

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, January 19, 2017
Commencing at 4:37 p.m.

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

ELISE DiNARDO, COMMISSIONER,
(Arrived at 4:39 p.m.)
DOROTHY JETTER, 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:

DENNIS E. GONZALEZ, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
RAFAEL NATERA, CHIEF FINANCIAL OFFICER
GERARD D. PIZZILLO, ESQ., COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MS. DILLON: On the record.

2 MR. SANGER: Okay. Good evening, everyone.

3 Let's please stand for our flag salute.

4

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

7

8 MR. MORIN: Should I get her -- because
9 she's going to say that she didn't hear whatever
10 we say. She's outside. I just want to make
11 sure.

12 CHAIRPERSON MARTINETTI: Yeah, five minute
13 limit on her.

14 VICE CHAIRPERSON GUTIERREZ: Don't forget.
15 On everyone.

16 CHAIRPERSON MARTINETTI: Yeah, on everyone.

17 MR. NATERA: There's only one.

18 CHAIRPERSON MARTINETTI: Yeah.

19 VICE CHAIRPERSON GUTIERREZ: Yeah but
20 incase somebody else show up.

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

23

24 **ROLL CALL:**

25

1 MR. SANGER: Okay.

2 We'll have our roll call this evening.

3 Welcome, everyone.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Here.

6 MR. SANGER: Vice Chairperson Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Here.

8 MR. SANGER: Commissioner Jetter?

9 COMMISSIONER JETTER: Here.

10 MR. SANGER: Commissioner DiNardo?

11 Not present but has informed me that she
12 will be coming.

13 Commissioner Dennis Gonzalez?

14 Absent.

15 Commissioner Debra Mundorf?

16 Absent.

17 And Commissioner Jose Pedraza?

18 MS. DILLON: I'm sorry, did -- did you say
19 here?

20 COMMISSIONER PEDRAZA: Yes.

21 MS. DILLON: Okay.

22 Thank you.

23 MR. SANGER: So we have four present, two
24 absent, and one hopefully will be coming shortly.

25 At this time this evening I'd like to read

1 that this is a Regular Meeting and in accordance
2 with and pursuant to Chapter 231 of our Open
3 Public Meeting Act, and adequate notice of this
4 meeting has been provided as follows:

5 The annual schedule of Board Meetings
6 setting forth the time, date and location of such
7 meetings, and the notice and the agenda --

8
9 (Whereupon, Commissioner Elise DiNardo
10 arrived at 4:39 p.m.)

11
12 -- of this meeting, has been prominently
13 posted on -- on our bulletin board, forwarded to
14 The Jersey Journal, has been also included on our
15 website and has been on file with the office of
16 our City Clerk.

17 So with that being said we're going to move
18 right into our meeting.

19 And the first thing I'd like to do -- and
20 let me make note that present with us is
21 Commissioner DiNardo.

22 COMMISSIONER DiNARDO: Hi, everybody.
23 Sorry I'm late.

24 MR. SANGER: And welcome, Commissioner
25 DiNardo.

1 COMMISSIONER DiNARDO: Traffic.

2 MR. SANGER: And I'd just like to take a
3 moment to wish everyone a Happy New Year. This
4 is our first meeting in the New Year, the month
5 of January, and just extend to everyone warm
6 wishes and, of course, good health to everyone.

7 And may we continue to work together for
8 the -- the betterment of the Union City Housing
9 Authority. And we're looking forward to a very
10 productive year with everyone involved with this.

11 Also at this time I'd like to take a moment
12 to introduce formally to everyone, we do have
13 this month -- starting with us the month of
14 January and representing the -- the firm of
15 Genova and Burns, but we have a legal counsel
16 that's now assigned to us. And let me introduce
17 everyone to Gerard Pizzillo.

18 So, Gerard, --

19 MR. MORIN: Welcome.

20 COMMISSIONER JETTER: Hi, Gerard.

21 MR. MORIN: Welcome.

22 MR. SANGER: -- everyone welcome --

23 VICE CHAIRPERSON GUTIERREZ: Welcome.

24 MR. SANGER: -- Gerard officially.

25 MR. PIZZILLO: Thank you, thank you.

1 MR. SANGER: And Gerard has hit the ground
2 running for us. Just in a -- in a short week or
3 so he's -- he's already attended a number of
4 court sessions and already represented us in a
5 number of ways and is working to really to try to
6 get us to move -- moving forward in many of our
7 cases, especially in delinquency and disruptive
8 people situations in a number of our facilities
9 and then helping -- helping us move forward.

10 So, we're looking forward into enjoying a
11 real positive relationship and a productive
12 relationship. So, I'm sure that will -- that
13 will happen.

14 Also, I'd just like to take a moment to
15 just again thank everyone for their -- for their
16 support along the way. Hopefully everyone did
17 have a good Christmas holiday season and one of
18 good health with their families. And I know we
19 did have a number of people, myself and had a few
20 of our board members who had -- and members of
21 their families who had health issues and things
22 of that nature and we just want to wish everyone,
23 you know, good health to them and hopefully
24 things are moving along in a positive way.

25 So I know in conversation on the phone with

1 a number of people, they've gone through some
2 sickness, illness themselves and family and --
3 and just want to wish everyone the best as we
4 move forward.

5 So with that being said I want to first --
6 usually we go into -- at this time we go into
7 Closed Session. But to be quite frank there is
8 nothing to go into Closed Session about.

9 This is going to be a month where we do not
10 have many, many items to -- to discuss or get
11 into but at the same time we want it to be a -- a
12 productive one and one of information and one of
13 productive and -- of course, to move our
14 Authority along in a businesslike way to continue
15 business as usual in a positive way.

16

17 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
18 **DECEMBER 15, 2016; THE EXECUTIVE SESSION MEETING**
19 **OF DECEMBER 15, 2016:**

