 And that is the 2016 Adopted Budget  
5 Resolution Fiscal Year July 1, '16 to July 30<sup>th</sup>,  
6 '17.

7 WHEREAS, the Annual Budget and Capital  
8 Budget Program for the Union City Housing  
9 Authority for the fiscal year July 1, '16 and  
10 July 30<sup>th</sup>, '17 has been presented for adoption  
11 before the governing body of the Union City  
12 Housing Authority at its Open Public Meeting of  
13 September 22<sup>nd</sup>, 2016; and

14 WHEREAS, the Annual Budget and Capital  
15 Budget, as presented for adoption reflects each  
16 item of revenue and appropriation in the same  
17 amount entitled as set forth in the introduced  
18 and approved budget, including all amendments  
19 thereto, if any, which have been approved by the  
20 Director of Local Government Services; and

21 WHEREAS, the Annual Budget and Capital  
22 Budget, as presented for adoption reflects total  
23 revenue of 13,426,494 total appropriations and  
24 accumulated -- including accumulated deficit for  
25 the amount of \$13,360,008.00 in total restricted



1 net to be zero; and

2 WHEREAS, the Capital Budget, as presented  
3 for adoption, reflects total capital  
4 appropriation of 628,882 and total unrestricted  
5 net position plan to be utilized of zero;

6 THEREFORE, BE IT RESOLVED, by the governing  
7 body of the Union City Housing Authority, at an  
8 Open Public Meeting held on September 22<sup>nd</sup>, 2016,  
9 that the Annual Budget and Capital Budget Program  
10 of the Union City Housing Authority for the  
11 fiscal year beginning July 1, '16 and ending July  
12 30<sup>th</sup>, '17, is hereby adopted and shall constitute  
13 appropriations for the purposes stated; and

14 BE IT FURTHER RESOLVED, that the Annual  
15 Budget and Capital Budget Program, as presented  
16 for adoption, reflects each item of revenue and  
17 -- and appropriation in the same amount entitled  
18 as set forth in the introduced and approved  
19 budget, including all amendments here -- thereto,  
20 if any, which have been approved by the Director  
21 of the Division of Local Government Services.

22 And at this moment I'm just going to ask  
23 Mr. Natera to give us a -- just a brief  
24 clarification.

25 Some of these might seem the same to you,

1 | whatever it might be, but just the process and --  
2 | and how we got to this point.

3 | MR. NATERA: Very well.

4 | MR. SANGER: Mr. Natera?

5 | MR. NATERA: Thank you, --

6 | MR. SANGER: Okay.

7 | MR. NATERA: -- Mr. Sanger.

8 | As you all know the DCA Budget is divided  
9 | in two. It's divided in the operational subsidy,  
10 | the entire budget; as well as the capital funds.  
11 | This -- there's two adjustment that came that  
12 | took place -- took place in the -- at the State  
13 | level that were due to -- as you remember, back  
14 | in 2015, was when we change or the DCA change the  
15 | submission of the budget, the presentation of it.  
16 | It was totally different from what we have in  
17 | prior years.

18 | So, when we presented the capital fund we  
19 | have all the expenses and -- and the subsidy that  
20 | came -- that came along with the funding of the  
21 | capital fund.

22 | Before we used to present the interest that  
23 | we pay for the bond that we borrow about ten  
24 | years ago -- ten, 12 years ago. The interest was  
25 | reported as -- as just a regular month expense

1 and it was offset by the funding that we were  
2 receiving. So it was just one line item.

3 With this new form, the same expenses were  
4 presented differently in two different items. We  
5 follow the new forms exactly the way they were.  
6 So we reported the interest that we were paying  
7 on that debt on the column that they said it was.

8 DCA works not just with Housing Authority  
9 but with all kind of entities that they have to  
10 comply with. That particular line item did not  
11 apply to us. So they request us to send the  
12 report exactly the same way we did it before. So  
13 with the new form, the presentation for that debt  
14 expense that was interest was -- we reported like  
15 we did years prior to the change and that was  
16 what they said.

17 Unfortunately the person that was working  
18 with the 2016 year -- fiscal year 2016, she never  
19 completed the transition. She never completed  
20 the -- the adjustment and the -- the budget on  
21 DCA was never approved; it was just lingering  
22 there. So we never got a letter of adoption  
23 either.

24 Okay, now when we submitted the 2017 budget  
25 the gentleman that was there, one of the

1 secretaries at DCA, he took care of the whole  
2 situation. So, he sent us the two budgets -- all  
3 right -- approved. This will be '15-'16 and this  
4 will be '16-'17.

5 All right?

6 They are both approved. We have the  
7 Resolution for -- for adoption and that's what  
8 we're -- that's what we are doing today.

9 In order for them to complete the entire --  
10 the entire process, we need to have those  
11 resolutions submitted to them along with copy of  
12 the budget.

13 MS. NOVA: Rafael, so you're saying --

14 MR. NATERA: Yes.

15 MS. NOVA: -- that DCA approved these  
16 budgets as they are?

17 MR. NATERA: That is correct.

18 MS. NOVA: And they just need the  
19 resolutions for adoption?

20 MR. NATERA: That is correct.

21 MS. NOVA: Okay.

22 MR. SANGER: Um-hum. Yes.

23 CHAIRPERSON MARTINETTI: Quick -- quick  
24 question.

25 MR. SANGER: That's a good question.

1 CHAIRPERSON MARTINETTI: Because of the  
2 accounting changes DCA initiated, are we going to  
3 be required now on the new budget to post our  
4 pension -- realize pension liabilities?

5 Have we done that yet?

6 MR. NATERA: Yes we did.

7 CHAIRPERSON MARTINETTI: I don't recall.

8 MR. NATERA: That was --

9 CHAIRPERSON MARTINETTI: We have been --  
10 but we're going to have to post now every year as  
11 --

12 MR. NATERA: That is correct.

13 CHAIRPERSON MARTINETTI: -- part of the  
14 budget.

15 Correct?

16 MR. NATERA: I mean just so you know, if  
17 you look at the budget --

18 CHAIRPERSON MARTINETTI: Can you explain  
19 that to the --

20 I -- I know about it but not --

21 MR. NATERA: You're --

22 MR. SANGER: Explain that to the Board.

23 MR. NATERA: Mr. --

24 CHAIRPERSON MARTINETTI: To the Board.

25 Correct.

1           MR. NATERA: The Chairman is referring to  
2 GASB 68.

3           GASB 68 it was the result of the last audit  
4 that was done basically nationwide to the State  
5 pension plans and the GASB 58 basically enforces  
6 or demand for us to record the liability, the  
7 pension liability. We were not expecting this.

8           Okay?

9           That was last -- when we were talking about  
10 this one we recorded it for the first time, it  
11 was three point nine seventy -- nine hundred  
12 seventy five -- three point million nine hundred  
13 seventy five dollars. Okay? That's -- thousand  
14 dollars; sorry. That is a liability in our  
15 books. I don't want to make anybody scare of a  
16 deficit or anything like that this might  
17 represent. Again, this is a non-funded liability  
18 just like GASB 45.

19           In GASB 45 alone we already have recorded  
20 about three million dollars. In just one shot we  
21 recorded 3.9 million dollars in GASB 68. Again,  
22 this is a non-funded liability.

23           We don't know what the Center's going to do  
24 with it. We don't know what HUD approach is  
25 going to be to it. This is basically -- it is a

1 state/federal entry that we did at the Housing  
2 Authority.

