

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, December 15, 2016
Commencing at 4:31 p.m.

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

DOROTHY JETTER, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER,
(Arrived at 4:46 p.m.)
DEBRA MUNDORF, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER
MARTIN T. MARTINETTI, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON

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
JORGE RODRIGUEZ, COMPTROLLER - HR MANAGER

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1 MR. SANGER: Stand for the flag salute
2 please.

3

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

6

7 MR. SANGER: This is a Regular Meeting in
8 accordance with the Open Public Meeting Act,
9 adequate notice of this meeting has been provided
10 as follows:

11 The annual schedule of Board Meetings set
12 forth the time, date and location of such
13 meeting, and the notice and the agenda to extent
14 known of this meeting, has been prominently place
15 -- placed on the bulletin board outside here,
16 forwarded to The Jersey Journal and has been
17 filed in the office of the City Clerk.

18

19 **ROLL CALL:**

20

21 MR. SANGER: And with that being said I'll
22 have a roll call now for our Commissioners.

23 Chairperson Martinetti?

24 CHAIRPERSON MARTINETTI: Yes. Here; I'm
25 sorry.

1 MR. SANGER: Vice Chairperson Margarita
2 Gutierrez?

3 Absent.

4 Commissioner Jetter?

5 COMMISSIONER JETTER: Here.

6 MR. SANGER: Commissioner DiNardo?

7 Absent.

8 Commissioner Dennis Gonzalez?

9 Absent. May be arriving late.

10 Commissioner Debra Mundorf?

11 COMMISSIONER MUNDORF: Here.

12 MR. SANGER: And Commissioner Jose Pedraza?

13 COMMISSIONER PEDRAZA: Here.

14 MR. SANGER: Here.

15 We have four present; three absent at the
16 time. But yes we do have a quorum.

17

18 **BOARD RESOLUTION:**

19 1. RESOLUTION NO. 2016-59 - RESOLUTION

20 APPROVING EXECUTIVE SESSION:

21

22 MR. SANGER: At this time I would just like
23 to take a vote to go directly into our closed --
24 our closed meeting.

25 Do I have a motion?

1 CHAIRPERSON MARTINETTI: Motion.

2 MR. SANGER: Motion by Mr. Martinetti.

3 COMMISSIONER MUNDORF: Second.

4 MR. SANGER: Second by Miss Mundorf.

5 We will now be going into our Executive
6 Session and we'll ask those to leave.

7 MS. NOVA: You'll discuss that and then
8 I'll come back for the other stuff?

9 MR. SANGER: Yeah. Yeah.

10 MS. NOVA: Okay.

11

12 (Whereupon, the Board moved to Executive
13 Session at 4:33 p.m., Resolution No. 2016-59.)

14

15 (Whereupon, Commissioner Dennis E. Gonzalez
16 arrived at 4:46 p.m.)

17

18 (Whereupon, the Board returned to Open
19 Session at 4:54 p.m.)

20

21 (Whereupon, there was a pause in the
22 proceedings.)

23

24 MR. SANGER: Now in this general meeting
25 you're gonna have to bear with me; I have 24

1 Resolutions to read. I'm -- I'm gonna try to be
2 as brief as possible.

3 CHAIRPERSON MARTINETTI: Before you start
4 reading --

5 MR. SANGER: And we do --

6 Um-hum?

7 CHAIRPERSON MARTINETTI: -- it's 2016-68;
8 it's naming Jose Alba.

9 MR. SANGER: Yes.

10 CHAIRPERSON MARTINETTI: Was it -- as --
11 they're naming him as a Commissioner. He'll be a
12 Fund Commissioner. He's not like a --

13 MR. SANGER: It's -- right, he's just --
14 it's really --

15 CHAIRPERSON MARTINETTI: I just want to
16 clear that up.

17 MR. SANGER: He just works with the
18 insurance company, that's all. He's a
19 representative --

20 CHAIRPERSON MARTINETTI: He's gonna be a
21 Fund Commissioner.

22 MR. SANGER: It's really a formal-type
23 thing. He's just a representative from us with
24 the insurance company.

25 COMMISSIONER JETTER: Okay.

1 MR. SANGER: Really a formality.

2 The first item that would be on the agenda
3 is that we will be on Consent Agenda. I think
4 we've experienced that, the Consent Agenda, and
5 so we will be in Consent Agenda as I read these
6 Resolutions and we'll have a vote at the end with
7 the Consent Agenda.

8 So to move right along, as I said we have
9 quite a few.

10 Item number 59 was the Executive Session
11 that we just finished with. Not necessary to
12 read that.

13

14 (Whereupon, the Board discussed the
15 following items:

16 **CONSENT AGENDA:**

17 **BOARD RESOLUTIONS:**

18 2. RESOLUTION NO. 2016-60 - RESOLUTION
19 APPROVING AMENDMENTS TO PUBLIC HOUSING ADMISSION
20 & CONTINUED OCCUPANCY POLICY;

21 3. RESOLUTION NO. 2016-61 - RESOLUTION
22 APPROVING AMENDMENTS TO SECTION 8 ADMINISTRATIVE
23 PLAN;

24 4. RESOLUTION NO. 2016-62 - RESOLUTION
25 APPROVING THE HOUSING AUTHORITY COMMISSIONERS

1 TRAINING POLICY;

2 5. RESOLUTION NO. 2016-63 - RESOLUTION
3 APPROVING AMENDMENTS TO THE PROCUREMENT POLICY
4 FOR THE HOUSING AUTHORITY OF UNION CITY;

5 6. RESOLUTION NO. 2016-64 - RESOLUTION
6 APPROVING AMENDMENTS TO THE PERSONNEL POLICY OF
7 THE UNION CITY HOUSING AUTHORITY;

8 7. RESOLUTION NO. 2016-65 - RESOLUTION
9 APPROVING AMENDMENTS TO THE PHA LEASE AGREEMENT
10 BY INCLUSION OF RIDER PERTAINING TO SECTION 15
11 ENTITLED GRIEVANCE PROCEDURES;

12 8. RESOLUTION NO. 2016-66 - RESOLUTION
13 APPROVING SHARED SERVICES AGREEMENT WITH THE
14 BOARD OF EDUCATION FOR THE USE OF THE GYM LOCATED
15 IN THE HILLSIDE PAVILION;

16 9. RESOLUTION NO. 2016-67 - RESOLUTION
17 APPROVING TEMPORARY CONSTRUCTION EASEMENT AND
18 RESTORATION OF PROPERTY AGREEMENT CONCERNING
19 PROPERTY AT 119 PETER STREET;

20 10. RESOLUTION NO. 2016-68 - RESOLUTION
21 APPOINTING A COMMISSIONER FOR THE NJ PUBLIC
22 HOUSING AUTHORITY JOINT INSURANCE (JIF) FOR 2017;

23 11. RESOLUTION NO. 2016-69 - RESOLUTION
24 APPROVING CONTRACT FOR EMERGENCY GENERATOR
25 MAINTENANCE WITH KINSLEY POWER SYSTEMS;

- 1 12. RESOLUTION NO. 2016-70 - RESOLUTION
2 APPROVING CONTRACT FOR EXTERMINATION SERVICES
3 WITH E&G EXTERMINATORS;
- 4 13. RESOLUTION NO. 2016-71 - RESOLUTION
5 APPROVING CONTRACT FOR COMPACTOR MACHINE REPAIRS
6 WITH METROPOLITAN COMPACTOR;
- 7 14. RESOLUTION NO. 2016-72 - RESOLUTION
8 APPROVING CONTRACT FOR FUEL OIL DELIVERY WITH
9 RACHELE'S & MICHELE'S OIL CO.;
- 10 15. RESOLUTION NO. 2016-73 - RESOLUTION
11 APPROVING CONTRACT FOR FLOOR & TILE SERVICES WITH
12 FRANK'S CARPET;
- 13 16. RESOLUTION NO. 2016-74 - RESOLUTION
14 APPROVING CONTRACT FOR EMERGENCY/ELECTRICAL
15 REPAIRS WITH TSUJ CORP.;
- 16 17. RESOLUTION NO. 2016-75 - RESOLUTION
17 APPROVING CONTRACT FOR HVAC MAINTENANCE WITH HVAC
18 MECHANICAL;
- 19 18. RESOLUTION NO. 2016-76 - RESOLUTION
20 APPROVING CONTRACT FOR FIRE SPRINKLER REPAIRS
21 WITH FIRE PREVENTION CONTRACTORS INC.
- 22 19. RESOLUTION NO. 2016-77 - RESOLUTION
23 APPROVING CONTRACT FOR ELEVATOR MAINTENANCE WITH
24 GS ELEVATOR;
- 25 20. RESOLUTION NO. 2016-78 - RESOLUTION

1 APPROVING CONTRACT FOR BOILER WATER TREATMENT
2 WITH SCIENTIFIC WATER CONDITIONING CO.;

3 21. RESOLUTION NO. 2016-79 - RESOLUTION
4 APPROVING CONTRACT FOR FIRE ALARM, TELEPHONE,
5 ELEVATOR, SECURITY ALARM AND INTERCOM SYSTEM
6 MAINTENANCE SERVICES WITH K&C ELECTRIC &
7 SECURITY;

8 22. RESOLUTION NO. 2016-80 - RESOLUTION
9 APPROVING CONTRACT FOR SECURITY CAMERAS
10 INSTALLATION WITH TECHNOTIME BUSINESS SOLUTIONS;

11 23. RESOLUTION NO. 2016-81 - RESOLUTION
12 APPROVING LEASE AGREEMENT WITH NEW CINGULAR
13 WIRELESS/AT&T FOR USE OF THE ROOF OF THE HOUSING
14 AUTHORITY BUILDING FOR INSTALLATION OF WIRELESS
15 ANTENNAS;

16 24. RESOLUTION NO. 2016-82 - RESOLUTION
17 APPROVING CONTRACT FOR CORPORATION COUNSEL;

18 25. RESOLUTION NO. 2016-83 - RESOLUTION
19 APPROVING CONTRACT FOR LABOR COUNSEL; and

20 26. RESOLUTION NO. 2016-84 - RESOLUTION
21 AUTHORIZING THE EXECUTIVE DIRECTOR AS DESIGNATED
22 SIGNATORY ON VARIOUS HOUSING AUTHORITY ACCOUNTS.)