20

21 MR. SANGER: So with that, I need a motion
22 for the Approval of our Minutes.

23 CHAIRPERSON MARTINETTI: Motion.

24 VICE CHAIRPERSON GUTIERREZ: Second.

25 MR. SANGER: Motion; Mr. Martinetti.

1 CHAIRPERSON MARTINETTI: Wait. Wait,
2 you --

3 MR. SANGER: Second by Miss Gutierrez.

4 CHAIRPERSON MARTINETTI: -- weren't here.

5 MR. SANGER: And --

6 CHAIRPERSON MARTINETTI: You have to
7 recuse.

8 VICE CHAIRPERSON GUTIERREZ: Oh, --

9 CHAIRPERSON MARTINETTI: Sorry, --

10 VICE CHAIRPERSON GUTIERREZ: -- I have to
11 recuse.

12 CHAIRPERSON MARTINETTI: -- she was absent
13 last meeting.

14 MR. SANGER: Okay, right.

15 VICE CHAIRPERSON GUTIERREZ: The last
16 meeting, yeah, I'm sorry.

17 MR. SANGER: So can't do that.

18 Do I get a second?

19 Miss Dottie Jetter. We'll get a second;
20 Miss Dottie Jetter.

21 So with that said, roll call.

22 Chairperson Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. SANGER: Vice Chairperson Gutierrez?

25 VICE CHAIRPERSON GUTIERREZ: Yes.

1 MR. SANGER: Commissioner Dottie Jetter?

2 CHAIRPERSON MARTINETTI: No, recuse.

3 COMMISSIONER JETTER: Yes.

4 VICE CHAIRPERSON GUTIERREZ: Recuse. I'm
5 sorry.

6 MR. SANGER: Recuse. Okay.

7 Commissioner DiNardo?

8 COMMISSIONER DiNARDO: I guess not
9 qualified; I wasn't here.

10 MR. SANGER: Yeah, recuse. Yeah, okay.
11 Another recuse.

12 Commissioner Gonzalez is absent.

13 Commissioner Mundorf is absent.

14 Commissioner Jose Pedraza?

15 COMMISSIONER PEDRAZA: Yes.

16 MR. SANGER: Yes.

17 Okay, so we do -- we do have a -- a passing
18 motion on that --

19 CHAIRPERSON MARTINETTI: They got Dorothy,
20 right?

21 MR. SANGER: -- for the approval of the
22 minutes.

23 VICE CHAIRPERSON GUTIERREZ: Yes.

24 MR. SANGER: Yes.
25

1 **APPROVAL OF PAYMENT OF BILLS:**

2

3 MR. SANGER: Okay, also now we need a
4 motion for the Approval of Payment of our Bills.

5 And that is --

6 CHAIRPERSON MARTINETTI: Motion.

7 MR. SANGER: Motion by Chairperson
8 Martinetti.

9 Second?

10 COMMISSIONER DiNARDO: Second.

11 MR. SANGER: Second by Miss DiNardo.

12 And we'll get a roll call on that.

13 Chairperson Martinetti?

14 CHAIRPERSON MARTINETTI: Yes; with a
15 recusal on Miguel Hector, any properties owned or
16 operated by.

17 MR. SANGER: Okay.

18 Vice Chairperson Gutierrez?

19 VICE CHAIRPERSON GUTIERREZ: Yes.

20 MR. SANGER: Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22 MR. SANGER: Commissioner DiNardo?

23 COMMISSIONER DiNARDO: Yes.

24 MR. SANGER: Commissioner Gonzalez; absent

25 Commissioner Mundorf; absent.

1 Commissioner Jose Pedraza?

2 COMMISSIONER PEDRAZA: Yes.

3 MR. SANGER: Yes.

4 We do have that carried.

5 Thank you.

6

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

8

9 MR. SANGER: At this time I'm going to turn
10 this portion of our meeting over to Mr. Pizzillo
11 and he's going to present to us a -- give us an
12 update on our delinquent accounts and how we're
13 moving forward with that, which is an ongoing
14 challenge for us here. But we're hoping that
15 we're going to have an aggressive approach,
16 whereby we can get many of these accounts and
17 these situations rectified.

18 So, Gerard, you're on.

19 MR. PIZZILLO: Thank you. Thank you, Mr.
20 Sanger.

21 So when we initially came onboard, Rosadela
22 and Waldo forwarded me the December delinquency
23 notices; it was probably in the beginning of
24 January. There was a lot of matters which were
25 hanging out there, which I wasn't sure where they

1 | were. You know, the filing, you know, wasn't
2 | really -- there wasn't a lot of documents to go
3 | off of. However, I was able to kind of clean it
4 | up.

5 | So what I first want to do is give you an
6 | update as to what was pending and hanging out
7 | there and then I'll move forward to kind of
8 | discuss where we're at right now today moving
9 | forward and for the people that are late in
10 | January.

11 | So, first I'll deal with some of the --
12 | call them not nonpayment cases, you know,
13 | disorderly -- disorderly tenants, tenants who
14 | were, you know, arrested or family members
15 | involved with, you know, drug transactions,
16 | things like that.

17 | So, I just served -- and as well I spoke
18 | with Waldo kind of off the record before we
19 | started. The -- the Pena (sic) tenants at
20 | Apartment 4E in 39th Street. They're -- the
21 | police were called approximately 28 times from
22 | January 1, 2016 to -- up to today.

23 | And the main reasons for the police being
24 | called was Miss Pena (sic), on her lease her son
25 | lives with her. Her son is about 22 years old

1 and I guess he has a volatile relationship with
2 his girlfriend who at first, you know, wasn't
3 sure whether she's living there or not but it's
4 pretty clear from reading the police reports that
5 she doesn't live there.

6 Nevertheless I served them, via first class
7 mail, certified return receipt requested, and
8 we're going to hand-deliver a notice to cease on
9 them. That obviously, you know, gives them the
10 warning that, look, if you don't stop it, we're
11 going to move to evict you.

12 So, we'll give them a period of time --
13 short period of time, a short leash, to see if,
14 you know, they'll stop doing this activity.

15 Obviously, you know, there's a specific
16 lease provision, which she signed indicating
17 that, you know, they -- their -- it's one of
18 their obligations -- one of the tenants'
19 obligations to not disrupt the other tenants; you
20 know, quiet enjoyment and, --

21 MR. SANGER: Quality of life.

22 MR. PIZZILLO: -- you know, their ability
23 to enjoy their premises.

24 So that's the direct violation of -- that's
25 in direct violation of the lease, so we will be

1 moving forward accordingly on that one.

2 Miss Magdalia Rivera (phonetic), she
3 resides at --

4 MR. MORIN: 640.

5 MR. PIZZILLO: -- 640 39th Street and she's
6 in apartment 6F. Living with her is her daughter
7 who's about 32 years old and a few of her
8 grandchildren. I don't know if the grandchildren
9 are the children of the daughter or if she has
10 other children but the kids stay with her.

11 Nevertheless, Miss Perez (phonetic) her
12 name is, was arrested for dealing drugs out of
13 the unit. The Union City, you know, Emergency
14 Services or Narcotics Task Force basically had a
15 search warrant and they kicked in the door, found
16 Miss Perez, found, you know, more controlled
17 substances.

18 MR. MORIN: Um-hum.

19 MR. PIZZILLO: So, I filed and I -- same
20 methods as dealing with Miss Pena (sic), via
21 first class mail, certified mail, as well as
22 hand-delivery, notice to quit and we are taking
23 back possession of that premises.

24 They have now 30 days to vacate the
25 premises and at the expiration of that 30 days I

1 will move forward, you know, with an eviction.

2 A few matters that were hanging out there
3 that were settlement agreements that were entered
4 and I don't think the tenants were really, you
5 know, complying with the obligations that they
6 signed in these agreements. I spoke with
7 Rosadela yesterday on two of these matters.

8 The first one is Silvia Hernandez. And I
9 don't have her --

10 Oh, here we go; I'm sorry.

11 She's at 640 39th Street, Unit 4F. So
12 she's made arrangements with Rosadela to pay her
13 and get current. So I won't be moving forward
14 with a --

15 MR. SANGER: An agreement. We know it as
16 agreement.

17 MR. PIZZILLO: Yeah. Okay.

18 So I won't be moving forward to evict her
19 at this point in time.

20 There's also a Maria Hernandez. And, you
21 know, Miss Hernandez appears as a long tortured
22 history of, you know, going back and forth on
23 terms of agreements. I know she's had some job
24 changes where her rent has fluctuated one way or
25 the other and you guys have been in -- or the

1 Authority's been working with her to resolve
2 that.

3 Nevertheless, currently as of today she's
4 still in arrears of thirty-four -- thirty-four --
5 about \$3500.00.

6 She did have an attorney represent her
7 during -- when this settlement agreement was
8 entered. So I picked up the phone this morning
9 and had a conversation; I gave her attorney the
10 courtesy of a phone call to find out what's going
11 on and to, obviously, either (a) collect your
12 money or (b), you know, if she's not going to
13 pay, to move forward with an eviction.