3 Okay?

4 So that's what the Chairman is referring  
5 to.

6 CHAIRPERSON MARTINETTI: It -- it's not  
7 just -- doesn't just pertain to Housing  
8 Authorities.

9 MS. NOVA: Right.

10 CHAIRPERSON MARTINETTI: It's --

11 MR. NATERA: It's everybody.

12 CHAIRPERSON MARTINETTI: -- municipal  
13 boards, governing bodies, --

14 MS. NOVA: Right. Everybody.

15 CHAIRPERSON MARTINETTI: -- anybody that  
16 has a liability --

17 MR. NATERA: The Housing --

18 CHAIRPERSON MARTINETTI: -- pension  
19 liability on their books.

20 MR. NATERA: The Housing Authority got 3.9  
21 millions. I believe the Board got about 70  
22 million dollars, if I'm not mistaken, thanks to  
23 that audit that was done in the pension plans.

24 MS. NOVA: The Board? The School Board?

25 MR. NATERA: Yes.

1 MS. NOVA: Okay.

2 MR. NATERA: And by the way, now that you  
3 mention it, we do have another round -- round of  
4 entries to do on the -- on GASB 68. So it's  
5 going to be an extra \$900,000.00 on this year.

6 MS. NOVA: Oh.

7 MR. NATERA: Don't be afraid.

8 Okay?

9 It's a non-funded. If it's non-- if it's  
10 non-funded it's just in our book but it's not  
11 effecting our financial position. Our financial  
12 position remains exactly the way it is.

13 Any other question?

14 CHAIRPERSON MARTINETTI: Well, it could for  
15 underwriters if we went to borrow, it would show  
16 as a negative liability.

17 MR. NATERA: Well, I was -- I was referring  
18 to HUD.

19 CHAIRPERSON MARTINETTI: Right.

20 MR. NATERA: Yeah.

21 MR. SANGER: Okay.

22 Any other comments?

23 Okay, thank you everyone.

24 We'll move on now to Resolution number 56.

25 And this is a notice to bidders to



1 Resolution Authorizing the Housing Authority to  
2 Advertise for Bids.

3           And this, I'm just going to say before I do  
4 read this quickly, this has to do with security  
5 cameras and a security camera system, which is  
6 long overdue here at the Union City Housing  
7 Authority.

8           In working with the Union City Police  
9 Department, in working with Chairperson  
10 Martinetti, and a number of professionals within  
11 Union City, we've -- we've realized the -- the  
12 importance of putting in a camera system and --  
13 and security camera system within all of our --  
14 you know within all of our buildings.

15           We are starting here at our biggest complex  
16 here at 3901, 3911, 634, 640, 660 -- these five  
17 buildings here and we're looking to, of course,  
18 put in a camera system which is going to help us  
19 as a deterrent to -- as to vandalism, --

20           COMMISSIONER MUNDORF: Um-hum.

21           MR. SANGER: -- as to violence, vandalism  
22 -- whatever illegal activities may be going on,  
23 trespassing, things of that nature.

24           So it will help deter, as well as having  
25 that -- those cameras in place and that's a very

1 -- what I would like to say a very thorough  
2 system and efficient system that will allow us  
3 to, of course, identify people who are doing any  
4 type of illegal activity and things of that  
5 nature.

6           Something long overdue at the Authority  
7 here. I don't have to tell you the importance of  
8 cameras and how they are helping tremendously  
9 throughout our society wherever they go.

10           And, of course, with the enforcement of the  
11 law and it is needed tremendously here.

12           So, we -- we will be going out to bid and  
13 -- with your approval, of course -- and we're  
14 hoping to maybe implement this and install the  
15 system somewhere right around the holidays and --  
16 coming up and hopefully for the New Year we will  
17 have a security camera system in place that's  
18 going to have a tremendous -- I feel is going to  
19 have a positive impact on this whole site here  
20 and this whole complex here.

21           COMMISSIONER JETTER: Just this site; not  
22 the Veterans.

23           Right?

24           MR. SANGER: Just this site.

25           Right now we do have cameras at 3700, the

1 Senior Citizen's site.

2 COMMISSIONER JETTER: Okay.

3 MR. SANGER: We'll be doing -- of course  
4 it's all a cost factor. It is a tremendous -- it  
5 is a big -- you know it is a big amount of money  
6 and -- and we'll be doing this site here and  
7 eventually we'll get into a next phase of doing  
8 maybe our downtown sites or whatever and -- and  
9 as we, you know, identify areas and as we of  
10 course be able to save money and utilize money  
11 and hopefully after over a two year -- two or  
12 three year period we could have security cameras  
13 in just about all of our properties.

14 CHAIRPERSON MARTINETTI: And it --

15 MR. SANGER: So, --

16 CHAIRPERSON MARTINETTI: -- would pay for  
17 itself by the --

18 MR. SANGER: Um-hum.

19 CHAIRPERSON MARTINETTI: -- decrease in  
20 vandalism expense.

21 MR. SANGER: That's correct.

22 Mr. Martinetti, for sure, you know, we will  
23 get that money back, it will be less and less  
24 vandalism, less and less problems and -- and most  
25 of all, to improve the quality of life for all of

1 the people --

2 COMMISSIONER MUNDORF: Um-hum.

3 MR. SANGER: -- living you know within the  
4 -- within our housing complexes.

5 So very important as we move forward so  
6 this Resolution is authorizing that the Housing  
7 Authority could advertise for this bid and this  
8 notice that sealed bids were received by the  
9 Board of Commissioners eventually and propose  
10 infor-- for the security cameras --

11 CHAIRPERSON MARTINETTI: City Clerk.

12 MR. SANGER: Um-hum. City Clerk's  
13 Office --

14 CHAIRPERSON MARTINETTI: Yeah.

15 MR. SANGER: -- and by the Board of  
16 Commissioners of the City of -- City -- Housing  
17 Authority -- Housing Authority and then to the --  
18 to prevailing time to the City Clerk's Office at  
19 3715 Palisade Avenue at our City Hall.

20 And we're going through this process that  
21 we've gone through recently that all of our bids  
22 that are opened at City Hall by the City Clerk  
23 and it's a process that we feel has been --  
24 allowed us to be a little more through and allow  
25 us to identify -- as we know our philosophy is

1 | that we do get the -- the lowest bidder and  
2 | that's allow us to keep in that process and go  
3 | through that.

4 |         So each proposal must be enclosed, of  
5 | course, in a sealed envelope. And the Board of  
6 | Commissioners of the Housing Authority reserve  
7 | the right to reject any or all proposals and to  
8 | waive any technicalities it may deem best for the  
9 | interest of the Union City Housing Authority.

10 |         And so very important for us; I wanted to  
11 | explain that to you. And your support is  
12 | tremendously appreciated. Everyone is excited  
13 | about this here at the Authority.

14 |         COMMISSIONER MUNDORF: Yeah.

15 |         MR. SANGER: The -- some people are  
16 | excited. The people -- the residents themselves,  
17 | we've shared some -- with some of them already;  
18 | they're excited. The Authority's excited. The  
19 | Union City Police Department is excited. Our  
20 | City --

21 |         COMMISSIONER JETTER: I'm excited.

22 |         MR. SANGER: -- our City's fathers are  
23 | excited and our Board members are excited. And  
24 | our Board members are excited too. Because it is  
25 | a great step in the right direction --

1 COMMISSIONER MUNDORF: Um-hum.

2 MR. SANGER: -- and it's just going to  
3 really do good things for the Housing Authority -  
4 -

5 MS. NOVA: Yeah.

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 COMMISSIONER JETTER: Yeah.

8 MR. SANGER: -- and for the people. So, --

9 MS. NOVA: I'd also like to say that it  
10 will help with evictions for issues that are not  
11 non-payment of rent that we have had evidence  
12 issues with. It will help. I'm -- I'm very  
13 confident that it will help with that issue. So  
14 I am very excited about it also.