23

24 MR. SANGER: The next one is Resolution
25 number 60, which is Approving Amendments to

1 Public Housing Admission and Continued Occupancy
2 Policy.

3 And remember we said we -- we're cleaning
4 up and updating and revising and making current
5 many, many policies here at the Board and really
6 they're just functional policies, everyday
7 policies that, of course, protect the agency as
8 well as the -- the tenants themselves.

9 So, the first would be the Amendments to
10 Public Housing for Admission and Continued
11 Occupancy.

12 And within this it will reflect the HUD
13 streamlining changes and all admissions in
14 occupancy published in the federal register with
15 provisions in according with all guidelines of
16 HUD and also the --

17 Whereas that the Union City -- that the
18 U.S. Department of Housing and Urban Development
19 requires that the Housing Authority approve its
20 Amended Public Housing Admissions and Continued
21 Occupancy policy by duly adopting Resolution and
22 furnish HUD with a copy of the amended policy.

23 So we're doing that this evening. That is
24 Resolution number 60.

25 Moving on to Resolution number 61.

1 Resolution Approving Amendments to Section
2 8 Administrative Plan.

3 This is just a general administrative
4 implementation of the -- the entire program and
5 making that current with Section 8. And has led
6 Section 8 to a rating of 96; a 96 percent rating
7 here and we're happy with that. So, we're moving
8 forward with that -- with that Administrative
9 Plan.

10 And it says, therefore, be it resolved by
11 the Board of Commissioners, the Housing
12 Authority, City of Union City, that the
13 Authority's Amended Section 8 Administrative
14 Plan, a copy of which is here made -- made a part
15 of, incorporated and hereby is effective as of
16 this date, October 20th, 2016.

17 So that's -- that's going back. Okay? So
18 that's basically a ratification.

19 Also the Resolution number 62.

20 Adopting the Housing Authority
21 Commissioners Training Policy.

22 All of you Commissioners are well aware of
23 your training policy; attending the courses at
24 Rutgers University. And that policy has to be
25 voted in and made -- made official and voted by

1 the Board on a -- you know, on an annual basis.
2 So that -- that is being done this evening. I
3 think you do know about that.

4 And so Resolution Approving --
5 Number 62.

6 -- Resolution Approving the Housing
7 Authority's Commissioners Training Policy.

8 We're moving on to Resolution 63.

9 Approving the Amendments to the Procurement
10 Policy of the Housing Authority of the City of
11 Union City.

12 And of course as -- Procurement, you know,
13 as we -- as we try to go out through our bidding
14 and through various processes that we're able to
15 get quality services here within the Authority.
16 So to be sure that we're following all
17 procurement policies, all the laws, all the
18 regulations by the State of New Jersey, by the --
19 and, of course, federally from HUD as well. So,
20 all those policies --

21 Now therefore be it resolved that the Board
22 of Commissioner -- Housing Authority of Union
23 City -- the Authority's Procurement Policy be
24 hereby amended effective this date of October 20,
25 2016, by deleting the \$1,000.00 figure and

1 substituting it for 2,625.

2 Which means in the past, if you had
3 anything \$1,000.00, you can go and buy it. If it
4 was above \$1,000.00 -- if it was above \$1,000.00
5 you got to go out for quotes; and above 17,000
6 you'd have to go out for bid.

7 All right but now the figure has gone --
8 has been raised 2,625. So anything below that
9 you do not have to go out to bid.

10 So we -- we're looking to do that. So
11 that's number -- item number 63.

12 Item number 64 is something that is
13 extremely important; Personnel Policy. So we
14 take a good look at this Personnel Policy and you
15 would see there just the items that are there
16 just -- communication media policy,
17 whistleblower.

18 You might recognize a lot of these items
19 that you hear from newspapers and on the news and
20 things like that.

21 Whistleblower policy, safety policy,
22 workplace violence, anti-harassment, anti-sexual
23 harassment, conflict of interest, no smoking
24 policy, use of vehicle, disciplinary action,
25 personnel file.

1 Just to give you an idea of some of the
2 items that we updated.

3 So a Resolution approving all those
4 amendments and an entire personnel policy and
5 employee policy has been -- has been revised,
6 updated, and we're looking to implement that here
7 in the next few months at the Authority.

8 Moving on to item -- to Resolution number
9 65.

10 PHA -- Approving Amendments to the PHA
11 Lease Agreement by Inclusion of Rider Pertaining
12 to Section 15 Entitled Grievance Procedures.

13 Basically saying that -- therefore that the
14 Board of Commissioners of the Housing Authority,
15 Union City attached a rider to the Authority's
16 form of Public Housing Lease Agreement and
17 thereby approve --

18 Basically, that people have a right to go
19 through grievance and that there's a policy in
20 place to protect -- protect not only the
21 Authority but those people who are, you know,
22 within the Authority -- tenants, residents and
23 things of that nature.

24 Resolution number 6 (sic).

25 A Resolution Approving Shared Services

1 | Agreement and something we're very proud of and
2 | as we move forward we'll be talking about this a
3 | little more a little later.

4 | It's a Resolution Approving Shared Service
5 | Agreement with the City of Union City, Board of
6 | Education, for the use of the gym located, you
7 | know, here at our Hillside Pavilion, which is
8 | really -- has been for a number of years in -- in
9 | speaking with the staff here, it's been an
10 | underutilized facility. And it can be used, you
11 | know, a lot more to service the community,
12 | service the people in Housing or whatever.

13 | So just recently we got together with the
14 | Board of Education in Union City. They'll be
15 | using our facilities in the mornings and the
16 | positive end of it for the Housing Authority is
17 | they will be providing us with a fee of \$3,500.00
18 | per month to rent our facility.

19 | So the facility being used for the youth
20 | and to help the community and at the same time
21 | it's gonna give us some much needed revenue to
22 | help us function here.

23 | So, it's a great -- it's a great move with
24 | that so --

25 | COMMISSIONER GONZALEZ: Where -- what

1 specific pot will the 3500 go into?

2 MR. SANGER: Well, that would be --
3 basically we would have a flex money for that.
4 You know it's going to an area that's
5 unrestricted --

6 COMMISSIONER GONZALEZ: Unrestricted.

7 MR. SANGER: -- unrestricted money.

8 And I'm gonna talk to you about two or
9 three other areas we're having additional money
10 that is coming into --

11 We've -- you know, we've worked very, you
12 know, rigorously to try to establish
13 relationships in some areas where you bring more
14 revenue. And right now with some of the things
15 we've done -- and I'm gonna explain a few of them
16 to you a bit later, we've been able to garner
17 \$150,000.00 a year now of income --

18 COMMISSIONER GONZALEZ: Wow, that's great.

19 MR. SANGER: -- by some of our facilities
20 being used and having new partnerships with
21 different agencies and different people.

22 So, --

23 COMMISSIONER GONZALEZ: Fantastic.

24 MR. SANGER: -- you know, I know it's
25 something that the Board wanted -- you know, was

1 something that the Board wanted from the past --
2 in the past and to be able to use our -- utilize
3 our facilities a little more --

4 What ways -- you have to be creative to
5 make money. Bottom line. And we're being
6 creative in order to have revenue here. So,
7 we're moving towards that.

8 So, they'll be coming here in the mornings
9 -- the Board of Education and some of their
10 special programs will be using our -- basically
11 our gym facility. So, which is a good thing.

12 COMMISSIONER GONZALEZ: And -- and I assume
13 the agreement will have an indemnity clause where
14 they take full responsibility?

15 MR. SANGER: Absolutely.

16 MS. NOVA: Yes.

17 MR. SANGER: Absolutely.

18 One hundred percent insurance and
19 indemnity, yes.

20 COMMISSIONER GONZALEZ: Great.

21 MR. SANGER: Also, the second -- number 67.

22 Resolution Approving Temporary Construction
23 Easement -- Restoration of Property Agreement at
24 119 Peter Street.

25 That is right over there -- Peter Street

1 and right next to our Veterans Housing. They're
2 new buildings -- construction that's going on
3 there. The -- the people building, the owner of
4 the building had asked if they could use some of
5 our -- some of our land, some of our area, which
6 wouldn't be a disruption in any way towards us
7 but at the same time they'll be providing us with
8 a fee of \$7,000.00 a month.

9 So, --

10 CHAIRPERSON MARTINETTI: What -- what was
11 that number on that one?

12 MR. SANGER: That's number 67.

13 And so we've worked very closely with --
14 Ronmar, that is the construction company; they're
15 quality people. And we'll be able -- we'll be
16 able to put together an agreement where they'll
17 be using some of our land and -- for \$7,000.00 a
18 month.