14 She -- she was out of the office this
15 morning and she's, you know, going to get back to
16 me hopefully by Monday morning as to where we
17 stand.

18 So on that one, you know, I'll give you a
19 further update but, you know, I'll obviously let
20 the -- the powers that be -- Stanley, Waldo,
21 Rosadela -- know, you know, what arrangements I
22 make.

23 And obviously I will never make any
24 arrangements without getting the approval from
25 the Authority. But, you know, we'll see what we

1 | can do there before moving forward with the --

2 | MR. SANGER: She's another --

3 | MR. PIZZILLO: -- eviction.

4 | MR. SANGER: -- who had an agreement and is
5 | just renegeing on the agreement.

6 | MR. PIZZILLO: Yeah. That -- that's
7 | exactly right.

8 | So, on January 11th I appeared in court on
9 | behalf of the Authority for --

10 | Let me get the names here; I'm sorry, I
11 | don't have --

12 | MR. MORIN: Three cases.

13 | MR. PIZZILLO: -- three cases; Miss
14 | Sabater, Miss Vega, and Mr. Ayala. None of those
15 | three showed up. I was able to get the default
16 | judgment, which entitles us to judgment of
17 | possession, so long as we take to -- take the
18 | additional step of filing -- filing a warrant of
19 | removal.

20 | I filed the warrants of removal on
21 | Wednesday. I followed up with the court today.
22 | They're still be processed, so I will follow up
23 | again tomorrow to get the lockout scheduled and
24 | have them evicted.

25 | So that's where we are kind of up-to-date.

1 Oh, actually, forgive me, there's one more
2 matter that was hanging out there and that is
3 Esther Montero.

4 MR. MORIN: Yes.

5 MR. PIZZILLO: So Ms. Montero was another
6 one. I mean this is -- I -- we didn't have much
7 to go on in terms of a paper file. So I spoke
8 with the court and asked, you know, for a -- for
9 a copy of the file. I got 65 pages faxed to
10 me --

11 VICE CHAIRPERSON GUTIERREZ: Wow.

12 MR. PIZZILLO: -- pretty -- pretty quickly.
13 So I wasn't expecting 65 pages but --

14 VICE CHAIRPERSON GUTIERREZ: Wow.

15 MR. PIZZILLO: -- that's what I got.

16 So, what -- what happened here is, you
17 know, we moved for a default, the judgment was
18 entered, and a warrant of removal -- a warrant of
19 removal was I think filed. I don't see one. And
20 that was kind of languishing out there.

21 Prior counsel made a motion to extend the
22 time to file that warrant of removal; that was
23 entered in December. As opposed to going back
24 and trying to reconstruct what's going on here, I
25 have a new complaint that I'm going to serve and

1 file against her for nonpayment cases.

2 Now, just going forward, you know and I
3 spoke with, you know, Rosadela and -- and
4 Stanley, just kind of getting a -- a process and
5 a procedure in place so it's more efficient --
6 efficient, so you guys know what I'm doing, I
7 know what you're doing and we're all on the same
8 page -- you know, everyone's getting copies.
9 Because it seems a lot -- you know, and I'll
10 never, you know, knock someone else's work,
11 that's not my style, but some things were, you
12 know, getting left -- you know falling between
13 the cracks and some things were, you know, -- you
14 guys weren't getting -- and you guys meaning the
15 Authority and the employees and everyone who
16 handles these things, weren't getting copies of
17 things that they shouldn't be getting copies of,
18 which makes, you know, obviously life a lot more
19 difficult.

20 So, you know, going forward -- I -- I spoke
21 with Rosadela and we have a plan in place as to
22 what's going to happen.

23 So, on nonpayment cases, as the landlord,
24 the only obligation, according to HUD
25 Regulations, as well as, you know, New Jersey

1 State law is you have to provide a 14 day notice
2 and give them an opportunity to, you know, repay
3 and pay what they owe.

4 So what happens is on the fifth day a
5 notice goes out saying that you haven't paid your
6 rent. You know, shortly thereafter she sends out
7 these 14 day notices -- Rosadela. She sent those
8 notices out yesterday to all the tenants in the
9 delinquency reports that you guys have.

10 So I'm diarying 15 days from January
11 18th, --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. PIZZILLO: -- you know, and I will
14 communicate with Rosadela on that 15th day to find
15 out where we stand; if anyone has paid, if you
16 guys have made arrangements with them for payment
17 plan. And if not then I will be moving -- moving
18 forward with the evictions.

19 We don't, in nonpayment cases, have to file
20 notice to cease and a notice to quit.

21 You know as the landlord our only
22 obligation is to file that 14 day notice, which
23 we have been doing.

24 Now, there's, you know, in certain
25 situations, depending on as with, you know, the

1 drug convictions, you don't have to file notice
2 to cease, you just have to file the notice to
3 quit.

4 But on the disorderly people you have to
5 file notice to cease, then a notice to quit.

6 So, you know, depending on the grounds we
7 want to move for an eviction, will -- you know,
8 will -- will dictate how -- what -- the steps
9 that we have to take to get them out.

10 So, that being said, going to the
11 delinquency report from -- you know, of
12 currently, you know, obviously there's rent rolls
13 outstanding of about \$71,000.00. You know, two
14 of those people are, you know, really the
15 majority of them.

16 You know, Mr. Sotuyo, who, you know, I know
17 we've been dealing with in terms of his mother
18 is, you know, ill and elderly. So, Social
19 Services is looking to an alternative residence
20 for her.

21 So that's kind of where we stand with that
22 one.

23 And then the other one, which I don't
24 know --

25 MR. MORIN: Montero.

1 MR. PIZZILLO: Montero, obviously, --

2 MR. MORIN: Nine thousand and --

3 MR. PIZZILLO: -- I'm moving forward with,
4 you know, a complaint for -- for a divorce -- for
5 an eviction.

6 So, that being said, you know, I will, you
7 know, give the -- the 15 day -- you know, on the
8 15th day move forward with all these individuals
9 who are outstanding in their rent.

10 There was one other thing that I wanted to
11 bring up -- and it's escaping me right now.

12 MR. SANGER: A lot of folders there.

13 MR. PIZZILLO: That's a lot of folders, I
14 know.

15 You know I think that was -- you know, I
16 think that was everything.

17 MR. SANGER: Something I wanted to mention,
18 as Gerard had mentioned that three or four people
19 have been -- the amount of money that which is
20 owed and we've -- we've worked with them for ten
21 months, 12 months, 15, 16 -- one person actually
22 up to 19 months, that's three or four people who
23 are really -- who are over 50 percent of what's
24 owed comes from three or four people their sums
25 are so large.