15 COMMISSIONER MUNDORF: Yeah.

16 MR. SANGER: Okay.

17 The other is Resolution number 57, as we  
18 get to the last one.

19 It's Resolution Authorizing the Revision  
20 and the Update of Union City Housing Authority's  
21 Section 8 HCV Program Administrative Plan.

22 And WHEREAS, the Housing and Urban  
23 Development Department has amended some of their  
24 operational rules and regulations on the past  
25 years for the Section 8 program; and

1           WHEREAS, the Department of Housing and  
2 Urban Development requires Housing Authorities to  
3 periodically update the Section 8 Administrative  
4 Plan; and

5           WHEREAS, the Union City Housing Authority  
6 hired an outside consultant, Mr. Richard Keefe,  
7 to update the Section 8 plan of the Union City  
8 Housing Authority; and

9           WHEREAS, the Union City Housing Authority  
10 recently updated the HCV Plan to be in compliance  
11 with the HUD Regulations; and

12           NOW, THEREFORE, BE IT RESOLVED, that the  
13 Union City Housing Authority updated HCV  
14 Administrative -- is now being -- being adopted  
15 effective immediately.

16           And what it -- this means is that we are  
17 expanding -- we are expanding what I'd say maybe  
18 some of the thresholds and allowing the rents to  
19 get at a higher level so more and more people  
20 could take advantage of the Section 8 program.

21           So in other words instead of being at a  
22 hundred percent, we're going to get to a hundred  
23 and ten percent and that -- in other words where  
24 maybe in the past -- and I'm going to give you a  
25 ballpark figure -- it might have been 1400 for --

1 I forget -- I'm not really -- you know I don't  
2 have the -- the numbers -- you know exact numbers  
3 in my mind but if it was around the area for a  
4 three room apartment, \$450.00, we've gotten it up  
5 to maybe \$1590.00. Which means it will give more  
6 and more people an opportunity to maybe get  
7 apartments in Union City because the owners will  
8 be more, okay, agreeable to provide for them and  
9 to open in agreement for Section 8. So we'll get  
10 more and more people involved in Section 8.

11 One of our issues here at -- with Section 8  
12 is the fact that we don't have enough owners to  
13 participate. There's not enough capacity.  
14 There's not enough -- there's not enough  
15 apartments out there to participate in Section 8.

16 So this will allow more owners maybe to be  
17 enticed and maybe attract more and more owners to  
18 get involved and allow more and more people in  
19 Union City to take advantage of our -- of  
20 vouchers and of our Section 8 program. So that's  
21 what it --

22 COMMISSIONER JETTER: Excuse me, can I ask  
23 a question?

24 What about these big high-rises that are  
25 going up?



1 MR. SANGER: Um-hum.

2 COMMISSIONER JETTER: Don't -- can't people  
3 that get Section 8 go into them?

4 MR. SANGER: Well it would be --

5 COMMISSIONER JETTER: If the person would  
6 allow it.

7 MR. SANGER: -- it would be up to the  
8 owner. If the owner wants --

9 COMMISSIONER JETTER: Yeah.

10 MR. SANGER: -- to participate in that.

11 MS. NOVA: Right.

12 MR. SANGER: You know? But the thing is  
13 many of these owners are able to get rents which  
14 exceed what our threshold is.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 COMMISSIONER JETTER: Well, I can't blame  
17 them.

18 MR. SANGER: So they exceed and of course  
19 they're going to go with that and not be part of  
20 Section 8 --

21 COMMISSIONER JETTER: Yeah.

22 MR. SANGER: -- because they'd be able to  
23 get --

24 VICE CHAIRPERSON GUTIERREZ: Yeah.

25 MR. SANGER: -- rents which are --

1 COMMISSIONER JETTER: I was --

2 MR. SANGER: -- ballooned --

3 COMMISSIONER JETTER: -- curious.

4 MR. SANGER: -- and much, much higher.

5 So, --

6 VICE CHAIRPERSON GUTIERREZ: Exactly.

7 COMMISSIONER JETTER: Yeah.

8 MR. SANGER: It's --

9 COMMISSIONER JETTER: Okay.

10 MR. SANGER: Okay.

11 Before I do go to Consent Agenda on this --

12 these are items that we just read off, I want --

13 do want to say there's a public portion of this.

14 Is there anybody from the public who wants  
15 to comment on this particular -- these particular  
16 items or these --

17 MS. NOVA: Right.

18 MR. SANGER: -- particular Resolutions that  
19 has to do with the budget?

20 Because we have to have a public portion  
21 for budget and this is now the public portion  
22 time for anyone who has any comments about our  
23 Resolutions related to budget.

24 MS. BESHARA: Will there be a -- a  
25 portion --

1 MS. NOVA: Yes.

2 MS. BESHARA: -- later that I can speak --

3 MR. SANGER: Yeah, for other items, yes.

4 MS. BESHARA: Thank you.

5 MR. SANGER: Okay.

6 MS. NOVA: Okay.

7 MR. SANGER: So now we'll vote with the

8 Consent Agenda and do I get a motion?

9 CHAIRPERSON MARTINETTI: Motion.

10 VICE CHAIRPERSON GUTIERREZ: Second.

11 CHAIRPERSON MARTINETTI: Motion by Mr.

12 Martinetti.

13 Second by Miss Gutierrez.

14 Roll call please.

15 Chairperson Martinetti?

16 CHAIRPERSON MARTINETTI: Yes.

17 MR. SANGER: Vice Chairperson Gutierrez?

18 VICE CHAIRPERSON GUTIERREZ: Yes.

19 MR. SANGER: Commissioner Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 MR. SANGER: Commissioner Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. SANGER: Commissioner Pedraza?

24 COMMISSIONER PEDRAZA: Yes.

25 MR. SANGER: Five yes; two not present.

1 Carries.

2 And thank you for that.

3

4 **DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

5

6 MR. SANGER: At this time now I want to  
7 take a few minutes to get into the Director's  
8 Report.

9 And I do want to take a few minutes, as I  
10 said earlier, to just share with you if you would  
11 for me -- please within your packages.

12 You'll see Union City Housing Authority  
13 Achievements.

14 COMMISSIONER JETTER: Yeah, I --

15 MR. SANGER: And as I said to you earlier  
16 we had a very busy summer here; the months of  
17 May, June, July, August.

18 And we wanted to share with you the many  
19 areas that we have identified as need of  
20 improvement. Areas need of improvement, areas  
21 that we wanted to cleanup, paint up, fix up and  
22 areas, quite frankly, that needed attention so  
23 basically how can we get better as a Housing  
24 Authority.

25 So we put a lot of time, energy, resources

1 | into this, money and -- and really, you know, put  
2 | together our resources to -- to work on a number  
3 | of these areas.

4 |           Just to go over a few of these and you'll  
5 | see there are about 35 areas. And -- and this is  
6 | something we're proud of and I think you should  
7 | be proud of too that we're doing. And you might  
8 | see around town that everyone here at the Housing  
9 | Authority was part of this; everybody was, you  
10 | know, involved in this.

11 |           And you'll see new trucks that were  
12 | purchased around --

13 |           CHAIRPERSON MARTINETTI: By the way  
14 | they're --

15 |           MR. SANGER: -- went through the bidding  
16 | system.

17 |           CHAIRPERSON MARTINETTI: -- beautiful.

18 |           MR. SANGER: Went through the system --

19 |           COMMISSIONER JETTER: Yeah aren't they --

20 |           CHAIRPERSON MARTINETTI: They're nice.

21 |           COMMISSIONER JETTER: -- nice?

22 |           COMMISSIONER MUNDORF: They're nice, yeah.