19 But when they are finished with the project
20 the great thing is that they're gonna beautify
21 the whole area there by the Veteran's Housing.
22 They're gonna put in -- they're gonna put in
23 benches. They're gonna put in, you know,
24 beautification. They're gonna put in new trees
25 and park-like setting, new basketball court and

1 -- and just resurface the whole area for us and
2 beautify many different things.

3 So, all in all the -- when we sat down and
4 made a little bit of an estimate -- all in all we
5 have -- we've already been prepaid by them about
6 \$42,000.00. They gave us the first six months
7 upfront. But all in all we feel it's gonna
8 benefit us by somewhere about a quarter of a
9 million dollars when all is said and done. The
10 beautification they're gonna do. The
11 improvements they're gonna do. And we've had
12 some good contact with them. Marty has been very
13 helpful with that, you know, and it has been
14 good.

15 CHAIRPERSON MARTINETTI: I just have a
16 quick question.

17 Krystle, if I recuse on a particular
18 Resolution can I still sign the bottom as
19 Chairperson?

20 MS. NOVA: No, we -- we do --

21 CHAIRPERSON MARTINETTI: Okay.

22 MS. NOVA: -- the next person under you.

23 CHAIRPERSON MARTINETTI: Right. Because I
24 try not to --

25 MS. NOVA: Yes.

1 CHAIRPERSON MARTINETTI: -- cross over.

2 MS. NOVA: I agree.

3 So last time we had Dottie sign --

4 CHAIRPERSON MARTINETTI: No problem.

5 MS. NOVA: -- because Margarita wasn't
6 here.

7 MR. NATERA: (Indiscernible).

8 MS. NOVA: Yup, same situation.

9 CHAIRPERSON MARTINETTI: Because on my
10 other Board, even if someone recuses --

11 MS. NOVA: Agree.

12 CHAIRPERSON MARTINETTI: -- if I recuse
13 I --

14 MS. NOVA: Yes.

15 CHAIRPERSON MARTINETTI: -- I could still
16 sign because it still has the vote.

17 That's why I was just asking that.

18 MR. SANGER: Moving along for Resolution
19 number 68, is the insurance we were talking about
20 before that we had Jose Alba a designated person
21 to be a fund commissioner for the Public Housing
22 Authority with Joint Insurance Fund. He's
23 basically our representative for the -- to the
24 Insurance Fund.

25 So, sounds like a bigger than what it

1 | really -- what it is, you know, to be honest with
2 | you.

3 | Number 69, a Resolution --

4 | These are now a number of our contracts
5 | that we'll need for -- for general -- general
6 | maintenance.

7 | And to do this we have a Resolution
8 | Approving Contract for General Maint-- Generator
9 | Maintenance with Kinsley Power Systems and not to
10 | exceed \$2,453.00.

11 | And one thing I do want to mention as you
12 | -- we're gonna go through these next eight or ten
13 | that have to do with services, all of these have
14 | been reduced by 15 percent from last year as far
15 | as the total money.

16 | So we've kept our promise in everything
17 | we've done the last six to eight months with
18 | contracts and agreements that everything has been
19 | cut by 15 percent --

20 | CHAIRPERSON MARTINETTI: Every one of
21 | them, --

22 | MR. SANGER: -- for cost savings.

23 | CHAIRPERSON MARTINETTI: -- right?

24 | MR. SANGER: Yes, every one.

25 | CHAIRPERSON MARTINETTI: Good.

1 MS. NOVA: And -- and it should also be
2 noted that some of them that came in and were --
3 are the ones that you're gonna vote on are less
4 even than that 15 percent.

5 So, it's very good.

6 MR. SANGER: Okay, number 70.

7 Exterminating -- Extermination Services.
8 You could imagine how important that is. But not
9 to exceed \$6,205.00. So that is approved with
10 E&G Exterminators.

11 Number 71.

12 Resolution Approving Contract for Compactor
13 Machine Repairs with Metropolitan Compactor. And
14 again their services and their bid is not to
15 exceed \$4,165.00.

16 Number 72.

17 Resolution Approving Contract for Fuel Oil
18 Delivery from Rachele's & Michele's Oil Company.

19 And there is really not a -- an amount here
20 but I -- I say it's .0-- mine is 0.245 price per
21 gallon; whatever all that means, I don't know.

22 MS. NOVA: So they give us this -- yes,
23 explain it -- you could explain it.

24 MR. NATERA: When we put a bid out we use
25 the -- the New York tanker. And you said there's

1 a serve where the oil goes over are there. And
2 there's a publication every day at the -- the
3 price of that oil. When Wall Street closes --

4 COMMISSIONER JETTER: Yeah.

5 MR. NATERA: -- okay when the market
6 closes, they --

7 CHAIRPERSON MARTINETTI: Based on the
8 commodities exchange.

9 MR. NATERA: Correct. That is the oil
10 price get posted there.

11 So what they bid on is they lower the
12 price, they use the guide-- they use that posting
13 as the guideline to make sure how much money they
14 will charge above the price per gallon --

15 COMMISSIONER JETTER: Right.

16 MR. NATERA: -- on that one.

17 So, and it makes a -- it makes a big
18 difference just a few cents of each gallon
19 because every time that we get a delivery we get
20 about 7,000 gallons or -- an average of about
21 4500 gallons per delivery.

22 CHAIRPERSON MARTINETTI: I know I say this
23 every year but maybe in the spring we could look
24 into going gas -- PSE&G?

25 MR. NATERA: We --

1 CHAIRPERSON MARTINETTI: Feasibility of
2 running a line?

3 MR. NATERA: We did that, again, -- again,
4 just getting ready for the summer -- for the
5 winter, the PSE&G representative came over and
6 Jose Alba and I we sat down in the kitchen
7 talking to the guy again and we're gonna give --
8 initialize that -- that conversation again with
9 them to see if they could really get through that
10 -- that area from 39th Street to the building,
11 which is the one that it still have the oil
12 boilers.

13 We already have about three new boiler --
14 gas boilers in there but because of the
15 difficulty in getting those gas line from the
16 street to the building is that they haven't been
17 able to accommodate us.

18 MR. SANGER: But we're going to make more
19 of a concerted effort to do that.

20 CHAIRPERSON MARTINETTI: They work miracles
21 when they -- they find out how much gas they're
22 gonna sell.

23 MR. NATERA: Oh, oh yeah.

24 CHAIRPERSON MARTINETTI: I've seen -- I'm
25 watching them dig through a solid rock right now

1 on 17th Street.

2 MR. NATERA: We've been going through this
3 for a few years already trying to get them in
4 here.

5 CHAIRPERSON MARTINETTI: Just let me know
6 who you speak to and --

7 MR. NATERA: Sure.

8 CHAIRPERSON MARTINETTI: -- I'll work on it
9 from my end, too.

10 MR. NATERA: Very well.

11 MR. SANGER: Number 73 is a Contract for
12 Floor and Tile Services with Frank's Carpet, not
13 to exceed \$12,750.00.

14 Number 74.

15 Approving Contract for Emergency Electrical
16 Repairs with TSUJ Corp. And that is not to
17 exceed \$27,880.00.

18 Number 75.

19 Contract with HVAC Maintenance with HVAC
20 Mechanical. And this contract is not to exceed
21 \$12,325.00.

22 Contract -- number 76.

23 Resolution -- Resolution Approving Contract
24 for Fire Sprinkler Repairs with Fire Prevention
25 Contractors, and not to exceed \$8,245.00.

1 And Resolution Approving Contract with
2 Elevator Maintenance with G&S Elevator. Very --
3 very valuable and very important here. You know
4 the issues that come with elevators. For 50--
5 not to exceed \$54,740.00.

6 Do have a contract number 78.

7 Approving Contract with Boiler Water
8 Treatment with Scientific Water Conditioning
9 Company, and not to exceed \$5,940.00.

10 Also, number 79.

11 Resolution Approving Contract for Fire
12 Alarm, Elevators, Security Alarm, Intercom
13 Maintenance Systems. And, again, a very
14 important item with fire alarms and not to exceed
15 \$45,000.00.

16 Approving Contract for Security Camera
17 Installation. And this is something we're
18 extremely excited about. That this whole complex
19 here, AMP I and AMP II here, these five buildings
20 here, are going to be now have a thorough and
21 comprehensive security camera system for -- in
22 the area you see here, \$129,000.00 bid.

23 But it's going to give us over a hundred
24 cameras, both internally and externally; internal
25 building, externally, out in our common areas and

1 everywhere.

2 We really feel it's gonna have a tremendous
3 positive impact on the quality of life of people.
4 A lot of the illegal activities; keeping an eye
5 on things and it's just going to -- just improve
6 so much.

7 We -- we partnered with the Union City
8 Police Department in -- in planning this. We
9 sat down. Marty was part of the planning. The
10 Police Department was part of the planning. We
11 got a lot of peoples' input and ideas and we feel
12 that this is really gonna be a plus. And it's
13 the day and age of security and security cameras
14 are so important. Something probably long
15 overdue here within Housing and we'll be doing it
16 here.