1 So the bottom line now is not that we're an
2 eviction-happy group or that is our -- you know,
3 our position certainly and our philosophy
4 certainly is not to put people on the street but
5 we -- what we've just gotten to a point now where
6 people have totally neglected their payments,
7 totally neglected special agreements and now we
8 have really no choice. We really have no choice
9 but to move forward and to be as strong and as
10 firm as possible. So we will be doing that.

11 And -- and I think you -- you will be
12 seeing that the next few months as we -- you
13 know, as we move forward that there's going to be
14 certainly more of a -- you know, a strength in
15 doing that because, quite obviously, we just
16 can't allow this to happen.

17 And as we go through our ordering --
18 auditing process I'm sure there's going to many
19 comments coming from the HUD -- HUD, and as they
20 review our -- what we do and our collections and
21 that -- those type things. So we have to show
22 that we're being as aggressive as possible and
23 show that we're being as strong and as aggressive
24 as possible and Gerard is certainly, in his short
25 time, is putting us in a position to do that.

1 So, we're not looking to put people on the
2 street so-to-speak, we're not looking to hurt in
3 anyway, but we've given people more than ample
4 time and more with that, I think. And -- and our
5 job is, of course, to you know protect the
6 interest of the -- the Housing Authority and --
7 and -- and the Guidelines, of course, the
8 Guidelines of HUD and, of course, they provide us
9 with our subsidy and, you know, tremendous amount
10 of funding and we have to follow through with
11 that.

12 And that's one thing we will be now. And
13 -- and I think when people see that -- I would
14 hope that when -- there are people who see that
15 there is strong action being taken and some
16 people may have gotten the ultimate, that others
17 will fall in line and hopefully get to doing the
18 right thing.

19 But it's just gotten to a point now and --
20 where it's just -- it's just too much. And so
21 we're in a position now to be more aggressive and
22 to try to really work this out and get this
23 straightened out. So we're doing that.

24 MR. PIZZILLO: And -- and just to --

25 You know I remember what I needed to say.

1 You know and piggybacking off what Stanley
2 said regarding, you know, HUD and the audit
3 procedures and things like that.

4 Now, you know, we have this outstanding
5 rent roll amount, -- and we don't have to make a
6 decision today, I just, you know, at least want
7 to open up the conversation and, you know, we can
8 figure out how to move forward, you know, when
9 the time comes. But as you guys I'm sure are
10 aware, you know, an eviction -- when we get an
11 eviction, you know, the person leaves the
12 premises. Okay? Now with that there's no
13 mechanism through landlord/tenant court to recoup
14 the money that they owe.

15 If we want to recoup the money that we are
16 owed from them we would have to institute a
17 separate proceeding in Special Civil Part,
18 depending on the amount, whether it's small
19 claims or, you know, Special Civil Part what we
20 call -- you know and that's up to \$15,000.00.
21 So, basically, be a lot in small claims court
22 because that's up to \$3,000.00.

23 But I just want to bring it to your
24 attention, you know, if in the instance HUD comes
25 down and says well wait a minute, you know, what

1 -- you know what have you been doing, you know,
2 to make sure that, you know, these -- these
3 moneys are getting recouped.

4 Now we have a strong argument going
5 forward, well, you know, we're doing everything
6 in our power to, you know, evict them and we're
7 mitigating -- mitigating out damages that way.
8 In other words reducing the amount of -- you know
9 what we do is we kick them out, or we evict them
10 sooner rather than later then the rents don't get
11 high and the balances don't balloon out of
12 control.

13 So, you know, I -- I mean we can take it on
14 a case by case basis depending on, you know, what
15 the amount owed is and, you know, what -- what we
16 want to do going forward in terms of collecting
17 the actual rents from these tenants that we've
18 evicted.

19 Now, --

20 CHAIRPERSON MARTINETTI: You can place
21 judgments on them though.

22 MR. PIZZILLO: Right. Well, that's --
23 that's what we would do.

24 CHAIRPERSON MARTINETTI: Yeah.

25 MR. PIZZILLO: That's what would happen.

1 We would get a judgment --

2 CHAIRPERSON MARTINETTI: If they apply
3 for --

4 MR. PIZZILLO: -- and you know the saying,
5 a --

6 CHAIRPERSON MARTINETTI: -- a mortgage or
7 whatever --

8 MR. PIZZILLO: -- judgment is as good as
9 the --

10 CHAIRPERSON MARTINETTI: -- down the road.

11 MR. PIZZILLO: -- piece of paper it's
12 written on.

13 You know and then we can do certain steps
14 in terms of --

15 You know I have had success in the past of,
16 you know, chasing people down for money, getting
17 the judgment. And then what you file, --
18 statement of docketing it's called. And what the
19 statement of docketing does, is -- you file it in
20 Trenton and what this thing does is it serves as
21 a statewide and nationwide judgment search. You
22 know it shows up on a judgment search.

23 So if this person or these people, you
24 know, what to get financing or something in that
25 regard, that will show up on their record and,

1 | you know, it will obviously affect their ability
2 | to get whatever financing that they have.

3 | CHAIRPERSON MARTINETTI: How about
4 | retaining a collection company?

5 | MR. PIZZILLO: Well, you could do that as
6 | well. They would basically say -- take the same
7 | steps that I would have to take.

8 | CHAIRPERSON MARTINETTI: Yeah.

9 | MR. PIZZILLO: You know there's certain
10 | things --

11 | You know once we get that judgment in
12 | Special Civil Part, you know, we could serve
13 | what's called information subpoenas, which
14 | require them under oath to give us access -- or
15 | not give us access but give us the information of
16 | their bank accounts, whether they own any real
17 | estate, whether they have a business, if their
18 | business holds bank accounts and if there
19 | business, you know, has real estate. And that
20 | way we can attach -- you know we can attach our
21 | judgment to, you know, their property, real or
22 | personal. As well as, you know, ultimately
23 | garnishing wages and attaching to their bank
24 | accounts.

25 | So, that's another avenue that we can

1 explore in terms of reducing, you know, that --
2 that outstanding rent rollover balance, you know,
3 which obviously would look good in terms of, you
4 know, when HUD comes and looks at, you know, the
5 operation.

6 So, like I said, I just wanted to put it on
7 everyone's radar. We don't really need to make a
8 decision on it today. But, you know, at least
9 that's another thing that we can explore going
10 forward in terms of, you know, getting our money
11 back.

12 And that's -- that's all I have. If anyone
13 has any questions for me, I'd be happy to answer
14 them.

15 MR. SANGER: Well one thing for sure is we
16 will be more aggressive in -- in going through
17 this process for obvious reasons. You know not
18 to -- so we could no -- so we could get out of
19 this present situation and hopefully in the
20 future not get back into a situation such as
21 this.

22 So, you know we're going to be extremely
23 aggressive and take everything -- and we will
24 brief you, of course, and get your -- you know,
25 along the way and inform you and brief you and,

1 of course, get your approval for some things as
2 we move. But I don't think we have any recourse
3 other than to be aggressive at this point and --

4 COMMISSIONER DiNARDO: Should -- should we
5 consider having some kind of mechanism in place
6 where people get to a certain point that they
7 haven't paid their rent and then it's kind of
8 flagged so that we're not in that situation?