23 |           MR. SANGER: The new trucks was purchased  
24 | and I know went -- that went through the  
25 | cooperative bidding. I know Mr. -- you know

1 Commissioner Martinetti had -- it was something  
2 he was an advocate for in earlier months prior  
3 and -- prior that we get involved with that  
4 cooperative bidding for the truck.

5 COMMISSIONER MUNDORF: Yes.

6 MR. MORIN: You have it in your package  
7 there.

8 MR. SANGER: What --

9 COMMISSIONER MUNDORF: This package?

10 MR. SANGER: -- what we're going to do is,  
11 as soon as I go over these --

12 MS. NOVA: Yes.

13 MR. SANGER: -- and maybe as I'm speaking  
14 you might want to thumb through. Waldo put  
15 together a -- some illustrations for you and some  
16 visuals --

17 COMMISSIONER JETTER: Yeah I did.

18 MR. SANGER: -- and you'll see that a lot  
19 of these things that are -- I'm going to be  
20 speaking to are right there. You get some -- a  
21 visual and get some pictures of those things so,  
22 yeah --

23 CHAIRPERSON MARTINETTI: As soon as you  
24 drive up you can see with the parking lot.

25 MR. SANGER: Yeah.

1 CHAIRPERSON MARTINETTI: It looks great.

2 MR. SANGER: Yeah.

3 Thank you.

4 CHAIRPERSON MARTINETTI: Came out nice.

5 MR. SANGER: Thank you.

6 COMMISSIONER MUNDORF: Yeah, everything  
7 looks --

8 MR. SANGER: Thank you.

9 So new trucks purchased and lettered. Old  
10 trucks have been painted and lettered. So we  
11 never really had a fleet. We're starting to get  
12 a little mini fleet together. So we're having a  
13 fleet of trucks and maintenance trucks and things  
14 of that nature. So we're building towards that.

15 PHA and Section 8 offices have been  
16 lettered. When you walked in tonight -- this  
17 evening, I hope you saw in the front now a more  
18 professional look. You saw --

19 COMMISSIONER JETTER: Yeah.

20 MR. SANGER: -- administrators offices of  
21 the Union City Housing Authority. And, again, it  
22 just adds a touch of professionalism to what  
23 we're doing.

24 We've met with residents in various places  
25 to -- to address -- to meet with them, find out

1 | what their concerns -- concerns are. We've  
2 | addressed -- addressed those concerns.

3 |         Meeted (sic) residents at AMP IV at the  
4 | Plaza.

5 |         We met with residents at AMP I.

6 |         We've had fire extinguishers provided to  
7 | all residents in all the Veteran's Housing.

8 |         We've had our dog poop boxes installed  
9 | throughout many of our properties and following  
10 | along with the -- what they're doing here as --  
11 | as being consistent with what we're doing with  
12 | the City as well.

13 |         The City has many of these initiatives and  
14 | we're being consistent within the Housing  
15 | Authority.

16 |         We've had affirmative action training for  
17 | all -- all Authority employees. Has never been  
18 | done before. So, basically, HIB, which is  
19 | Harassment, Intimidation and Bullying. And  
20 | everyone's been trained towards that.

21 |         We've had security guard training for our  
22 | security guards. And working with the Union City  
23 | Police Department and their staff have come in  
24 | and helped train some of our security guards.

25 |         So we're moving towards -- all moving



1 | towards more of a professionalism and more  
2 | towards efficiency.

3 |           Also new windows have been installed at 413  
4 | - 413A 5<sup>th</sup> Street.

5 |           We've had the kids pool area resurfaced at  
6 | 640 39<sup>th</sup> Street. You voted on that back in the  
7 | spring and that proved to have a -- you know a  
8 | good summer with that.

9 |           We've sent out letters to residents in AMPs  
10 | I, II and III talking about the quality of life  
11 | and things of that nature and what things we're  
12 | trying to do to improve and to try to increase  
13 | and improve the communication with everyone,  
14 | improve the relationship with every --

15 |           Sending out letters on a regular basis and  
16 | -- and, again, trying to communicate with them.

17 |           Our parking lot has been resurfaced right  
18 | outside here --

19 |           COMMISSIONER MUNDORF: Looks great.

20 |           MR. SANGER: -- and that's, you know, very  
21 | -- you know a very positive thing and, of course,  
22 | improved the safety there.

23 |           COMMISSIONER MUNDORF: Um-hum.

24 |           MR. SANGER: Lot of potholes and -- and  
25 | things like that, so we've -- we've improved

1 | that.

2 |           We've had the street light loop replaced  
3 | with a camera. The -- there's a camera right  
4 | outside there and we were able to work with the  
5 | Hudson County -- the County on that.

6 |           And so in other words that all of our  
7 | lights there, our street -- street lights, as  
8 | well as our safety traffic lights there, are all  
9 | still working and are all consistent with the  
10 | lights here on Kennedy Boulevard. So we didn't  
11 | disrupt the light system -- the traffic light  
12 | system when we did the repairs here in the  
13 | driveway. So we worked towards that as well.

14 |           No trespassing signs have been all --  
15 | installed all over -- all over the properties.

16 |           We have office mailbox here for the first  
17 | time.

18 |           So it sounds like a little thing but it  
19 | just improves the communication, the efficiency  
20 | of our offices.

21 |           We have the cooperative purchasing  
22 | agreement that we're working with and that's how  
23 | we've gotten our trucks and a number of other  
24 | items. So, we're working with other communities  
25 | who are part of the cooperative and of course

1 | this brings price down. And for cost-efficiency,  
2 | for cost-savings and it's always great being in a  
3 | -- in a cooperative.

4 |           We've -- in AMP IV we've had a water tank  
5 | replacement.

6 |           We've had old equipment sale. Might sound  
7 | like a little, little thing but we -- we sold  
8 | about five old -- four old trucks, old plows, old  
9 | snow blowers, things of that nature and we got --  
10 | they were eyesores just hanging here. They were  
11 | collecting dust and it was just whatever and --

12 |           COMMISSIONER JETTER: Even that old car,  
13 | right?

14 |           MR. SANGER: Even that old car.

15 |           COMMISSIONER JETTER: Oh my God.

16 |           MR. SANGER: There's one car left and that  
17 | car hopefully it's going to be out there shortly.  
18 | We've been pushing towards that.

19 |           But we were able to get \$1300.00 for our  
20 | old equipment. So that was a good thing, --

21 |           COMMISSIONER MUNDORF: Oh, yeah.

22 |           MR. SANGER: -- you know, just getting rid  
23 | of all that.

24 |           And it was all junk to be honest with you.  
25 | Junk that we got rid of and -- and of course

1 we're looking to improve things getting --  
2 getting that out of here.

3 640 39<sup>th</sup> Street, fence replacement, down by  
4 our cemetery.

5 Veteran's at Cantello Street. We -- we  
6 trimmed all the trees on --

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: -- the Veteran's property  
9 there. Because the trees were growing right into  
10 the homes and were actually crushing the  
11 drains --

12 COMMISSIONER JETTER: It's --

13 MR. SANGER: -- and -- and some of the --  
14 you know the vent systems and things of that  
15 nature. So we were able to trim all those trees.

16 We had Section 8's lobby -- Section 8 here  
17 lobby painted and our floors stripped and waxed.

18 At -- AMP IV, which is 3700 where the  
19 senior citizens are, we've had -- we've improved  
20 their little recreation room there with new  
21 television, new air conditioner for the seniors;  
22 new flooring, new painting, new ceiling tiles.

23 Completed the building floors stripped and  
24 waxed.

25 We now have here at our facility for -- a

1 new -- a cleaning lady that is getting -- and I  
2 think you can see the improvement here. So we  
3 have a cleaning lady regularly.