17 And then we're going to be looking into
18 maybe a phase 2 feasibility study of having some
19 downtown as well, downtown on 3rd and 4th Street.
20 And while that's a second phase but we'll look--
21 be looking into a little feasibility of that, of
22 course as we get the money. And the money we'll
23 be saving with this particular -- it's a good
24 price 129,000, --

25 CHAIRPERSON MARTINETTI: And the --

1 MR. SANGER: -- we might have some money to
2 do so --

3 CHAIRPERSON MARTINETTI: Sorry.

4 MR. SANGER: -- downtown.

5 CHAIRPERSON MARTINETTI: The Police will be
6 linked into this also and --

7 MR. SANGER: Yes, sir.

8 CHAIRPERSON MARTINETTI: And the quality of
9 the mega-pixel camera they're using, you get very
10 detailed images.

11 What we went with a five mega-pixel, right?

12 MR. SANGER: Um-hum. Four.

13 CHAIRPERSON MARTINETTI: Or four? Four
14 mega-pix.

15 MR. SANGER: Four.

16 CHAIRPERSON MARTINETTI: Which you -- you
17 could count the hairs on someone's head.

18 MR. SANGER: The Union City Police
19 Department will have the cameras. This is all
20 web-based. It's all web-based.

21 COMMISSIONER GONZALEZ: So it's real-time
22 surveillance?

23 MR. SANGER: And they'll be able to do
24 surveillance right from the Union City Police
25 Department.

1 COMMISSIONER GONZALEZ: Oh, yeah.

2 MR. SANGER: If they get a call at 9:20, a
3 man came in here -- they could look immediately
4 and see what happened at 9:20 --

5 COMMISSIONER GONZALEZ: Oh. Great.

6 MR. SANGER: -- in a certain area. They
7 could look.

8 MR. MORIN: Um-hum.

9 MR. SANGER: So it's really something that,
10 you know, we -- we all have to get training to
11 learn how to use it effectively and that type
12 thing but really it's a quality that we feel is
13 gonna have a great impact.

14 CHAIRPERSON MARTINETTI: And if you can,
15 just before they start, permitting on my end --

16 MR. SANGER: Okay. Yes.

17 CHAIRPERSON MARTINETTI: -- please. Fees
18 are waived.

19 MR. SANGER: Make sure they get all
20 permits.

21 CHAIRPERSON MARTINETTI: Fees are waived.
22 Just want to make sure that --

23 MR. SANGER: I -- I agree.

24 CHAIRPERSON MARTINETTI: -- firestopping's
25 in place.

1 MR. SANGER: Okay the next item is number
2 81, as we move along.

3 Resolution Approving Lease Agreement with
4 New Cingular Wireless/AT&T.

5 AT&T came and approached us through our
6 attorneys and asked that they could use our
7 facility, our tall buildings here, to have
8 antennas on the roof, that type thing.

9 So we've -- we've agreed with that and for
10 the first five year period they'll be paying us
11 \$2,000.00 a month as a rent for that. So
12 \$24,000.00 a year. And every five years that
13 will increase. And when -- if that does increase
14 each five years there'll be a 12 percent increase
15 in the fee for us.

16 So there's just one thing I want to share
17 with you, between the three different agreements
18 we have now, one being the Peter Street project
19 where they're having the construction, that's
20 gonna bring to the Authority \$84,000.00 a year.

21 Union City Board of Education, just using
22 our gym -- and we're hoping to even expand it for
23 more services and maybe more money for us,
24 \$42,000.00 a year.

25 And the AT&T, \$24,000.00.

1 So those three projects is bringing --
2 bringing a revenue of a hundred and fifty
3 thousand dollars to the Authority. So, just
4 something, you know, we're very -- you know we're
5 very, you know, excited about and realizing that
6 you have to be creative, you have to do certain
7 things to make money to bring in and at the same
8 time you service the community as well.

9 COMMISSIONER GONZALEZ: Are we getting --

10 MR. SANGER: Serving the community.

11 COMMISSIONER GONZALEZ: Are we getting
12 credit from HUD for being creative?

13 MR. NATERA: No.

14 MR. MORIN: Don't let them know; --

15 COMMISSIONER JETTER: What are you kidding?

16 MR. MORIN: -- they'll take the money away.
17 I don't want to let them know.

18 COMMISSIONER GONZALEZ: I'm sure we will
19 after --

20 COMMISSIONER JETTER: You're a riot.

21 COMMISSIONER GONZALEZ: -- (indiscernible).

22 MR. NATERA: Oh, please. Don't go there.

23 MR. SANGER: Okay. Resolution number 82.

24 And this is a Resolution Authorizing the
25 Award of a Contract to General Counsel Services

1 to Genova Burns. And they're first being the
2 general counsel, which their services will not
3 exceed \$68,500.00.

4 And number 83.

5 The Resolution for Labor Counsel will also
6 -- services to Genova and Burns for that. And
7 again their -- their cost or their rate will not
8 exceed \$48,000.00 for their -- for their labor
9 services.

10 So both those have been awarded to Genova
11 and Burns.

12 Number 82 -- or 84, I'm sorry, as we move
13 forward, 84, is a Resolution Authorizing the
14 Executive Director as Designated Signatory on
15 Various Housing Authority Accounts.

16 It basically allows me to be the signature
17 for many different accounts that of course the --
18 you know then allowing us to, you know, have
19 relationship in different depositories and
20 different banks and -- and things of that nature.
21 Just to complete our financial business and to
22 have a sig-- it's just a signature type thing.

23 So, that is all.

24

25 **APPROVAL OF MINUTES OF THE OCTOBER 20, 2016**

1 **REGULAR MEETING AND THE EXECUTIVE SESSION**

2 **MEETING:**

3

4 MR. SANGER: The other -- the other item
5 too I want to be sure is -- well, I don't know
6 maybe we can do this a little later but I just
7 want to approve the minutes as well in our -- as
8 we move towards our Consent Agenda.

9 CHAIRPERSON MARTINETTI: Motion on that.

10 MR. SANGER: A motion on the minutes; Mr.
11 Martinetti.

12 COMMISSIONER MUNDORF: Second.

13 MR. SANGER: Second by Debra Mundorf.
14 Debbie.

15 The other thing --

16 COMMISSIONER GONZALEZ: I'm sorry, --

17 MR. SANGER: Is there any questions?

18 COMMISSIONER GONZALEZ: -- on the minutes I
19 just want to, for the record, I know I haven't
20 been here and the minutes didn't -- or at least
21 the -- the one for the last meeting didn't
22 clarify that I know I haven't been here the last
23 two, maybe three meetings but I want the record
24 to reflect that I was on official federal
25 business in Puerto Rico and that's why I was not

1 present in these previous meetings.

2 And you just caught me in a good time
3 because I'm leaving Monday for Puerto Rico again.
4 So, --

5 COMMISSIONER JETTER: I'll take that job.

6 COMMISSIONER GONZALEZ: But -- so I just
7 want the record to -- to reflect that.

8 COMMISSIONER JETTER: Okay.

9 MR. SANGER: Okay.

10 Do you want to have a Consent Agenda now --
11 to vote for the Consent Agenda?

12 CHAIRPERSON MARTINETTI: No, roll call on
13 the minutes.

14 MR. SANGER: Roll call.

15 CHAIRPERSON MARTINETTI: On the minutes.

16 MR. SANGER: On the minutes; roll call.

17 COMMISSIONER JETTER: Yeah.

18 MR. SANGER: Let's do that first; finish
19 that.

20 Mr. Martinetti?

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. SANGER: Miss Gutierrez?

23 Absent.

24 Miss Jetter?

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: Miss DiNardo?

2 Absent.

3 Mr. Gonzalez?

4 COMMISSIONER GONZALEZ: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Mr. Pedraza?

8 COMMISSIONER PEDRAZA: Yes.

9 MR. SANGER: There's five yeses. That
10 carries.

11

12 (Whereupon, the Board took action on the
13 following items:

14 **CONSENT AGENDA:**

15 **BOARD RESOLUTIONS:**

16 2. RESOLUTION NO. 2016-60 - RESOLUTION
17 APPROVING AMENDMENTS TO PUBLIC HOUSING ADMISSION
18 & CONTINUED OCCUPANCY POLICY;

19 3. RESOLUTION NO. 2016-61 - RESOLUTION
20 APPROVING AMENDMENTS TO SECTION 8 ADMINISTRATIVE
21 PLAN;

22 4. RESOLUTION NO. 2016-62 - RESOLUTION
23 APPROVING THE HOUSING AUTHORITY COMMISSIONERS
24 TRAINING POLICY;

25 5. RESOLUTION NO. 2016-63 - RESOLUTION

1 APPROVING AMENDMENTS TO THE PROCUREMENT POLICY
2 FOR THE HOUSING AUTHORITY OF UNION CITY;

3 6. RESOLUTION NO. 2016-64 - RESOLUTION
4 APPROVING AMENDMENTS TO THE PERSONNEL POLICY OF
5 THE UNION CITY HOUSING AUTHORITY;

6 7. RESOLUTION NO. 2016-65 - RESOLUTION
7 APPROVING AMENDMENTS TO THE PHA LEASE AGREEMENT
8 BY INCLUSION OF RIDER PERTAINING TO SECTION 15
9 ENTITLED GRIEVANCE PROCEDURES;

10 8. RESOLUTION NO. 2016-66 - RESOLUTION
11 APPROVING SHARED SERVICES AGREEMENT WITH THE
12 BOARD OF EDUCATION FOR THE USE OF THE GYM LOCATED
13 IN THE HILLSIDE PAVILION;