9 Is -- is it something --

10 MR. SANGER: I think Gerard alluded --

11 COMMISSIONER DiNARDO: -- that we're
12 considering?

13 MR. SANGER: -- to that before.

14 He mentioned we -- we don't want to get to
15 that position.

16 COMMISSIONER DiNARDO: Right.

17 MR. SANGER: We want to be so aggressive
18 from the beginning that we don't get into that
19 hole, that financial hole with them --

20 CHAIRPERSON MARTINETTI: Most of these
21 agreements that -- that were put in place and
22 they just don't honor --

23 COMMISSIONER DiNARDO: That they just --

24 CHAIRPERSON MARTINETTI: -- them.

25 MR. SANGER: Right. Yeah.

1 COMMISSIONER DiNARDO: -- didn't --

2 CHAIRPERSON MARTINETTI: Right.

3 VICE CHAIRPERSON GUTIERREZ: They didn't --

4 COMMISSIONER DiNARDO: Oh, all right.

5 CHAIRPERSON MARTINETTI: We had the one

6 gentleman --

7 MR. SANGER: We try to treat --

8 COMMISSIONER DiNARDO: They didn't comply.

9 MR. SANGER: Right.

10 CHAIRPERSON MARTINETTI: -- with the

11 handicap mother --

12 MR. SANGER: You try to provide --

13 COMMISSIONER JETTER: I remember that.

14 Yeah.

15 MR. SANGER: You try to provide --

16 COMMISSIONER JETTER: Right.

17 MR. SANGER: -- different people with

18 different situations and be a little

19 understanding.

20 COMMISSIONER DiNARDO: Sure.

21 MR. SANGER: And -- and what it really

22 boils down to is very simple, if they can't

23 afford to do the regular monthly rent, --

24 COMMISSIONER DiNARDO: Then they're not

25 going to be --

1 MR. SANGER: -- how are they going to be
2 able --

3 COMMISSIONER DiNARDO: -- able to comply.

4 MR. SANGER: -- to do the agreement and the
5 rent?

6 MR. PIZZILLO: Exactly.

7 COMMISSIONER DiNARDO: Right. Right.

8 MR. SANGER: So it's impossible to make
9 double payment, --

10 VICE CHAIRPERSON GUTIERREZ: Yeah, that's
11 true.

12 MR. SANGER: -- you know. So that's what
13 it is.

14 So they can't even afford the -- or not --
15 they can afford but whatever they're doing
16 through their mismanagement or whatever they're
17 doing with their money, et cetera, --

18 COMMISSIONER DiNARDO: Right.

19 MR. SANGER: So, their money management --
20 they're not, you know, you know, fulfilling their
21 requirements. So, that's where we're at.

22 So, anyone else have any -- any other
23 questions for Gerard?

24 And just thanks, Gerard. In a short time
25 he's done a lot of work and --

1 CHAIRPERSON MARTINETTI: Yeah, I see that.

2 MR. SANGER: -- he's trying to -- he's
3 trying to really, you know, put in place a good
4 plan to move forward with, you know, --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 COMMISSIONER DiNARDO: Great.

7

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

9

10 MR. SANGER: Okay, if there are no
11 questions, you want to just move forward and just
12 provide for you a Director's Report.

13 I think most of you, in front of you at
14 your seat, I was able to provide a sheet just to
15 give you an idea.

16 Back in the fall we had provided for you a
17 -- an achievements of the -- for what we have
18 done as a -- as an Authority from the month of
19 basically May and June up till September and we
20 had provided you with a lot of things that --
21 achievements and things we were able to fix-up,
22 clean-up, paint-up, and improvements at the
23 Authority.

24 So, just to give you an idea of -- and
25 projecting out some things we're looking to do

1 and new projects for the spring of 2017, -- give
2 a little vision-cast for you, little vision-cast,
3 a little idea of what we're trying to do with our
4 -- with our moneys and what we're trying to
5 improve.

6 Currently, as you well know, we're
7 installing security cam-- as we speak, we're
8 installing security cameras right here at these
9 five buildings here, which is known as AMPs II
10 and III. And the anticipated completion for that
11 is somewhere in, hopefully, the first few weeks
12 of March.

13 So they're presently drilling holes and
14 they're putting in -- running cable -- lines and
15 things of that nature, trying to be as least
16 disruptive to our neighbors and our residents as
17 possible. But that installation is happening
18 now. That's for over a hundred cameras that are
19 going to go on in these facilities right now.

20 So we're hoping that's up and running and
21 working closely with the Union City Police
22 Department and that should be by our first few
23 weeks in March.

24 But the second phase of that, in -- in
25 utilizing modernization money -- leftover money

1 from this year's modernization 2016, as well as
2 additional for the future in operation funds,
3 somewhere in the neighborhood of approximately
4 \$300,000.00, we'll be looking to do Phase II of
5 security cameras down at Columbian Court, which
6 is our downtown projects, down on 3rd and 4th
7 Street. So we're looking to expand and provide
8 cameras down there as well.

9 We're looking to provide the -- the
10 improvement to our parking lot here. We did our
11 driveway in recent months; now we're looking the
12 parking lot in the back and look to make
13 improvements in the parking lot there.

14 We're looking here at our whole
15 administrative offices. This administrative
16 office here truly hasn't been remodeled or
17 refurbished in over 25 years. So this needs a
18 complete overhaul and refurbishing and we're
19 looking to, you know, of course just to have a --
20 you know, a -- you know an environment for work
21 -- you know quality work environment for
22 everyone. And we're looking to make those
23 improvements.

24 And also we're looking to make improvements
25 at Palisade Plaza, which is 3700, our senior

1 citizens.

2 We had a project going back in September
3 and in the fall months. And then we had our
4 bidding. There was some very high bidding. We
5 chose maybe to back off for a while and then
6 we're going to re -- you know, relook into this
7 again in -- in the spring months and look to make
8 some improvements at 3700. That is to the
9 community room, the lobbies there, the -- you
10 know, many of the floors that -- and hopefully
11 painting of new doors of all the apartments for
12 our senior citizens and things of that nature.

13 And also one of our buildings here, 640
14 39th Street, doing the same there.

15 So this is just a little projection as to
16 what we like to do with our modernization and
17 some of our operations; sums up to \$300,000.00
18 for this coming spring in our ongoing efforts to
19 make improvements.

20 We feel we have a good comprehensive plan
21 and we're looking to do that -- which is not
22 going to put a strain on our current budget; this
23 is all existing moneys and how to allocate and
24 target those existing moneys in a -- you know, in
25 a responsible -- you know, responsible way. So,

1 -- and smart -- smart planning. Bottom line,
2 smart planning, smart spending, and to get a lot
3 of these projects done.

4 So they're well thought out. We have many
5 people involved in this. And those are the --
6 prioritize them and this -- and in priority this
7 is what we've come up with.

8 And just to give you an idea of some recent
9 general projects and current improvements that
10 we're working on here at the Authority, give you
11 an idea.

12 Of course we discussed the security
13 cameras.

14 We also have something now called the --
15 the National Tenants Network, which is an
16 electronic background check where you can go
17 right online and within -- within three hours you
18 get a return of a back-- total background check,
19 as well as for tenants you'll see if they've ever
20 been evicted elsewhere, if they ever went through
21 a court process elsewhere.