4 We have the new a.m. and p.m. receptionist  
5 to improve community --

6 COMMISSIONER MUNDORF: Oh yeah that's good.

7 MR. SANGER: -- communication.

8 So now everyone that calls the Housing  
9 Authority they're getting -- the -- the phone is  
10 being answered by a human voice --

11 COMMISSIONER MUNDORF: Um-hum.

12 MR. SANGER: -- that are treating people,  
13 you know, with professionalism.

14 No longer speaking into a tape and -- and  
15 things of that nature.

16 So, -- it's not perfect yet but we're  
17 getting better. We're getting better and we do  
18 have someone who's taking messages and allows us  
19 to respond back to those messages in more of a  
20 timely fashion. So, --

21 We also have communication with the Police  
22 Department on a number of issues. We've had that  
23 and in working with our -- with our counsel.

24 And landscaping -- monthly schedule we  
25 didn't have before. So the landscaping has

1 improved through -- in all of our -- throughout  
2 Union City and by having more of a monthly  
3 schedule and holding the -- the landscaping  
4 company more accountable to be quite frank with  
5 you. More accountable. Doing things in a timely  
6 way. And -- and basically doing things the way  
7 we want and -- and it improves the look for  
8 everyone in all of our sites.

9 Paint -- we paint up and cleanup the  
10 Hillside Pavilion. Very happy to say the  
11 pavilion in the back where the gym is, we painted  
12 it, we've cleaned it, we stripped the floors, --

13 COMMISSIONER MUNDORF: Yeah, --

14 MR. SANGER: -- we've cleaned the gym  
15 floor. We've done all that. And if you get a  
16 chance to go back there -- I think you see the  
17 picture in the --

18 COMMISSIONER MUNDORF: Um-hum.

19 COMMISSIONER JETTER: Yeah. Yeah.

20 MR. SANGER: -- in the brochure there.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum. Yeah.

22 MR. SANGER: You see how beautiful the  
23 floor is and --

24 COMMISSIONER JETTER: Yeah.

25 MR. SANGER: -- we're hoping now to get

1 | into partnership with the Union City Board of  
2 | Education.

3 |         Miss Silvia Abbato, the Superintendent of  
4 | Schools, coming here tomorrow, 9:30, and we're  
5 | looking to open up our pavilion to maybe have  
6 | more of a cooperative and to work with the Union  
7 | City Board of Education and to maybe rent our  
8 | facility.

9 |         VICE CHAIRPERSON GUTIERREZ: Exactly.

10 |         MR. SANGER: And our facility could be used  
11 | to service the children and the -- the citizens,  
12 | the community of Union City and the same time  
13 | allows us to -- to utilize the facility to its  
14 | maximum and at the same time get some rent.

15 |         VICE CHAIRPERSON GUTIERREZ: Beautiful.

16 |         MR. SANGER: We need income.

17 |         COMMISSIONER JETTER: Yeah.

18 |         MR. SANGER: We need some money.

19 |         COMMISSIONER MUNDORF: Um-hum.

20 |         MR. SANGER: And it will be a plus for us.  
21 | So that will help us --

22 |         COMMISSIONER JETTER: Yamori (phonetic) had  
23 | --

24 |         MR. SANGER: -- with funding as well.

25 |         COMMISSIONER JETTER: -- mentioned that to

1 do something with that place back there.

2 MR. SANGER: Um-hum.

3 MS. NOVA: Um-hum.

4 COMMISSIONER JETTER: Remember?

5 MR. SANGER: Yes. Yes.

6 COMMISSIONER JETTER: Yeah.

7 MR. SANGER: So we just cleaned it up, we  
8 fixed it up and painted it up.

9 COMMISSIONER JETTER: Great.

10 MR. SANGER: It wasn't all that bad but  
11 just gave it a good --

12 COMMISSIONER JETTER: Facelift.

13 MR. SANGER: -- you know, good facelift.  
14 That's a good word, Dottie, --

15 COMMISSIONER MUNDORF: Yeah.

16 MR. SANGER: -- that's good.

17 COMMISSIONER JETTER: That's okay.

18 MR. SANGER: Good facelift towards that.

19 COMMISSIONER JETTER: I'm good at that  
20 stuff.

21 MR. SANGER: We're preparing for our REAC  
22 inspections, which you know we do have all the  
23 buildings and we -- with those older buildings  
24 comes a lot of challenges when it comes to  
25 inspections and assessments and things of that



1 nature. But we're going to do -- with some  
2 limited staff that we do have, we're going to do  
3 our best to be best prepared for the REAC  
4 assessment when HUD comes in and does the  
5 inspections of our facilities for cleanliness,  
6 for safety and things of that nature. So, we're  
7 moving towards that.

8 We're updating all of our policy manuals  
9 and procedures.

10 COMMISSIONER MUNDORF: Um-hum.

11 MR. SANGER: As you saw in one of our  
12 resolutions, you saw we've hired a -- a  
13 consultant to come in.

14 And just to give you one idea just this  
15 week we got the results of our personnel policy,  
16 we added 23 new sections and new policies that we  
17 didn't have -- just to get updated, just to get  
18 current.

19 And, of course, it's to protect all  
20 personnel, to protect our staff, to protect  
21 everyone at this table that we have the right  
22 policies in place as we -- as we are, of course,  
23 you know administering our -- our housing  
24 program.

25 Security camera system.

1           We're also going to be working towards  
2 having defib-- defibrillator -- I always have a  
3 tough time saying that -- but defibrillators and  
4 acquiring defibrillators and training people to  
5 have defibrillators here in this office, back in  
6 the Hillside Pavilion and some of the main common  
7 areas throughout -- throughout, you know, our  
8 Housing Authority.

9           Se we want to get onboard with  
10 defibrillators, train people and, of course, our  
11 main goal is to try to, of course, help people  
12 that might be in crisis and towards that. So  
13 good things happening there.

14           And then on our second sheet you'll see we  
15 have a -- a Partnership with PACO. And PACO  
16 provides Winterization (sic) Program for those  
17 people in our Veteran's -- mainly in our  
18 Veteran's system and people who are eligible  
19 based on income.

20           COMMISSIONER JETTER: Um-hum.

21           MR. SANGER: And if they meet the income  
22 standards they'd be eligible for winterization  
23 and installation of boilers and hot water heaters  
24 and windows and refrigerators and things of that  
25 nature.

1           We gave a list. Waldo works closely with  
2 PACO towards this. So many people are getting a  
3 lot of these things for free -- for free towards  
4 it. So, --

5           COMMISSIONER JETTER: You -- PACO is --

6           MR. SANGER: Um-hum.

7           COMMISSIONER JETTER: Oh, let me think.

8 It's -- it's for everybody.

9           Right?

10          MR. SANGER: PACO's for everyone within the  
11 -- in the Veteran's building.

12          COMMISSIONER JETTER: With --

13          MR. MORIN: In the Veteran's or --

14          COMMISSIONER JETTER: Wait a minute.

15          MR. MORIN: When you --

16          COMMISSIONER JETTER: For everybody in the  
17 Veteran's, no matter who --

18          MR. MORIN: If you qual-- you have to  
19 qualify -- the income.

20          COMMISSIONER JETTER: Yeah. Yeah I --

21          MR. MORIN: You have to qualify with the  
22 income.

23          COMMISSIONER JETTER: -- know that. I'm --

24          MR. MORIN: Yeah.

25          COMMISSIONER JETTER: -- not asking --

1 MR. MORIN: Yeah.

2 COMMISSIONER JETTER: No. Yeah. But it  
3 doesn't mean just one type of people.

4 MR. MORIN: Yeah.

5 COMMISSIONER JETTER: Yeah.

6 MR. SANGER: But it is income-based. You  
7 know, you --

8 COMMISSIONER JETTER: I know that.

9 MR. SANGER: -- know you have to have a  
10 certain --

11 COMMISSIONER JETTER: Yeah.

12 MR. SANGER: You have to have a certain  
13 income or below a certain income in order to be  
14 eligible.

15 COMMISSIONER JETTER: Yeah.

16 MR. SANGER: So, -- but we -- we're  
17 continually encouraging a lot of our -- you know,  
18 a lot of our tenants, our residents, to  
19 participate in PACO. Unfortunately some don't  
20 because they have to have full disclosure of what  
21 their income is.