14 9. RESOLUTION NO. 2016-67 - RESOLUTION
15 APPROVING TEMPORARY CONSTRUCTION EASEMENT AND
16 RESTORATION OF PROPERTY AGREEMENT CONCERNING
17 PROPERTY AT 119 PETER STREET;

18 10. RESOLUTION NO. 2016-68 - RESOLUTION
19 APPOINTING A COMMISSIONER FOR THE NJ PUBLIC
20 HOUSING AUTHORITY JOINT INSURANCE (JIF) FOR 2017;

21 11. RESOLUTION NO. 2016-69 - RESOLUTION
22 APPROVING CONTRACT FOR EMERGENCY GENERATOR
23 MAINTENANCE WITH KINSLEY POWER SYSTEMS;

24 12. RESOLUTION NO. 2016-70 - RESOLUTION
25 APPROVING CONTRACT FOR EXTERMINATION SERVICES

1 WITH E&G EXTERMINATORS;

2 13. RESOLUTION NO. 2016-71 - RESOLUTION
3 APPROVING CONTRACT FOR COMPACTOR MACHINE REPAIRS
4 WITH METROPOLITAN COMPACTOR;

5 14. RESOLUTION NO. 2016-72 - RESOLUTION
6 APPROVING CONTRACT FOR FUEL OIL DELIVERY WITH
7 RACHELE'S & MICHELE'S OIL CO;

8 15. RESOLUTION NO. 2016-73 - RESOLUTION
9 APPROVING CONTRACT FOR FLOOR & TILE SERVICES WITH
10 FRANK'S CARPET;

11 16. RESOLUTION NO. 2016-74 - RESOLUTION
12 APPROVING CONTRACT FOR EMERGENCY/ELECTRICAL
13 REPAIRS WITH TSUJ CORP.;

14 17. RESOLUTION NO. 2016-75 - RESOLUTION
15 APPROVING CONTRACT FOR HVAC MAINTENANCE WITH HVAC
16 MECHANICAL;

17 18. RESOLUTION NO. 2016-76 - RESOLUTION
18 APPROVING CONTRACT FOR FIRE SPRINKLER REPAIRS
19 WITH FIRE PREVENTION CONTRACTORS INC.

20 19. RESOLUTION NO. 2016-77 - RESOLUTION
21 APPROVING CONTRACT FOR ELEVATOR MAINTENANCE WITH
22 GS ELEVATOR;

23 20. RESOLUTION NO. 2016-78 - RESOLUTION
24 APPROVING CONTRACT FOR BOILER WATER TREATMENT
25 WITH SCIENTIFIC WATER CONDITIONING CO.;

1 21. RESOLUTION NO. 2016-79 - RESOLUTION
2 APPROVING CONTRACT FOR FIRE ALARM, TELEPHONE,
3 ELEVATOR, SECURITY ALARM AND INTERCOM SYSTEM
4 MAINTENANCE SERVICES WITH K&C ELECTRIC &
5 SECURITY;

6 22. RESOLUTION NO. 2016-80 - RESOLUTION
7 APPROVING CONTRACT FOR SECURITY CAMERAS
8 INSTALLATION WITH TECHNOTIME BUSINESS SOLUTIONS;

9 23. RESOLUTION NO. 2016-81 - RESOLUTION
10 APPROVING LEASE AGREEMENT WITH NEW CINGULAR
11 WIRELESS/AT&T FOR USE OF THE ROOF OF THE HOUSING
12 AUTHORITY BUILDING FOR INSTALLATION OF WIRELESS
13 ANTENNAS;

14 24. RESOLUTION NO. 2016-82 - RESOLUTION
15 APPROVING CONTRACT FOR CORPORATION COUNSEL;

16 25. RESOLUTION NO. 2016-83 - RESOLUTION
17 APPROVING CONTRACT FOR LABOR COUNSEL; and

18 26. RESOLUTION NO. 2016-84 - RESOLUTION
19 AUTHORIZING THE EXECUTIVE DIRECTOR AS DESIGNATED
20 SIGNATORY ON VARIOUS HOUSING AUTHORITY ACCOUNTS.)

21

22 MR. SANGER: The next is for the Consent
23 Agenda; for all the items that were read and
24 presented.

25 Do I have a motion?

1 CHAIRPERSON MARTINETTI: Motion.

2 MR. SANGER: Motion by Mr. Martinetti.

3 COMMISSIONER MUNDORF: Second.

4 MR. SANGER: Second by Miss Mundorf.

5 Roll call.

6 Mr. Martinetti?

7 CHAIRPERSON MARTINETTI: Yes, but a recusal
8 on Resolution 2016-67, 76, 79; for me,
9 personally.

10 MR. SANGER: Right.

11 Let me just write that down.

12 State -- state those again.

13 CHAIRPERSON MARTINETTI: Sixty-seven --
14 2016-67, 2016-76, 2016-79.

15 MR. SANGER: Okay.

16 CHAIRPERSON MARTINETTI: Because of --

17 MR. MORIN: You being involved in that.

18 Um-hum.

19 MR. SANGER: Um-hum.

20 MR. NATERA: Smart.

21 MR. SANGER: Okay, Mr. Martinetti yes, with
22 those exceptions.

23 Miss Gutierrez?

24 Absent.

25 Miss Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. SANGER: Miss DiNardo?

3 Absent.

4 Mr. Gonzalez?

5 COMMISSIONER GONZALEZ: Yes.

6 MR. SANGER: Miss Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8 MR. SANGER: Mr. Pedraza?

9 COMMISSIONER PEDRAZA: Yes.

10 MR. SANGER: Five yes; two absent.

11 So that whole agenda carries. Thank you
12 for that.

13 Looking along now is -- I'd like to, just
14 for a moment, just skip over the Approval of --
15 of our Payment of Bills and go just right to
16 Director's Report while I'm talking. Then we can
17 go into all the other things. So we're just
18 gonna jump a bit.

19

20 **DIRECTOR'S REPORT:**

21

22 MR. SANGER: Director's Report and, you
23 know, some of our achievements. Just some things
24 I want to alert you to.

25 I've alerted to -- you to the -- you know

1 | the revenue we're now having by sharing some of
2 | our facilities and be in partnership a lot of
3 | community agencies. But just some things we've
4 | done recently and there's some things you should
5 | be aware of.

6 | Our Pavilion, as you well know is -- we're
7 | looking to utilize our Pavilion as -- to the
8 | maximum capacity and as best we can there. Not
9 | only with the Union City Board of Education but
10 | if you just look at the calendar I was able to
11 | provide to you -- we never had a calendar before
12 | and we got together as a staff here and thought
13 | it would be best to have a calendar. And you
14 | could see the tremendous amount of activities.

15 | You don't realize the tremendous amount of
16 | activities and how it's serving a lot of the
17 | youth; not only the youth that are in our -- you
18 | know, our UCHA buildings but also some of the --
19 | the youth in the surrounding neighborhoods who
20 | come here and how we're servicing the community
21 | with basketball, with cheerleaders, and just
22 | quite frankly a safe haven.

23 | It's a safe haven where kids can come on a
24 | regular basis and be able to, you know, do some
25 | positive things in their life.

1 And over there -- there we have -- you know
2 we have homework, we have mentors, we have people
3 assisting in just so many different areas.

4 So, just give you an idea and you could see
5 how that calendar is full each and every month.

6 COMMISSIONER JETTER: Yeah.

7 MR. SANGER: So, I'll have that each month
8 for you now and you can see how our Pavilion and
9 our -- Pavilion and our, you know, facilities are
10 being used.

11 The other is something that's -- it's going
12 to be required. Starting 18 months from February
13 3rd, 2017, the U.S. Department of Housing and
14 Urban Development -- HUD, has required now what
15 they call instituting a smoke-free public
16 housing.

17 COMMISSIONER JETTER: Yeah.

18 MR. SANGER: You may have read about this.
19 You may have seen --

20 COMMISSIONER GONZELEZ: Um-hum.

21 MR. SANGER: -- this on television. It's
22 been a big topic on television the last two weeks
23 or so. And having a smoke-free environment.

24 COMMISSIONER JETTER: Does that law cover
25 the Veterans Housing too?

1 MR. SANGER: It -- it covers all our
2 housing, yes.

3 COMMISSIONER JETTER: Great.

4 COMMISSIONER MUNDORF: Oh.

5 MR. SANGER: And the bottom line is now,
6 not only in common areas and outside, we have to
7 come up with some type of policy to refrain and
8 stop people from smoking in their homes, in their
9 apartments, in their bedrooms, in their
10 bathrooms.

11 Obviously this is going to be a tremendous
12 challenge. But we do have to come up with some
13 type of policy that we have 18 months, 19 months
14 to do. But you'll see now -- and you're gonna be
15 hearing and reading a lot about this in the news,
16 it's becoming --

17 COMMISSIONER MUNDORF: Yeah, outside too.

18 MR. SANGER: -- becoming a hot topic.

19 COMMISSIONER MUNDORF: Yeah, outside too --

20 COMMISSIONER JETTER: Outside.

21 COMMISSIONER MUNDORF: -- with all the
22 cigarette butts.

23 COMMISSIONER JETTER: Yeah.

24 COMMISSIONER GONZALEZ: Isn't that being
25 challenged in court though?

1 COMMISSIONER JETTER: I didn't hear that.

2 MR. SANGER: I don't know. I imagine -- I
3 imagine it would be something --

4 COMMISSIONER JETTER: Did you hear it?

5 MR. SANGER: -- many different advocacy
6 groups --

7 COMMISSIONER GONZALEZ: I think I --

8 MR. SANGER: -- that would challenge it.

9 COMMISSIONER JETTER: I didn't hear it.

10 MR. SANGER: Yeah.

11 COMMISSIONER GONZALEZ: Because the -- the
12 -- the thought is that if I'm paying rent I
13 should be able to do in my apartment whatever I
14 wanted.

15 Smoking is -- is -- I mean, you know, of
16 course you can't do something illegal but smoking
17 isn't illegal. So, --

18 MR. MORIN: I just wonder how you gonna
19 stop an 85 year old lady in the senior citizen
20 building smoking in her apartment?

21 How are you going to tackle that and take
22 it to court in front of a judge because of
23 smoking?

24 COMMISSIONER JETTER: That's gonna be
25 tough.

1 MR. MORIN: She doesn't want to stop.

2 I'll leave it at that.

3 MR. SANGER: And I just wanted to give you
4 a sample copy of the letters that are going out
5 in both English and Spanish.

6 COMMISSIONER JETTER: Okay.

7 MR. SANGER: We're sending out a Merry
8 Christmas and a, you know, Happy New Year letter
9 to all our tenants.

10 And I did put there on behalf of the Union
11 City Housing Authority and the Housing Board of
12 Commissioners, we wish them all a Merry Christmas
13 and Happy New Year.

14 And give them a little idea of some of the
15 ideas we're going to be doing in many of our
16 facilities for the year 2017, as we try to
17 improve -- improve their quality of life.

18 So, that's basically it from my end with my
19 report.

20 And we can go now to the Approval --

21 COMMISSIONER GONZALEZ: I have --

22 MR. SANGER: -- Approval for the Payment
23 Bills.

24 COMMISSIONER GONZALEZ: I'm sorry, Stanley,
25 I had --

1 MR. SANGER: Um-hum.

2 COMMISSIONER GONZALEZ: -- something that I
3 want to bring up.

4 I don't remember exactly -- and perhaps the
5 Chairman could enlighten us or one of the staff
6 people who are here but when Pat Caputo passed
7 away, I think -- and I don't know if we did it by
8 Resolution, I know it was discussed, about naming
9 the Pavilion after her.

10 And I just -- I don't -- I don't recall --
11 because that was, what, three years ago?

12 COMMISSIONER JETTER: Yeah.

13 CHAIRPERSON MARTINETTI: There -- there was
14 talk of a plaque. A plaque back there. A
15 monument?

16 MR. MORIN: It was a plaque --

17 CHAIRPERSON MARTINETTI: Was a plaque.

18 MR. MORIN: -- that we going to, you know,
19 dedication --

20 COMMISSIONER JETTER: Right.

21 CHAIRPERSON MARTINETTI: Dedicate --

22 MR. MORIN: Put a plaque in front of the
23 building by the door. Just to put a plaque.
24 That's what I remember.

25 CHAIRPERSON MARTINETTI: Yeah.

1 COMMISSIONER GONZALEZ: Perhaps you can
2 look up the minutes from back then. I mean this
3 was --

4 CHAIRPERSON MARTINETTI: Yeah.

5 COMMISSIONER GONZALEZ: -- this was a few
6 months after she passed.

7 MR. NATERA: Um-hum.

8 CHAIRPERSON MARTINETTI: Yeah, actually I
9 thought Virgil did that already. Guess not.

10 MR. NATERA: No he never did.

11 CHAIRPERSON MARTINETTI: Okay.

12 MR. SANGER: We'll look into it.

13 COMMISSIONER GONZALEZ: Yes, since we're --

14 MR. SANGER: Okay.

15 COMMISSIONER GONZALEZ: -- since we --
16 we're talking about the Pavilion maybe it's a
17 good time to -- to go back and look at -- at the
18 Resolution. If there -- I think there was a
19 Resolution.

20 MR. MORIN: Well, we'll look in the minutes
21 --

22 CHAIRPERSON MARTINETTI: Yeah. There
23 probably -- yeah.

24 MR. MORIN: -- (indiscernible).

25 COMMISSIONER GONZALEZ: But if there wasn't

1 a Resolution, there -- there will be a discussion
2 in the minutes.

3 CHAIRPERSON MARTINETTI: And if there
4 wasn't, I'm sure it wouldn't be an issue to just
5 take care of it today or whenever -- next
6 meeting.

7 Good person.

8 COMMISSIONER GONZALEZ: Yes. Very tragic.

9 CHAIRPERSON MARTINETTI: She -- she
10 actually lived in my father's house when they
11 were kids -- rented it. Go way back.

12 COMMISSIONER GONZALEZ: And the worst part
13 was that we -- that we weren't -- we weren't
14 notified.

15 CHAIRPERSON MARTINETTI: I know.

16 COMMISSIONER GONZALEZ: That was the
17 worst --

18 CHAIRPERSON MARTINETTI: I know. I felt
19 horrible.

20 COMMISSIONER GONZALEZ: Anyway, I -- I
21 apologize for --

22 MR. SANGER: No apology.

23 We will look into it though.

24 COMMISSIONER GONZALEZ: Great.

25 Thank you.

1

2 **APPROVAL OF PAYMENT OF BILLS:**

3

4 MR. SANGER: Approval of Payment of Bills.

5 Do I have a motion?

6 CHAIRPERSON MARTINETTI: Motion.

7 MR. SANGER: Motion by Mr. Martinetti.

8 COMMISSIONER MUNDORF: Second.

9 MR. SANGER: Second by Miss Mundorf.

10 Roll call.

11 Chairperson Martinetti?

12 CHAIRPERSON MARTINETTI: Yes; abstention or
13 recusal Miguel Hector.

14 MR. SANGER: Okay.

15 CHAIRPERSON MARTINETTI: My normal.

16 MR. SANGER: Miss Guti--

17 CHAIRPERSON MARTINETTI: Or any companies
18 owned by him.

19 Let me just finish it.

20 All right.

21 MR. SANGER: Miss Gutierrez?

22 Absent.

23 Miss Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. SANGER: Miss DiNardo?

1 Absent.

2 Mr. Gonzalez?

3 COMMISSIONER GONZALEZ: Yes.

4 MR. SANGER: Miss Mundorf?

5 COMMISSIONER MUNDORF: Yeah.

6 MR. SANGER: Mr. Pedraza?

7 COMMISSIONER PEDRAZA: Yes.

8 MR. SANGER: Okay. That carries for our
9 Payment of Bills.

10

11 **ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS:**

12

13 MR. SANGER: Next is our Account's
14 Receivable and Delinquent Accounts.

15 Krystle, go over that for us.

16 MS. NOVA: Maribel Ocasio; one month.
17 She's been served with her first notice.

18 Carmen Pimentel; warrant of removal was
19 issued. The lockout was on December 12th. The
20 court extended to December 19th.

21 Maria Hernandez; is still owing \$2,124.00.

22 Silvia Hernandez; is paying according to a
23 court agreement.

24 Gladys Plasencia's apartment is vacant;
25 warrant of removal.

1 John Ayala's complaint was filed on
2 November 30th; waiting for the court to give us a
3 court date.

4 Maria Quevedo; notice went out.

5 Marisol Bermudez; notice came -- went out.

6 Marisol Aviles; notice went out.

7 Amparo Rodriguez; notice went out.

8 Alexa Moya was evicted on Thursday,
9 December 8th; waiting for the lockout notice.

10 Andrea Vega; complaint was filed November
11 30th. Waiting for the warrant of removal.

12 Jorge Sotuyo is still with -- the mother is
13 still with Adult Protective Services.

14 Esther Montero; waiting for a court date.

15 The court has adjourned it now four times.

16 Teresa Perez; complaint was filed November
17 30th. Waiting for a court date.

18 Malissha Sabater; complaint was filed
19 November 30th. Waiting for a court date.

20 And Jasmin Claudio got her notice for her
21 one month.

22 Yadira Flores was evicted Thursday,
23 December 8th, and there's a warrant of removal.

24 MR. SANGER: Okay, I think one thing that
25 if you look at this delinquent list -- and as I

1 | said before, you know, it's something that's
2 | become quite a challenge here for us and -- but
3 | you will see that working with counsel and
4 | working -- you know, staying focused on this,
5 | pending -- of -- of this amount of money, the
6 | pending legal procedures at that high amount of
7 | money, basically it's saying that -- that we have
8 | done our job and everything that is in place with
9 | the courts has up to that amount of money. If
10 | you know what I'm saying.

11 | You know we've done everything possible
12 | through the legal process and the steps thus far
13 | to be able to get that money -- recoup that money
14 | and get that money.

15 | So it is not from lack of effort. It's not
16 | from lack of -- you know, lack of anything. It's
17 | basically, you know, trying to go through the
18 | court system, which is very hard -- just getting
19 | court dates have been extremely hard recently --

20 | MS. NOVA: Um-hum.

21 | MR. SANGER: -- and things of that nature.
22 | But we're giving, you know, a 100 percent effort
23 | in all areas in trying to gather this money and
24 | hopefully right -- of that \$44,000.00, just three
25 | people are of -- of that -- three people are 60

1 | percent of that. We have people 16, 14,
2 | \$15,000.00, you know, that are so high and we're
3 | doing everything possible to get that money.

4 | So three people of over 60 -- almost 67
5 | percent of that -- of that amount because their
6 | numbers are so high.