22 So it becomes a very valuable tool and some
23 people that you may be looking to, if they filled
24 out applications, you might be looking to provide
25 them with, you know, with housing and after

1 filling out application, --

2 Basically, you're screening them and
3 vetting them and screening them through this
4 process.

5 Whereby we used to go through the Union
6 City Police Department and the State and that
7 type thing; sometimes it would take three weeks
8 to a month to get things in return. This might
9 come back within 30 minutes, within the half-
10 hour.

11 And so it's a pay -- it's only \$59.00
12 initially to sign up for this and then it's about
13 \$28.00 per person. So it's not costly but at the
14 same time it's very efficient and it will give
15 you an idea -- you know give you an idea of the
16 backgrounds of many people and help you make a
17 wise choice in people coming into our --

18 CHAIRPERSON MARTINETTI: Can you deny
19 somebody for prior evictions?

20 Will HUD -- does HUD allow that?

21 MR. PIZZILLO: You do -- you do have some,
22 you know, --

23 MS. DILLON: Can you just sit forward?

24 MR. PIZZILLO: Oh, sorry.

25 MS. DILLON: Thank you.

1 MR. PIZZILLO: You do have flexibility in
2 that sense to, you know, restrict your tenants
3 based on those, you know, situations, yes.

4 CHAIRPERSON MARTINETTI: So you don't have
5 to adopt an official policy, right? That's
6 already --

7 MR. PIZZILLO: No, that's -- it's -- it's
8 within HUD.

9 CHAIRPERSON MARTINETTI: Okay.

10 MR. PIZZILLO: Yeah.

11 MR. SANGER: The other is we have a new
12 payroll company for cost-efficiency. And with
13 the new payroll company we don't have to pay them
14 any fees. It's going to be no cost to the
15 Authority. So, you know, just looking to improve
16 and also improve the payroll reporting process.

17 We will be finalizing the PURE agreement
18 and we will not be having anything any longer to
19 do with 3900 Palisade Avenue. Starting about
20 March 1st we will be meeting with the -- the -- I
21 guess the Authorities and the -- the people who
22 really own 3900. We were management. If you --
23 some of you might say what is PURE? We basically
24 were being paid in part we were managing 3900
25 Palisade. 3900 Palisade is not one of our

1 facilities; it's a privately owned facility but
2 we were helping manage that.

3 And for the amount of headaches that it
4 went and the amount of money we were getting
5 return for that management, it just wasn't worth
6 it any longer. And very simply in my mind there
7 was just some very minimal amount of opportunity
8 for the people of Union City to get any housing
9 there. Maybe the housing might have opened up
10 maybe two, three apartments a year may have
11 opened up at this facility.

12 So, the -- the fact that we were managing
13 it and really not getting -- the amount of effort
14 and amount of work we were putting into it, the
15 money we were getting in return as far as
16 management fees, and back, it was very minimal
17 for us -- about \$12,000.00 a year, 12 to 15,
18 which was very minimal.

19 And the fact that our -- the people of
20 Union City weren't getting an opportunity to --
21 to live there and there wasn't any openings, that
22 type thing, just didn't make sense any longer to
23 be part of it.

24 So, we'll be severing our relationship on
25 or about March 1st with that. We have one or two

1 of our people here that were on the Board there
2 and -- and I've worked with them but we're all in
3 agreement that we will no longer have a
4 relationship with 3900 Palisade Avenue and I
5 think it's for the -- in the best overall
6 interest of the Authority.

7 So, we're doing -- you know, it's a step in
8 the right direction.

9 Just this week and just today we've had our
10 REAC inspection. And that's a real estate
11 assessment. And -- and basically they come
12 inspect all our buildings and facilities. Waldo
13 has been working very hard the last few months
14 preparing us for that -- him and his staff and
15 group of people.

16 And, Waldo, you just want to give -- maybe
17 just give a little idea on how that went today
18 and, you know, some things we can look towards.

19 MR. MORIN: They were doing -- one, which
20 is Columbian Courts downtown, Third Street,
21 Fourth, West and Bergenline. And they -- they
22 come here, they sit here and they look at all the
23 systems from -- they want to have the
24 certificates from the elevators and lead-based
25 paint that we abated the paint, you know, prior

1 to 1978 when the building was done.

2 And fire extinguishers and pull stations,
3 whatever system they are, you need to have the
4 certificates.

5 Then they going through all the apartments
6 in the computer. They hit button and the
7 apartment -- the computer just tells you -- we
8 want to go into 20 apartments and it tells you --

9 MR. SANGER: Randomly.

10 MR. MORIN: -- 512 1A, --

11 MR. SANGER: Randomly.

12 MR. MORIN: -- 512 2C, 307 1A, and you
13 can't say no. You have to go to whichever
14 apartment they'll tell you and -- and then they
15 do the -- the outside also. So they spend --
16 they left at nine o'clock and they came back
17 about 3:30. So they spend the whole day just
18 checking that.

19 Next Monday they doing 3901-3911; Monday
20 and Tuesday.

21 Then Tuesday and Wednesday they doing the
22 senior building.

23 And then Thursday they doing down the hill.

24 There's two different inspectors. One
25 comes for two -- two sites and the other comes

1 for two different sites.

2 So at the end of the day they give you
3 violations. We have five safety -- life safety
4 that you have to abate; the guys down there are
5 now doing that.

6 Mostly every year there's a big problem
7 because they hit you really hard with the
8 windows. The windows have window guards and a
9 lot of our windows -- a lot of the units there,
10 when you have three bedrooms and two bedrooms,
11 usually one bedroom has two windows and one
12 bedroom has one window. What happened? Tenants
13 put the air conditions there. I send notices;
14 they don't want to take them out. They put a
15 dresser. They block -- the block the egress, so
16 they give us a violation, life safety.

17 So now I have two guys in about 20
18 apartments tonight go in to every apartment
19 telling the tenants to remove and sign that;
20 tomorrow HUD will call and send an email that you
21 have to in 24 hours, by four o'clock, you have to
22 be abated. You have to be done.

23 MR. SANGER: And they'll reinspect.

24 MR. MORIN: And there's nothing we can do.
25 I just told -- I came last year there was on

1 | tenant that went to HUD, got an attorney, their
2 | daughter's sick in bed, she needs air conditioner
3 | whole time, her bedroom has one window. I went
4 | there to pull the air conditioner out, I went
5 | myself, she almost lynch me. So we have to let
6 | it stay there.

7 | So it's that one -- one situation with HUD,
8 | what do we do, how do we -- there's nothing we
9 | can do. I mean I sent letters, do not put
10 | anything on the fire escape. They have fire
11 | escape, you know, for emergency; I got a
12 | violation today.

13 | Now I send the guy there to tell the tenant
14 | to move everything from the fire escape. She
15 | won't move it. I know she won't move it. Then I
16 | go nicely; she takes it out today, she put it
17 | back tomorrow.

18 | Then I go nicely, I send a letter, she
19 | takes it out for two days, and the next morning
20 | it's the same thing. Then eventually go the
21 | attorney, you know, it's a --

22 | So you just waste your time. They do
23 | whatever they want and there's nothing we can do.
24 | So we get the violation on that and that's the
25 | way we -- you know the game goes with that.

1 And the window guard, they want -- they say
2 that we have to have window guards on the -- on
3 the first three floors but now they come up with
4 a new window guard that is a releasable window
5 guard. So now to buy all the window guards, a
6 lot --

7 How many buildings we have?

8 -- we don't have the money.

9 You know, so you get violations for things
10 that we can't really control. And, you know,
11 that's where we are now. So hopefully we see
12 what happen next week.

13 COMMISSIONER DiNARDO: With the -- with the
14 violations do we get fines?

15 MR. MORIN: No, we don't get fined. They
16 just give you a score; they don't give fine.

17 You can go into -- into -- what it's
18 called, sub -- the, you know, non-high
19 performance or whatever. Below --

20 CHAIRPERSON MARTINETTI: Underperforming.

21 COMMISSIONER DiNARDO: Oh, okay.

22 MR. MORIN: But -- but what they do to --

23 COMMISSIONER DiNARDO: For over --

24 MR. MORIN: -- what they tell you to do
25 is --

1 COMMISSIONER DiNARDO: Poor.

2 MR. MORIN: But when -- but then when you
3 have modernization and you have financial, it
4 doesn't go -- it never goes into that.

5 I can tell you that about five years ago
6 the score was about -- out of a hundred, one of
7 the buildings here like a 40, 42 -- way back.
8 But there was nothing that --

9 Another example.

10 We have -- all the apartments have
11 refrigerators. We don't supply them. We supply
12 the stove; we don't supply that, the tenants owns
13 them. They go, they inspect the refrigerator;
14 most of them fail. They give me the violation.

15 So I can't -- we don't buy them but, you
16 know, the seal is wrong or the pollution. So
17 what do I do? I have to send the letter to the
18 tenant. The tenant's not going to throw away a
19 refrigerator that is working good for them but I
20 get the violation -- we get the violation. So
21 things like that we have to.

22 But that's what constantly working. But
23 what happened five years ago, it was so slow --
24 so low that the Director from HUD in -- in Newark
25 call Jose. Called the office here. I'm driving

1 down, I got to go, you know, the building -- you
2 know, you -- you going to have inspect -- take
3 the people, 50 apartments, move them out. We got
4 to get housing; we got to get them out of there.

5 What happened? Oh, the -- you know, we got
6 the report from the REAC; they said the
7 building's falling down. You know, 42, it can't
8 be.

9 So the guy, the Director himself, came,
10 drove over, went to the building and then come
11 over and say there's nothing wrong with the
12 building.

13 COMMISSIONER DiNARDO: Oh my God.

14 MR. MORIN: Or they see a brick that's
15 chipped, it's a violation.

16 The see a sidewalk that's not even that you
17 can trip, just -- they see on the street right in
18 front of the office here --

19 MR. SANGER: They're very strict.

20 MR. MORIN: -- that you have the ivy, --
21 you know the ivy growing, --

22 COMMISSIONER JETTER: Yeah.

23 MR. MORIN: -- they call penetration of
24 vegetation and they give you a violation.

25 So every single thing is a violation that

1 brings the score down.

2 COMMISSIONER JETTER: Yeah.

3 MR. MORIN: Doesn't mean the buildings are
4 falling down but you have to deal with that.

5 All the windows in these buildings --

6 COMMISSIONER DiNARDO: Um-hum.

7 MR. MORIN: -- are old, double pane. You
8 see the fog inside, water, whatever, it's nothing
9 wrong with the window, it's okay, and the screens
10 are gone, they remove it, we get violation.

11 Every time they go in one apartment, the
12 list is like one full page because it's window
13 one, window two, bathroom, bathroom, bathroom.
14 You know, it just -- besides a leak here and
15 minor things but it's just basically a lot of
16 that and that takes points away. That's why it's
17 low.

18 But it's nothing that is -- and they
19 realizing. The guy got pissed off with REAC but
20 there's nothing they can do --

21 COMMISSIONER DiNARDO: Right.

22 MR. MORIN: -- because they got to follow
23 the protocol.

24 COMMISSIONER DiNARDO: Right.

25 MR. MORIN: So that's where we are all the

1 | time; every year is the same thing.

2 | But we'll be done by next Thursday,
3 | hopefully, and we'll take it, we'll do what we
4 | do, do something. You know they tell us to do --

5 | COMMISSIONER DiNARDO: Hopefully we won't
6 | fail because of the refrigerators.

7 | VICE CHAIRPERSON GUTIERREZ: Exactly.

8 | Or the windows.

9 | MR. MORIN: Well we just got --

10 | COMMISSIONER DiNARDO: They're tougher than
11 | you.

12 | MR. MORIN: Yeah.

13 | We just got today -- in the inspection --

14 | CHAIRPERSON MARTINETTI: Nobody's
15 | tougher --

16 | MR. MORIN: -- we got today we found -- in
17 | the inspection we got today we have three
18 | apartment, three bedroom, --

19 | Yeah, we have two bedrooms and a hallway
20 | which the tenant changed the lock and they put
21 | their --

22 | Most of the tenants each on the lease say
23 | you cannot change a lock. We have to have
24 | access. But most of these tenants, when you have
25 | a two or three bedroom or four bedroom, the head

1 of house or the mother or the father, they have
2 all these kids that are 15, 14, whatever kids,
3 they change the lock on the bedroom. They put
4 their own privacy lock.

5 VICE CHAIRPERSON GUTIERREZ: Oh my God.

6 MR. MORIN: And I send them letter; they do
7 it anyway. And I go and I change it; next day
8 they change it again. I got to wait till next
9 year for the --

10 You know because they don't want the kids
11 in there. So now today I just got three of them;
12 three -- they changing out the lock tonight.
13 Well I tell them to go, if they give them a hard
14 time we can't change it. I'm not going to -- you
15 know they're not going to fight with the tenant.

16 But things like that get you points and
17 points and points and you can't -- it's out of
18 your control.

19 COMMISSIONESR DiNARDO: Understood.

20 MR. MORIN: We have a senior citizen, you
21 know, in the building that she took the door out
22 of her bedroom because she puts a dresser there
23 and she, you know, --

24 VICE CHAIRPERSON GUTIERREZ: Oh my God.

25 MR. MORIN: -- they gave me a violation

1 last year.

2 I appeal. I appeal and I send a letter
3 from the tenant signed and pictures and
4 everything that she didn't want to; they don't
5 care, you have to have a door there.

6 I go back and talk to the tenant, she hits
7 me with a cane on the head. I mean what you
8 want. I do whatever I want to my apartment and
9 whatever --

10 Listen, I -- how do I fight with a -- with
11 an 82 year lady? I can't. So, --

12 VICE CHAIRPERSON GUTIERREZ:

13 (Indiscernible).

14 MR. MORIN: -- don't have it. The door is
15 not there. Let HUD do whatever they want to do.
16 I can't -- you know?

17 So those are things that we deal with.
18 But --

19 COMMISSIONER DiNARDO: Well, just as long
20 as I guess we have a paper trail that they are --

21 MR. MORIN: Yeah that we tried. That's
22 what I can do, try.

23 COMMISSIONER DiNARDO: -- and you try and,
24 you know, --

25 VICE CHAIRPERSON GUTIERREZ: And you're --

1 MR. MORIN: You know, because HUD
2 doesn't --

3 VICE CHAIRPERSON GUTIERREZ: -- lucky that
4 they don't get the broom.

5 COMMISSIONER DiNARDO: -- so that you
6 don't --

7 MR. MORIN: -- care about trying. Only
8 want you to do something.

9 MR. SANGER: Evidence of remediation, --

10 COMMISSIONER DiNARDO: No, no, I understand
11 that --

12 MR. SANGER: -- yeah.

13 COMMISSIONER DiNARDO: -- but for us, for
14 lia --

15 MS. DILLON: Please, one at a time.

16 COMMISSIONER DiNARDO: -- for us, for
17 liability purposes, --

18 MR. MORIN: Yeah.

19 COMMISSIONER DiNARDO: -- if something ever
20 happened, at least you'll have a --

21 CHAIRPERSON MARTINETTI: Okay, Jorge, you
22 should go get some air.

23 COMMISSIONER DiNARDO: -- paper trail.

24 VICE CHAIRPERSON GUTIERREZ: Yeah.

25 CHAIRPERSON MARTINETTI: Like outside air.

1 MR. MORIN: So where we are --

2 CHAIRPERSON MARTINETTI: Outside of this
3 room.

4 MR. MORIN: -- and we'll be done next week
5 and see what happens.

6 Okay?

7 MR. SANGER: A lot of evidence of
8 remediation, yes, --

9 MR. MORIN: Yeah.

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- that we've been trying --
12 make it.

13 COMMISSIONER DiNARDO: (Indiscernible).

14 CHAIRPERSON MARTINETTI: Poor guy have any
15 sick days?

16 MR. NATERA: He earned them already.

17 CHAIRPERSON MARTINETTI: Send him home
18 tomorrow.

19 MR. SANGER: And he's the new HR man. He
20 takes -- he's taking care of all the sick days.
21 He's keeping track of them of all.

22 MR. MORIN: Okay. Okay.

23 MR. SANGER: The other item I -- you know
24 I'm happy to announce and say that, you know,
25 realizing that, of course, we're dealing with so

1 | many people in all our facilities. You know
2 | we're in the people business and providing
3 | services for people. And when I first came I
4 | realized there were no defibrillators in any of
5 | our facilities.

6 | So with that being said, just recently, we
7 | had -- we have -- we're having -- we -- three
8 | defibrillators delivered. One for our building
9 | here. One for 3700. And one, of course, back in
10 | -- in our facility, our gymnasium Pavilion
11 | facility where we have physical activities and
12 | things of that nature.

13 | Also, come with the defibrillators we're
14 | also getting training. We're getting training
15 | for our security staff and the different people
16 | and these are --

17 | COMMISSIONER DiNARDO: I thought you were
18 | choking.

19 | MR. SANGER: -- the defibrillators that --

20 | MR. RODRIGUEZ: It's proper -- appropriate,
21 | right?

22 | MR. SANGER: Yeah.

23 | MR. RODRIGUEZ: Excuse me.

24 | COMMISSIONER JETTER: Yeah.

25 | MR. SANGER: So, we have our

1 defibrillators. We're having them in the -- our
2 three main sites. People are being trained. And
3 not only are they trained for the defibrillators
4 but they'll also get CPR training and get
5 certified for CPR training as well. Our security
6 guards, some of our key people in some of our
7 main buildings --

8 VICE CHAIRPERSON GUTIERREZ: Yup. Very
9 good.

10 MR. SANGER: -- and key buildings --

11 COMMISSIONER DiNARDO: Terrific.

12 MR. SANGER: -- and things of that nature.

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 MR. SANGER: So, obviously, it was
15 something that was tremendously needed --

16 VICE CHAIRPERSON GUTIERREZ: Um-hum.

17 MR. SANGER: -- and appropriately so. And
18 so we worked hard towards that in putting that
19 together.

20 Jorge has worked with the people. And they
21 were just the other day here providing training
22 for us; the first phase of training with the
23 defibrillators, you know, awareness and
24 philosophy and things of that nature. And then
25 we'll be moving towards and getting certified in

1 CPR. So, you know, we'll go more towards that.

2 MR. MORIN: And I think anyone, they're
3 welcome to come to the next meeting, that want to
4 get certified -- the Commissioners.

5 MR. SANGER: Yeah, if you'd like to get
6 certified --

7 MR. MORIN: Maybe if you want to get
8 certified, --

9 MR. RODRIGUEZ: Yeah, yeah, we --

10 MR. MORIN: -- you can --

11 MR. RODRIGUEZ: -- have enough.

12 MR. SANGER: Yeah.

13 VICE CHAIRPERSON GUTIERREZ: I'm certified
14 already.

15 MR. SANGER: You want to get certified in
16 CPR training, come --

17 VICE CHAIRPERSON GUTIERREZ: I'm certified
18 already.

19 MR. MORIN: We'll let you know.

20 VICE CHAIRPERSON GUTIERREZ: I have mine
21 already.

22 MR. SANGER: And then the last -- just the
23 last item, upgrading various standard operating
24 procedures.

25 Jorge has worked very closely with Rafael

1 and reviewing a lot of our procedures, trying to
2 become more efficient, more effective, and
3 getting more into a -- you know, into a
4 comprehensive systematic approach to doing
5 things. And just a lot of little things that are
6 adding up to become more efficient; of course,
7 cost savings and things of that nature. And
8 training people to do so -- you know, to do that;
9 we're about efficiency.

10 So a lot of good things happening and as we
11 move forward and --

12 Do you have any questions towards this at
13 all, in terms of our projects, something we're
14 looking to do?

15 But you -- as you can see we're continuing
16 our efforts. And as I said very simply from the
17 very first meeting, how can we get better? Very
18 simple thing, how can we get better? And this is
19 just a step in that direction that we are getting
20 better. And there's a lot of things going on.

21

22 **PUBLIC COMMENT:**

23

24 MR. SANGER: So with that being said, I'd
25 like to move towards the public portion of our

1 meeting.

2 And is there anyone from the public who
3 would like to address -- address --

4 No one? Okay.

5 With that being said, no one.

6 And unless our -- Mr. Chairperson or anyone
7 has any comments you'd like to make, sir?

8 CHAIRPERSON MARTINETTI: No.

9 MR. SANGER: No? You're good?

10 All right.

11 Thank you.

12

13 **ADJOURNMENT:**

14

15 MR. SANGER: And with that, I'll have a
16 motion to adjourn?

17 CHAIRPERSON MARTINETTI: Motion.

18 MR. SANGER: Motion by --

19 VICE CHAIRPERSON GUTIERREZ: Second it.

20 MR. SANGER: -- Chairperson Martinetti.

21 Second by Vice Chairperson Margarita

22 Gutierrez.

23 And I -- I could say at this time, all in
24 favor?

25

1 (Whereupon, there was a chorus of ayes.)

2

3 MR. SANGER: Okay.

4 Meeting closed.

5 And thank you very much.

6 And anyone who would like to stay behind a

7 little bit, there are some -- a little

8 refreshments in the back, some sandwiches and

9 refreshments and thank you everyone.

10

11 (Whereupon, the proceedings were concluded

12 at 5:25 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, January 19, 2017
10 and digitally recorded.

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