22 So someone try to -- they don't want to  
23 have full disclosure of income so they might not  
24 be able to take advantage --

25 COMMISSIONER MUNDORF: Um-hum.

1 MR. SANGER: -- of this program.

2 So, it's --

3 COMMISSIONER JETTER: Well, I wouldn't  
4 because --

5 MR. SANGER: -- sometimes it's what's best  
6 for --

7 COMMISSIONER JETTER: -- I don't believe  
8 in --

9 MR. SANGER: You know.

10 COMMISSIONER JETTER: -- taking something  
11 for nothing.

12 MR. SANGER: Um-hum.

13 MR. MORIN: Um-hum.

14 MR. SANGER: I agree with you, Dottie.

15 COMMISSIONER JETTER: Says in the Bible.

16 MR. SANGER: So that is basically -- that  
17 is basically it.

18 I want to see if we have anything else.

19 I know I shared a lot with you but I wanted  
20 to give you a -- a good idea of lot the things  
21 we've been doing.

22 And I just want to thank you for all of  
23 your support. These last four or five months  
24 you've approved a lot of these things.

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: The funding. The resolutions.  
2 Everything that's allowing us. Okay? You're  
3 allowing us to do this by your support, -- your  
4 encouragement, your support and, of course, your  
5 -- you know everything that you do. And at the  
6 same time while you allow it, we make it -- you  
7 know we make it happen.

8 COMMISSIONER JETTER: Happen.

9 MR. SANGER: We make it happen with you  
10 allowing it to happen, okay, through your vote  
11 and your support.

12 COMMISSIONER JETTER: What about the  
13 Veteran's Housing? That's -- that's really --  
14 people come through there like they own the  
15 place.

16 MR. SANGER: Um-hum.

17 COMMISSIONER JETTER: Nobody knows who's  
18 not -- who's who.

19 Kids are running around. Somebody can pick  
20 up those kids and take them.

21 MR. SANGER: Um-hum.

22 COMMISSIONER JETTER: Nobody --

23 They -- it's just bad. And I can fix that  
24 gate. Waldo, I'll tell you how.

25 MR. MORIN: Hmm.

1           COMMISSIONER JETTER: I -- that small gate  
2 that's missing, just put a wire fence there. You  
3 know. That's -- that's -- you can do it.

4           Right?

5           MR. MORIN: We can but we have to have the  
6 openings for people to walk through. We can't  
7 close them.

8           MR. SANGER: Well one thing we've done,  
9 Dottie, --

10          COMMISSIONER JETTER: You got two openings  
11 there.

12          MR. MORIN: Yeah.

13          MR. SANGER: Dottie, --

14          COMMISSIONER JETTER: You don't need the  
15 third one.

16          MR. SANGER: -- one thing we've done we've  
17 been in discussion with different people in our  
18 -- in our community and seeing -- try and  
19 identify Veteran's Housing -- in Veteran's  
20 Housing where we might be able to get some  
21 resources, get some money, get some funding and  
22 things of that nature which will help us to  
23 improve the Veteran's Housing.

24                 So we're working towards that. We're  
25 always in discussion with different agencies,

1 different people and different leaders of our  
2 community and to see where there's a possibility  
3 of -- of resources and funding to help us with  
4 the -- with the Veteran's Housing.

5 COMMISSIONER JETTER: They're supposed to  
6 be for veterans -- now --

7 MR. SANGER: Um-hum.

8 COMMISSIONER JETTER: -- we turned them  
9 over for veterans again. They started off for  
10 veterans and now we -- we put them back in for  
11 veterans.

12 Right?

13 MR. SANGER: Well, what -- there has been  
14 more of a focus on helping people that are  
15 veterans, people who are homeless, and people who  
16 might have --

17 COMMISSIONER JETTER: When the homeless  
18 came -- came in, you know, --

19 MR. SANGER: Right.

20 COMMISSIONER JETTER: -- the -- the two  
21 votes --

22 MR. SANGER: Um-hum.

23 COMMISSIONER JETTER: -- was veterans and  
24 disability.

25 MR. SANGER: Disability, yes. That's a



1 main thing.

2 COMMISSIONER JETTER: Yeah.

3 CHAIRPERSON MARTINETTI: And displaced.

4 COMMISSIONER JETTER: Or displaced.

5 MR. SANGER: That goes to the main.

6 Yes, and displaced.

7 MS. NOVA: And displaced.

8 MR. SANGER: Homeless, displaced.

9 MS. NOVA: Right.

10 COMMISSIONER JETTER: Do we have that?

11 CHAIRPERSON MARTINETTI: Yeah. Those three  
12 items.

13 MS. NOVA: Right.

14 COMMISSIONER JETTER: Okay.

15 MR. SANGER: Those are the key areas, you  
16 -- you know, for people --

17 COMMISSIONER JETTER: Because that's funny  
18 because I remember that.

19 MR. SANGER: -- to prioritize for them.  
20 Prioritize.

21 COMMISSIONER JETTER: Uh-huh.

22 I don't understand that. You know. And  
23 when is Veteran's -- is there a sign going up --

24 MS. DILLON: Can you keep your voice up,  
25 Ms. Jetter.

1           COMMISSIONER JETTER:  -- or aren't they?  
2           Those veteran's signs, are they going up  
3 into the Veteran's places or aren't they?

4           MR. NATERA:  Put them up.

5           MR. SANGER:  Waldo?

6           COMMISSIONER JETTER:  These here signs.

7           CHAIRPERSON MARTINETTI:  Right.

8           MR. SANGER:  She's asking about the  
9 Veteran's signs.

10          MR. MORIN:  Yeah.  We're in the process to  
11 see how we're going to put them up and when we're  
12 going to put them up.

13          MR. SANGER:  We do have the signs?

14          COMMISSIONER JETTER:  Yeah.

15          MR. SANGER:  We do have the signs?  It's  
16 just a matter now --

17          MR. MORIN:  Yeah.

18          MR. SANGER:  -- there just have been so  
19 many things going on this summer and what we're  
20 doing, --

21          COMMISSIONER JETTER:  No, I realize that.

22          MR. SANGER:  -- so what we're doing is we  
23 do have them, they're in our possession, it's  
24 just -- just a matter of time now where we could  
25 take the time to get staff to -- you know to get

1 | them out there.

2 |           COMMISSIONER JETTER: Okay. Every --

3 |           MR. SANGER: But we're looking towards  
4 | doing that.

5 |           COMMISSIONER JETTER: Yeah. Everybody  
6 | knows I'm very interested in veterans. Everybody  
7 | knows that that's my -- that's kind of a thing  
8 | with me.

9 |           COMMISSIONER MUNDORF: Pet peeve.

10 |           COMMISSIONER JETTER: Don't even say pet  
11 | peeve; it's a thing with me. And I don't -- you  
12 | know I see one veteran. That's it. You know.  
13 | Isn't there a way we can get other people when  
14 | people move out?