7 | CHAIRPERSON MARTINETTI: And one's a --

8 | MR. SANGER: So, --

9 | CHAIRPERSON MARTINETTI: -- disabled
10 | senior.

11 | Right? That's --

12 | MR. SANGER: Right.

13 | CHAIRPERSON MARTINETTI: -- one of the
14 | issues with that.

15 | MR. SANGER: Yeah. We're working closely
16 | with some agencies do what we can do -- some of
17 | the tenants here that have disability issues,
18 | that -- not to evict them and put them on the
19 | street but at the same time we have to take, you
20 | know, appropriate action and legal action.

21 | So, we're trying our best to cover many
22 | different areas with that.

23 | CHAIRPERSON MARTINETTI: Have you reached
24 | out to any agencies for the disabled senior?

25 | MR. SANGER: We've worked out --

1 CHAIRPERSON MARTINETTI: Have we reached
2 out to them?

3 MR. SANGER: -- with the adult services and
4 we're working very closely with them but, you
5 know, it's -- it's not easy. It's not easy
6 working with some of these agencies, you know,
7 but we're -- we're looking to do that and they
8 are surveying and looking for places where they
9 could possibly place some of these people with
10 disabilities, you know, in -- in different places
11 -- nursing homes and places like that here within
12 Hudson County.

13 So, they're help-- very helpful in that
14 area. But, you know, what -- what we really need
15 here and it's something we're looking through,
16 many of you may not know Jorge, Jorge Rodriguez,
17 is our new -- you know, management -- management
18 here working with us.

19 And one thing we will be doing in our --
20 here at the Housing Authority is we're looking
21 for as many grants as possible and funding as
22 possible to get together social services for many
23 of our tenants.

24 It's needed -- it's needed dramatically.
25 It's needed tremendously. And many of the social

1 | issues that come with our tenants and the help
2 | they need and assistance they need.

3 | So we'll be working closely with different
4 | agencies, different groups, grant writers and
5 | seeking funds to -- to help us and try to get a
6 | fulltime social worker onboard with us that could
7 | help us address a lot of the needs of the -- you
8 | know of our tenants, --

9 | CHAIRPERSON MARTINETTI: That's a good
10 | idea.

11 | MR. SANGER: -- for their families.

12 | COMMISSIONER JETTER: Yeah.

13 | MR. SANGER: Not only for individuals but
14 | their families as well. There's a tremendous
15 | need for it.

16 | So, that's one of the things we're looking
17 | to do and hopefully in the future we'll have more
18 | positive report for you on that.

19 | Any other questions?

20 | CHAIRPERSON MARTINETTI: Just with the
21 | minutes, the vote we -- we took on the minutes
22 | was for both Executive and general session.

23 | MR. SANGER: Yes.

24 | CHAIRPERSON MARTINETTI: Correct. Okay.

25 | MR. SANGER: Yes.

1 CHAIRPERSON MARTINETTI: Thank you.

2 MR. SANGER: I think this evening one thing
3 I want to do and I'd be tremendously remiss if I
4 didn't --

5 This evening we had to make some, you know,
6 hard decisions as far as counsel for the next
7 year here at -- all of us and we had chosen
8 Genova and Burns as far as recommendation and
9 approval -- and the Board approval.

10 But I want to take the time to thank --
11 just thank Krystle for her tremendous service and
12 it's certainly -- you know, wasn't from any type
13 of not being happy with service or anything of
14 that nature. But we just -- you know, just like
15 to thank you for your service. And you've been
16 -- you've been great with us and we just hope we
17 can continue to enjoy that relationship in other
18 areas, you know, but just hoping from a little
19 separation from the City and the Housing
20 Authority and that's -- that's our main -- our
21 main focus and what we're trying to do.

22 So, -- but I just want to thank Krystle
23 publicly for her great work in representing
24 Scarinci and Hollenbeck but also she has taken us
25 through some tough times; a lot of transition

1 here and had done that very professionally.

2 And while it isn't a -- a happy night in
3 that aspect you can be happy to know that you
4 were, you know, a quality professional that we
5 hope to continue to have a great relationship
6 with. So, that -- that is most important.

7 So, just thank you.

8 MS. NOVA: Thank you.

9 MR. SANGER: Thank you.

10 CHAIRPERSON MARTINETTI: Thanks.

11 MR. NATERA: Thank you.

12 COMMISSIONER GONZALEZ: Indeed, thank you
13 very much.

14 COMMISSIONER PEDRAZA: Thank you.

15 COMMISSIONER MUNDORF: Thank you.

16 MS. NOVA: You know, I just wanted to say
17 that, for the record, the hourly rate was higher
18 for Genova Burns.

19 MR. SANGER: Yes.

20 MS. NOVA: I think that that should be
21 noted --

22 MR. SANGER: Yeah, that was --

23 MS. NOVA: -- for -- for the record.

24 MR. SANGER: -- that was discussed.

25 MS. NOVA: Okay.

1 CHAIRPERSON MARTINETTI: But the cap is --
2 I'm big on caps.

3 MR. SANGER: Oh, no, no, no. The cap is --

4 CHAIRPERSON MARTINETTI: They're capped,
5 right?

6 COMMISSIONER GONZALEZ: Oh, yeah.

7 MR. SANGER: The cap is the same. Yes.

8 COMMISSIONER GONZALEZ: I remember.

9 MR. NATERA: Do not. I know.

10 MS. NOVA: From -- from my reading of the
11 proposal, they did not give a cap amount. So, --

12 CHAIRPERSON MARTINETTI: Well, we're
13 setting a cap amount.

14 MS. NOVA: -- I just wanted to make sure
15 that --

16 MR. SANGER: Yeah but we have said that,
17 yes.

18 MS. NOVA: I just want to make sure
19 everybody understands that.

20 MR. SANGER: Yes.

21 MS. NOVA: Okay.

22 CHAIRPERSON MARTINETTI: But we have set
23 one? Solid cap?

24 MR. SANGER: Absolutely. Yeah.

25 CHAIRPERSON MARTINETTI: Correct?

1 Okay.

2 MR. SANGER: That was within our bid, yes.

3 CHAIRPERSON MARTINETTI: If it comes close,
4 we need to know.

5 Usually a running tally every month and if
6 we ever approach it please let us know ahead of
7 time, Rafael.

8 MR. NATERA: Without a doubt.

9 CHAIRPERSON MARTINETTI: Thank you.

10 COMMISSIONER GONZALEZ: That reminds me,
11 what the Chairman just mentioned, because of the
12 issue we had previously, -- remember that HUD
13 said that our contract was flawed and --

14 CHAIRPERSON MARTINETTI: That was revamped.

15 COMMISSIONER GONZALEZ: It was revamped?

16 CHAIRPERSON MARTINETTI: Krystle --

17 COMMISSIONER GONZALEZ: And we're using the
18 -- the new contract?

19 MS. NOVA: We haven't done a contract since
20 then.

21 CHAIRPERSON MARTINETTI: No but --

22 MS. NOVA: Because we were --

23 CHAIRPERSON MARTINETTI: -- was this run
24 past --

25 MS. NOVA: -- I was doing interim counsel.

1 So there hasn't been a new contract.

2 CHAIRPERSON MARTINETTI: But was this run
3 past HUD? This --

4 MR. SANGER: Yeah we followed all HUD
5 guidelines and our --

6 CHAIRPERSON MARTINETTI: All HUD guidelines
7 have been followed?

8 MR. SANGER: -- and our point system and,
9 yes, we did.

10 MS. NOVA: Yeah.

11 MR. SANGER: Yes.

12 MS. NOVA: But -- but it's two different
13 questions.

14 There's no contract that has been approved
15 by HUD. Just the RFP was approved by HUD.

16 CHAIRPERSON MARTINETTI: Oh.

17 COMMISSIONER GONZALEZ: So that was --

18 MS. NOVA: I'm not sure what the
19 question is.

20 CHAIRPERSON MARTINETTI: But -- but HUD
21 reviewed the RFP.

22 Correct?

23 MS. NOVA: HUD reviewed the RFP.

24 CHAIRPERSON MARTINETTI: I just want to
25 make sure.

1 MS. NOVA: Yes.

2 CHAIRPERSON MARTINETTI: All right.

3 COMMISSIONER GONZALEZ: But now we have to
4 do a contract.

5 Correct?

6 MS. NOVA: That's correct.

7 CHAIRPERSON MARTINETTI: And can you just
8 send that to HUD?

9 MR. SANGER: Um-hum.

10 CHAIRPERSON MARTINETTI: You know, make
11 sure they're okay with it?

12 MR. SANGER: Um-hum. The contract.

13 CHAIRPERSON MARTINETTI: Once it's
14 executed.

15 MR. SANGER: Prior to?

16 CHAIRPERSON MARTINETTI: Correct. Yes.

17 MR. SANGER: Prior to signing?

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. SANGER: Um-hum.

20 CHAIRPERSON MARTINETTI: Thank you.

21 COMMISSIONER GONZALEZ: Yeah. Yeah,
22 because again we need to make sure that the new
23 contract addresses the deficiencies that HUD
24 identified in the old contract.

25 CHAIRPERSON MARTINETTI: Yes.

1 MS. NOVA: Yeah what -- what I would
2 probably do is contact HUD and find out if they
3 have a contract. Because as of today I'm no
4 longer counsel.

5 CHAIRPERSON MARTINETTI: Yup.

6 MS. NOVA: So, I wouldn't be the one doing
7 the contract.

8 COMMISSIONER GONZALEZ: So, -- so, Krystle,
9 what you're saying is that -- that you never
10 developed a contract?

11 MS. NOVA: Right.

12 COMMISSIONER GONZALEZ: Oh. Okay, so
13 that's a different --

14 MS. NOVA: There's no contract.

15 COMMISSIONER GONZALEZ: That's a -- that's
16 a -- so that means --

17 MS. NOVA: Draft.

18 COMMISSIONER GONZALEZ: You were supposed
19 to -- you were supposed to develop a contract --

20 CHAIRPERSON MARTINETTI: Yeah.

21 COMMISSIONER GONZALEZ: -- based on the
22 guidelines --

23 MS. NOVA: We've been -- we've been only
24 working on interim counsel at this point. We
25 never actually --

1 COMMISSIONER GONZALEZ: But that was part
2 of the assignment that HUD gave us.

3 CHAIRPERSON MARTINETTI: But the R-- wasn't
4 the RFP pretty much the contract? It had the --
5 that was run past HUD?

6 MS. NOVA: No.

7 COMMISSIONER GONZALEZ: No, RFP's aren't --

8 CHAIRPERSON MARTINETTI: No but -- not
9 the --

10 MR. SANGER: Well we'll be sure --

11 CHAIRPERSON MARTINETTI: Yeah.

12 MR. SANGER: -- when we develop a contract
13 I imagine it would be with the new counsel, okay,
14 and, you know, to be sure and --

15 CHAIRPERSON MARTINETTI: Yeah, just make
16 sure HUD --

17 MR. SANGER: -- with us to be sure HUD --

18 CHAIRPERSON MARTINETTI: -- HUD reviews it
19 and they're okay with it.

20 MR. SANGER: Absolutely.

21 CHAIRPERSON MARTINETTI: That's it. As
22 long as they're okay with it.

23 COMMISSIONER GONZALEZ: Yeah, as long as
24 they say --

25 So we're gonna ask the new -- the new

1 | counsel --

2 | MR. SANGER: We'll -- we'll develop a
3 | contract.

4 | COMMISSIONER GONZALEZ: -- to create his
5 | own contract?

6 | MR. SANGER: No. No. That's what --
7 | that's something we'll be doing in
8 | conjunction, --

9 | COMMISSIONER GONZALEZ: With -- with --

10 | MR. SANGER: -- you know, with them.

11 | COMMISSIONER GONZALEZ: Okay.

12 | MR. SANGER: And with the approval of HUD.
13 | Obviously, it's gonna be one that's approved by
14 | them. You know what I'm saying? That's why
15 | we're going there to be sure it's something
16 | that's acceptable with all the guidelines and
17 | everything. Includes everything that's, you
18 | know, --

19 | CHAIRPERSON MARTINETTI: Yeah, I think --

20 | MR. SANGER: -- that they see is necessary.

21 | CHAIRPERSON MARTINETTI: -- I think they
22 | sent me a template. Maybe when this whole thing
23 | blew up years ago.

24 | MR. SANGER: Um-hum.

25 | CHAIRPERSON MARTINETTI: They sent a

1 | template. If I could find it I'll send it over
2 | to you.

3 | Just, you know, if you have to set up a --
4 | a meeting with them in Newark --

5 | MR. SANGER: But, Mr. Gonzalez, that's what
6 | I will do, I will call HUD and say what's the
7 | appropriate way to do that now and follow that --

8 | COMMISSIONER GONZALEZ: Yes.

9 | MR. SANGER: -- and follow their lead.

10 | COMMISSIONER GONZALEZ: Thank you.

11 | MR. SANGER: Not only call but I'll send
12 | them an email and get things in writing so-to-
13 | speak.

14 | COMMISSIONER GONZALEZ: Get -- yeah, get it
15 | in writing.

16 | MR. SANGER: Right.

17 | COMMISSIONER GONZALEZ: And -- and let
18 | them --

19 | MR. SANGER: Um-hum.

20 | COMMISSIONER GONZALEZ: -- tell you how to
21 | proceed, how to move forward.

22 | MR. SANGER: Right.

23 | Okay. Anything -- anything else?

24 | Any comments -- agenda?

25 | I think that's it.

1

2 **PUBLIC COMMENT:**

3

4 CHAIRPERSON MARTINETTI: Public?

5 MR. SANGER: Okay, now is time for Public
6 Comment.7 Is there any from the public who would like
8 to --9 Please come forward, state your name and
10 address.

11 MS. BESHARA: I just have a question --

12 MR. DILLON: Can you state your name and --
13 and address?

14 MS. BESHARA: I'm sorry.

15 Toni Beshara, --

16 MR. DILLON: Thank you.

17 MS. BESHARA: -- 305 44th Street, Veterans
18 Housing.19 I have a -- a quick question regarding two
20 of the Resolutions.21 Item number 2, which is 2016-60, Approval
22 of Amendments to Public Housing Admission and
23 Continued Occupancy Policy.24 Does that at all effect the Veterans
25 Housing as well? Does this apply to the Veterans

1 Housing -- the amendments?

2 It's item on the agenda -- the Resolution
3 -- item number 2, Resolution 2016-60.

4 MR. SANGER: (Indiscernible) -- Rafael?

5 MR. NATERA: Yes.

6 MR. SANGER: Does that include them, --

7 MR. NATERA: Yes.

8 MR. SANGER: -- the Veterans?

9 MR. NATERA: Yeah.

10 MR. SANGER: I believe so, yes.

11 MS. BESHARA: Yes.

12 And since this was a Consent Agenda, is
13 there any copy of it that I can see or read or
14 look at, so that I could see how it effects --

15 MR. SANGER: Of the -- of the Resolution
16 you mean?

17 MS. BESHARA: Yeah, of the --

18 MR. SANGER: A copy of the Resolution?

19 MS. BESHARA: -- of the actual amendments.

20 I mean we'll probably get it in the --

21 MR. SANGER: Um-hum.

22 MS. BESHARA: -- in the lease --

23 MR. SANGER: Um-hum.

24 MS. BESHARA: -- but that doesn't come till
25 August.

1 MR. SANGER: We'll look into that. If I --
2 we can provide for you, okay?

3 MS. BESHARA: That would be great.

4 MR. SANGER: Okay?

5 MS. BESHARA: Thank you.

6 MR. SANGER: And what is that you're
7 looking for?

8 MS. BESHARA: Item number 2 of the
9 Resolutions, which is Resolution number 2016-60.
10 You had approved the Amendments to the
11 Public Housing Admission and Continued Occupancy
12 Policy. And I -- I was interested in those
13 amendments.

14 MR. SANGER: Okay.

15 MS. BESHARA: Because they were approved
16 but --

17 MR. SANGER: I'm sure we have it and we'll
18 get that for you.

19 MR. NATERA: Um-hum.

20 MS. BESHARA: Okay.

21 Thank you.

22 The --

23 Excuse me.

24 The other item is, again on the Board
25 Resolutions, number 7, it would be Resolution

1 | number 2016-65, Approving Amendments to the
2 | Public Housing Authority Lease Agreement by
3 | Inclusion of a Rider Pertaining to Section 15
4 | Entitled Grievance Procedures.

5 | So, once again, I'm inquiring do those --

6 | MR. SANGER: We'll get you a copy of that
7 | policy as well.

8 | MS. BESHARA: Okay, --

9 | MR. SANGER: Okay?

10 | MS. BESHARA: -- that would be great.

11 | And those were my two questions.

12 | Thanks.

13 | Should I contact you for that? Or you'll
14 | call me?

15 | MR. SANGER: No, you don't have to.

16 | MS. BESHARA: Okay.

17 | MR. SANGER: We'll be sure you get -- we'll
18 | look into and get the copies --

19 | MS. BESHARA: I appreciate --

20 | MR. SANGER: -- and send them to you, all
21 | right?

22 | MS. BESHARA: Thank you.

23 | MR. SANGER: Just give us some ample time
24 | to do it though. We'll be okay.

25 | MS. BESHARA: Okay.

1 Thank you.

2

3 **ADJOURNMENT :**

4

5 MR. SANGER: Okay, we need a motion to
6 adjourn.

7 CHAIRPERSON MARTINETTI: Motion.

8 MR. SANGER: Mr. Martinetti.

9 Miss Mundorf.

10 Chairperson Martinetti?

11 CHAIRPERSON MARTINETTI: Yes.

12 MR. SANGER: Miss Gutierrez?

13 Absent.

14 Miss Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. SANGER: Miss DiNardo?

17 Absent.

18 Mr. Gonzalez?

19 COMMISSIONER GONZALEZ: Yes.

20 MR. SANGER: Miss Mundorf?

21 COMMISSIONER MUNDORF: Yes.

22 MR. SANGER: Mr. Pedraza?

23 COMMISSIONER PEDRAZA: Yes.

24 MR. SANGER: Five yes.

25 And thank you for a good meeting and Merry

1 Christmas to all, Happy New Year to all, and good
2 health to all. Have a great, great --

3 COMMISSIONER MUNDORF: Thank you.

4 MR. SANGER: -- Christmas holiday season.

5 COMMISSIONER GONZALEZ: Thank you.

6 And same to you.

7

8 (Whereupon, the proceedings were concluded
9 at 5:42 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, December 15, 2016
10 and digitally recorded.

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