15 |           There's some people that move into these  
16 | apartments -- mattresses and everything. And  
17 | Waldo will tell you. And there's eight people  
18 | living in the apartment. Nobody knows who's who.

19 |           Now I've lived there God knows how many  
20 | years and I don't know half of the people that  
21 | come and out/out and in. That's not right. We  
22 | got to have some kind of protection. And we're  
23 | very close to that tunnel. You know. But  
24 | there's no -- there's no protection there.

25 |           MR. SANGER: Well as I said --

1 COMMISSIONER JETTER: The gates are broken.

2 MR. SANGER: -- one thing --

3 COMMISSIONER JETTER: The kids do what they  
4 want to do.

5 MR. SANGER: As --

6 COMMISSIONER JETTER: There's no  
7 discipline.

8 MR. SANGER: As we -- as I said earlier we  
9 do have a -- we're going into the security camera  
10 system here at this -- and the next phase of our  
11 security and what we're doing is going to be  
12 going towards the Veteran's Housing and anyway  
13 from here.

14 So hopefully that will be a focus in the --  
15 in the near future to help us towards that and  
16 what we could do to improve the areas around  
17 Veteran's -- the Veteran's Housing as well.

18 So, --

19 COMMISSIONER JETTER: I mean there's a lot  
20 people --

21 MR. SANGER: -- it's impossible -- it's  
22 just impossible to do everything all at once.

23 COMMISSIONER JETTER: Yeah.

24 MR. SANGER: Our focus now is going to be  
25 on the -- the Housing --

1 COMMISSIONER JETTER: I realize that.

2 MR. SANGER: -- here where the majority of  
3 the people are --

4 COMMISSIONER JETTER: Yeah.

5 MR. SANGER: -- and where the majority of  
6 the issues are --

7 COMMISSIONER JETTER: And where the money  
8 is.

9 MR. SANGER: -- and -- and where the money  
10 is. Yes.

11 COMMISSIONER JETTER: Okay.

12 MR. SANGER: And then in the next phase  
13 we're going to be going towards Veteran Housing  
14 and see what we can do to make improvements there  
15 as well.

16 So, --

17 COMMISSIONER JETTER: I mean you see --

18 MR. SANGER: -- bear with us, we're going  
19 to get there.

20 COMMISSIONER JETTER: I will.

21 MR. SANGER: We're going to get there.

22 COMMISSIONER JETTER: I will. But I'm  
23 going to get my self in trouble because --

24 MR. SANGER: Um-hum.

25 COMMISSIONER JETTER: -- you see people

1 | destroy things. Other people fix up things and  
2 | make everything look nice -- with their own money  
3 | and stuff like that. And the people that destroy  
4 | things -- you see windows out and, you know, --

5 | I don't know, it doesn't seem right to me.  
6 | Something's not right. You know.

7 | So that's my thing on Veteran's. And you  
8 | know that, --

9 | MR. SANGER: Okay.

10 | COMMISSIONER JETTER: -- Marty, I'm pain in  
11 | the neck, you know it, --

12 | MR. SANGER: Okay, well noted.

13 | COMMISSIONER JETTER: -- that's how I feel.

14 | MR. SANGER: Well noted.

15 | Thank you.

16 | Thank you.

17 |

18 | **PUBLIC COMMENT:**

19 |

20 | COMMISSIONER JETTER: Well, --

21 | MR. SANGER: Now is the --

22 | COMMISSIONER JETTER: My whole family was  
23 | service --

24 | MR. SANGER: -- public -- public portion of  
25 | our meeting.

1           If anyone wants to address the Board they  
2 can do so now. Please come forward, state your  
3 name and address.

4           And I just want to do -- to mention to  
5 everyone that the -- we do have a five minute  
6 timeline on -- in presentations to the Board in  
7 the public portion, so just to remind everyone of  
8 that five minute time.

9           Thank you.

10          MS. BESHARA: Thank you.

11          Toni Beshara, 305 44<sup>th</sup>, Veteran's Housing.

12          Yes, I have a couple of questions. It  
13 appears I missed a couple of things. I was  
14 outside at like 4:10. I was brought in at 4:40.  
15 But when I walked in it appears that certain  
16 things already were underway, one being Approval  
17 of Minutes, the other being -- you were finishing  
18 up the Approval of Payment of Bills.

19          So one question is could you fill me in?

20          And the other question is regarding the  
21 Approval of Minutes, were the June 30<sup>th</sup> minutes  
22 ever approved, Ms. Nova, --

23          Correct, you are?

24          MS. NOVA: Yes.

25          MS. BESHARA: -- at that meeting we decided

1 | to go to another meeting, July 7<sup>th</sup> and some things  
2 | were discussed. You promised to -- because I --  
3 | I asked in lieu of a stenographer if I could tape  
4 | that meeting and you said you would tape it and  
5 | give the minutes to the tape --

6 | MS. NOVA: June 30<sup>th</sup> we didn't have a  
7 | meeting.

8 | MS. BESHARA: We had a phone meeting. Yes  
9 | we had a meeting. I was here.

10 | MS. NOVA: Right, but then --

11 | No. June 30<sup>th</sup> was the meeting we ended up  
12 | pushing it off.

13 | MS. BESHARA: Right.

14 | MS. NOVA: Right. So there was no meeting.

15 | MS. BESHARA: Things -- things were  
16 | discussed. You did -- there was a meeting. I  
17 | was here. And that was never put on the --

18 | VICE CHAIRPERSON GUTIERREZ: On the 30<sup>th</sup>?

19 | MS. BESHARA: -- website or anything.

20 | MS. NOVA: No.

21 | MS. BESHARA: You had --

22 | VICE CHAIRPERSON GUTIERREZ: No.

23 | MS. BESHARA: Yeah, 'cause there was some  
24 | things that were --

25 | VICE CHAIRPERSON GUTIERREZ: No we don't



1 | have no meeting on June 30.

2 | MS. BESHARA: -- discussed and I asked --

3 | MS. NOVA: Right.

4 | MS. BESHARA: -- if --

5 | MS. NOVA: Because -- because of what you  
6 | noted and because the Public Notice was not  
7 | properly done, --

8 | MS. BESHARA: Um-hum.

9 | MS. NOVA: -- because of that we did not --

10 | MR. SANGER: Wasn't official -- wasn't  
11 | official --

12 | MS. NOVA: -- it wasn't an official meeting  
13 | and therefore we did not -- we don't have any  
14 | meeting minutes for it. It -- it -- nothing  
15 | official occurred at that meeting because of --

16 | MS. BESHARA: Well, the --

17 | MS. NOVA: -- what you brought to the --

18 | MS. BESHARA: One, --

19 | MS. NOVA: -- forefront that day.

20 | MS. BESHARA: Right. What I brought to the  
21 | forefront is certainly official and what -- what  
22 | was discussed was certainly official because we  
23 | ended up moving that meeting. So I would like to  
24 | have those minutes.

25 | MS. NOVA: Ms. Beshara we never -- I never

1 | turned the recording on because you brought to  
2 | our attention --

3 | MS. BESHARA: No that was --

4 | MS. NOVA: -- the fact that the Public  
5 | Notice --

6 | MS. DILLON: Please don't over speak her.

7 | MS. BESHARA: I'm sorry.

8 | MS. NOVA: -- the fact that the Public  
9 | Notice was not done properly, which we realized  
10 | and then the Commissioners made the decision to  
11 | push the meeting to the next meeting.

12 | So the meeting was never officially started  
13 | because you brought to the attention of the Board  
14 | that there was a -- no Public Notice --

15 | MS. BESHARA: Yes.

16 | MS. NOVA: -- done correctly.

17 | MS. BESHARA: I -- but --

18 | MS. NOVA: So the meeting --

19 | MS. BESHARA: -- there was --

20 | MS. NOVA: -- was never started.

21 | MS. BESHARA: But there was -- there was  
22 | discussion about that specific issue. So, I --

23 | MS. NOVA: Right, but it wasn't -- there  
24 | was no meeting officially started. So there's --  
25 | there's no meeting minutes.

1 MS. BESHARA: So, then --

2 MS. NOVA: You brought it -- you brought it  
3 to --

4 MS. BESHARA: -- technic--

5 MS. NOVA: -- our attention --

6 MS. BESHARA: Go ahead.

7 I'm sorry.

8 MS. NOVA: You brought it to our attention  
9 and because you brought it to our attention we  
10 decided not to have a meeting. We never opened  
11 the meeting.

12 MS. BESHARA: So then technically I could  
13 have taped the -- the proceeds right there just  
14 as other people come in and tape these meetings.

15 Is that correct? I could have.

16 MS. NOVA: Yes you could have.

17 MS. BESHARA: Okay.

18 But I was told not to. So going forward if  
19 -- if there's ever a situation where the  
20 stenographer is not here or something like that,  
21 may I tape the minutes just as other people do?

22 MS. NOVA: I don't know who else records  
23 our meeting minutes besides the --

24 MS. BESHARA: All the time there's --

25 MS. NOVA: -- stenographer.

1 MS. BESHARA: No, all the time. People  
2 come in. The HCTV people. The -- students.  
3 I've -- I myself have been recording.

4 MS. NOVA: You mean -- you mean the  
5 television camera?

6 MS. BESHARA: And sometimes students come  
7 in with their cell phones and -- and tape me --  
8 and tape the --

9 MS. NOVA: I've never seen that --

10 MS. BESHARA: -- the meeting.

11 I have, yes.

12 MS. NOVA: -- but you are certainly allowed  
13 to record; it's a --

14 MS. BESHARA: Okay.

15 MS. NOVA: -- public meeting.

16 MS. BESHARA: All right.

17 MS. NOVA: It's --

18 MS. BESHARA: So you're --

19 MS. NOVA: We have no policy --

20 MS. BESHARA: -- telling me then that --

21 MS. NOVA: -- against it.

22 MS. BESHARA: -- that you will not provide  
23 whatever occurred on 6/30 -- June 30<sup>th</sup>.

24 MS. NOVA: Yeah there was no recording done  
25 because you brought to our attention -- prior to

1 | the meeting officially starting you brought to  
2 | our attention that there was no Public Notice  
3 | done correctly --

4 | MS. BESHARA: Um-hum.

5 | MS. NOVA: -- and then we decided to --

6 | MR. SANGER: Started the meeting.

7 | MS. NOVA: We never started the meeting.

8 | MS. BESHARA: We never started the meeting  
9 | but we had begun some -- a discussion where you  
10 | had said we could do it and then cure it later by  
11 | having the meeting, having the voting -- not in  
12 | accordance with the Open Public Meeting Act and  
13 | then we could cure it later. You -- you --

14 | MS. NOVA: Right but we never --

15 | MS. BESHARA: We never did that.

16 | MS. NOVA: -- it's a -- it's a moot  
17 | point --

18 | MS. BESHARA: Okay.

19 | MS. NOVA: -- because we ended up moving  
20 | the meeting anyways. So it doesn't --

21 | MS. BESHARA: So does the --

22 | MS. NOVA: -- make a difference.

23 | MS. BESHARA: -- does the recording exist?

24 | MS. NOVA: There's no recording.

25 | MS. BESHARA: There was no recording.

1 MS. NOVA: No.

2 MS. BESHARA: Okay.

3 All right. The other thing was the  
4 Approvement (sic) of Payment of Bills. I know  
5 it's a little bit boring but I was brought in at  
6 the end.

7 Could -- can anyone sort of --

8 I -- I was outside waiting after the  
9 meeting started; I was unaware the meeting  
10 started.

11 MS. NOVA: Do you have the -- what you did  
12 for the Approval of the Payment of Bills?

13 MR. SANGER: Yeah. The -- the sheet  
14 itself?

15 MS. NOVA: Yeah.

16 MR. SANGER: The bills themselves?

17 Yeah.

18 (Whereupon, there was a pause in the  
19 proceedings.)

20 MS. NOVA: Your question is what happened?

21 MS. BESHARA: Yeah.

22 MS. NOVA: There was just --

23 MS. BESHARA: Just -- I missed it.

24 MS. NOVA: It was just --

25 MS. BESHARA: I was outside and --

1 MR. MORIN: It was Consent Agenda; just --

2 MS. NOVA: Yeah, it was just Approval of  
3 Payment of Bills. The -- the Commissioners --

4 MR. SANGER: The regular monthly bills.

5 MS. NOVA: -- have the -- the copies of the  
6 bills and they just --

7 MS. BESHARA: Yeah I know --

8 MS. NOVA: -- vote on it.

9 MS. BESHARA: -- but I was just wondering  
10 what -- what I missed. I mean --

11 MS. NOVA: That's it. It was just the  
12 Approval of the Payment of Bills. There was no  
13 discussion on it. This -- they were -- it's all  
14 in the packet so they didn't say anything.

15 MS. BESHARA: And so that will be in the  
16 minutes?

17 MS. NOVA: Yes.

18 MR. NATERA: Yes.

19 MS. NOVA: Yes.

20 MS. BESHARA: All right.

21 And there was only --

22 MR. SANGER: -- giving me the five minutes.

23 MS. BESHARA: -- one other question that I  
24 had. Very small. It has nothing to do with the  
25 actual resolutions but there was one timeline

1 question that I have on Resolution 2016-53.

2 That's item number 3 in the Resolutions.

3 It said that that this one was approved on  
4 September 15<sup>th</sup>. I thought that -- this is just a  
5 question if you could clarify for me -- that  
6 meeting was moved to this meeting, so --

7 MR. SANGER: I corrected that. I corrected  
8 that.

9 I made a statement of correction that it  
10 was not September 15<sup>th</sup>; it was September 22<sup>nd</sup>. So  
11 that was a --

12 MS. BESHARA: Okay.

13 MR. SANGER: -- typog-- that was a typo  
14 error --

15 MS. BESHARA: Okay.

16 MR. SANGER: -- and I corrected --

17 MS. BESHARA: That's all.

18 Thank you.

19 MR. SANGER: -- I corrected that verbally.

20 MS. BESHARA: Okay.

21 That's all.

22 MS. NOVA: Okay.

23 MS. BESHARA: Thank you very much.

24 MS. NOVA: Thank you, Ms. Beshara.

25 VICE CHAIRPERSON GUTIERREZ: Thank you.



1  
2  
3  
4  
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**ADJOURNMENT :**

CHAIRPERSON MARTINETTI: Close.

MR. SANGER: Motion to close.

VICE CHAIRPERSON GUTIERREZ: I'm second.

MR. SANGER: Mr. Martinetti.

Second by Miss Gutierrez.

And roll call.

Chairperson Martinetti?

CHAIRPERSON MARTINETTI: Yes.

MR. SANGER: Vice Chairperson Gutierrez?

VICE CHAIRPERSON GUTIERREZ: Yes.

MR. SANGER: Commissioner Jetter?

COMMISSIONER JETTER: Yes.

MR. SANGER: Commissioner Mundorf?

COMMISSIONER MUNDORF: Yes.

MR. SANGER: Commissioner Pedraza?

COMMISSIONER PEDRAZA: Yes.

MR. SANGER: Five yes; two not present.

Meeting closed.

Thank you.

(Whereupon, the proceedings were concluded  
at 5:49 p.m.)

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Thursday, September 22, 2016  
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon