

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, February 16, 2017
Commencing at 4:32 p.m.

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

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

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

ELISE DiNARDO, COMMISSIONER
DENNIS E. GONZALEZ, 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
GERARD D. PIZZILLO, ESQ., COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MR. SANGER: Okay, if you will, can we
2 stand and we'll salute the flag?

3

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

6

7 MR. SANGER: Good day, everyone.

8 COMMISSIONER MUNDORF: Hello.

9 MR. SANGER: And thank you for being here
10 for our -- for our February Board Meeting.

11

12 **ROLL CALL:**

13

14 MR. SANGER: And at this moment we'll have
15 our roll call.

16 And we'll start with Chairperson
17 Martinetti?

18 CHAIRPERSON MARTINETTI: Here.

19 MR. SANGER: Vice Chairperson Gutierrez?

20 Absent.

21 Commissioner Jetter?

22 COMMISSIONER JETTER: Here.

23 MR. SANGER: Present.

24 Commissioner Elise DiNardo?

25 Absent.

1 Commissioner Dennis Gonzalez?

2 Absent.

3 Commissioner Debra Mundorf?

4 COMMISSIONER MUNDORF: Here.

5 MR. SANGER: Present.

6 And Commissioner Jose Pedraza?

7 COMMISSIONER PEDRAZA: Here.

8 MR. SANGER: Present.

9 We have four present; three absent. But we
10 do have a quorum, so we can begin with our
11 meeting.

12 At this time I would like to have a motion
13 to go right into Executive Closed Session so we
14 can begin to talk about some Closed Session
15 matters.

16 CHAIRPERSON MARTINETTI: Motion.

17 MR. SANGER: Motion by Chairperson
18 Martinetti.

19 Second?

20 COMMISSIONER MUNDORF: I'll --

21 MR. SANGER: Second by Commissioner
22 Mundorf.

23 And can I have a roll call please?

24 Commissioner Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. SANGER: Commissioner Gutierrez?

2 Absent.

3 Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Elise -- Miss -- Commissioner
6 DiNardo?

7 Absent.

8 Commissioner Gonzalez?

9 Absent.

10 Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: And Commissioner Pedraza?

13 COMMISSIONER PEDRAZA: Yes.

14 MR. SANGER: Okay.

15 We now go into Closed Session.

16

17 (Whereupon, the Board moved to Executive
18 Session at 4:33 p.m.)

19

20 (Whereupon, the Board returned to Open
21 Session at 4:55 p.m.)

22

23

24 MR. SANGER: As we go back into Regular
25 Session now I just want to remind, as we've done

1 in past months, we will now be part of Consent
2 Agenda, with your approval of course. I just
3 need your approval. But I know the last few
4 months you've been in approval of that and I'm
5 just -- we'll -- we'll continue with that
6 process.

7 So and now we will go towards -- towards --
8 towards Consent Agenda.

9
10 (Whereupon, the Board discussed the
11 following item:

12 **RESOLUTION NO. 2017-85 - RESOLUTION**
13 **AUTHORIZING THE PHA TO ADVERTISE FOR BIDS/REPS.)**

14
15 MR. SANGER: What I'd like to do right now
16 after the -- the various -- the Approval of the
17 Minutes that we'll, of course, go through Consent
18 Agenda but there are two Resolutions that I'd
19 like to read and one is number --

20 Resolution 2-- number 2017 number 85.

21 And it's a Resolution Authorizing the PHA
22 to Advertise for Bids.

23 And this is the annual bids that we do each
24 spring and what we're looking to do is to send
25 out about 14 bids which will allow us to --

1 overall with our operations.

2 And I just want to remind everyone here
3 that all of these bids now, last year we had
4 lowered the -- the exceed amount by 15 percent --
5 not to exceed amount by 15 percent and we would
6 be consistent with that again this year.

7 So, every one here of all these bids that
8 will go out we will not exceed an amount that was
9 lowered by 15 percent of last year and again we
10 will do it now.

11 So that -- Resolution Authorizing the PHA
12 to Advertise for the Bids. And those bids will
13 be consulting services.

14 Fee accountant.

15 Independent auditor for 2017.

16 After hours/emergency telephone answering
17 service.

18 Regular/emergency locksmith services.

19 Stenographic recording services.

20 Tub/wall re-glazing.

21 Maintenance vehicles mechanic.

22 Veterans Housing steps replacement and
23 repair.

24 Landscaping maintenance.

25 Boiler/fireside cleaning.

1 Veterans Housing roof replacement and
2 repairs.

3 And boiler/heating system emergency calls.

4 And one, number 14, common
5 areas/hallway/walls and stair -- stairs upgrade
6 at the Columbian Court, which I'm going to talk
7 to you about in a few minutes as part of my
8 Executive Director's Report.

9 So that is that first Resolution and this
10 is -- this is a procedure that we do each spring
11 to provide the services and everything needed for
12 upkeep, repair and everything that we need at the
13 Authority. So, that's basically self-
14 explanatory.

15 But I do remind that, again, everything
16 will be cut by 15 percent of what it's been in
17 the past -- overall monies.

18
19 (Whereupon, the Board discussed the
20 following item:

21 **RESOLUTION NO. 2017-86 - CONDITIONALLY**
22 **APPROVING SETTLEMENT OF THE LAWSUIT BETWEEN THE**
23 **UNION CITY HOUSING AUTHORITY AND LUIS SALAS**
24 **PENDING APPROVAL BY THE DEPARTMENT FOR HOUSING**
25 **AND URBAN DEVELOPMENT ("HUD").)**

1

2 MR. SANGER: The second Resolution is
3 Resolution 2017 number 86.

4 And this is related to the Salas case, as
5 -- as mentioned and as discussed by Gerard within
6 our Closed -- in our Closed Session.

7 So, Resolution Conditionally Approving
8 Settlement of the Lawsuit Between the Union City
9 Housing Authority and Luis Salas Pending Approval
10 by the Department of Housing and Urban
11 Development.

12 Whereas, a former employee, Luis Salas, has
13 instituted a lawsuit against the Union City
14 Housing Authority alleging his termination was in
15 violation of New Jersey Law Against
16 Discriminations, and is captioned as Luis Salas
17 versus Union City Housing Authority.

18 Whereas, the Authority having Counsel,
19 through its insurance carrier, representing the
20 Authority's interests with regards to this
21 lawsuit; and

22 Whereas, it has been recommended by Counsel
23 to settle the matter prior to a trial on the
24 merits;

25 Whereas, it has been determined by the

1 Board of Commissioners of the Authority that,
2 without accepting any liability with regards to
3 the claims made by Mr. Salas, the necessity of
4 settling the matter is outweighed by the risks
5 and costs of litigation;

6 Whereas, the Commissioners of the Authority
7 conditionally approve to settle the matter; and

8 Whereas, the Authority approves the
9 submission of this resolution to HUD for its
10 review and approval for the use of federal monies
11 to fund the settlement; and

12 Whereas, the Authority conditionally
13 approves the settlement pending a review and
14 approval of this resolution and terms contained
15 herein by Insurance Counsel of the Authority; and

16 Whereas, Counsel for the Authority has
17 notified HUD of this matter and HUD having
18 requested this resolution to be submitted prior
19 to any approval of the use of federal monies to
20 fund the settlement;

21 Now, Therefore, Be It Resolved that the
22 Board of Commissioners of the Union City Housing
23 Authority hereby conditionally approve, subject
24 to approval by the Counsel to the settlement
25 document, to settle the lawsuit captioned Luis

1 Salas versus Union City Housing Authority;

2 Now, Therefore, Be It Resolved that the
3 Board of Commissioners of the Union City Housing
4 Authority Approve the submission of this
5 Resolution on February 16th, 2017 -- 2017 to HUD
6 for its approval and ultimate permission to use
7 federal monies to fund the above-captioned
8 lawsuit.

9 And we'll be voting on that in a few
10 minutes through the Consent Agenda.

11 So, those -- those are two of the
12 Resolutions that I want to mention.

13 We also have the Payment of Bills that
14 you'll see there.

15 We spoke about our Receivables and
16 Delinquent Accounts earlier.

17

18 (Whereupon, the Board discussed the
19 following item:

20 **DIRECTOR'S REPORT/UCHA ACHIEVEMENTS.)**

21

22 MR. SANGER: And right now what I'd like to
23 do is do a bit of a Director's Report for you and
24 just give you an update on some of the highlights
25 and some of the key projects that we're -- we're

1 implementing here at the Authority to -- to, you
2 know, keep you abreast of what's going on, how
3 we're making improvements and how we're improving
4 the quality of life for everyone at the
5 Authority.

6 The first has to do with progress of -- you
7 maybe asking yourself, hey, how's it going with
8 the camera -- the new camera system that's being
9 installed here?

10 Right now the last two months they've been
11 working on basically drilling, drilling all holes
12 and things of that -- that nature.

13 COMMISSIONER MUNDORF: Um-hum.

14 MR. SANGER: They're doing what they call
15 -- they're running pipe. They're running pipe
16 through holes where they're going to eventually
17 come -- the lines could be for the cameras.

18 COMMISSIONER MUNDORF: Right.

19 MR. SANGER: And we're seeing a lot of --
20 they report to us on a daily basis. They give us
21 a daily report. They keep us abreast of what
22 they're doing. And we just met with them just
23 yesterday and my team -- our team here from the
24 Housing Authority with their team and discussed
25 their progress so far and we are happy with it.

1 Of course we're pushing them to try to
2 finish it as fast as possible --

3 COMMISSIONER MUNDORF: Right.

4 MR. SANGER: -- and to expedite that. And
5 that's always a challenge with that work but
6 we're hoping it's going to be done, you know, by
7 early this spring. And, of course, so we could
8 have our cameras in place.

9 So, thus far we're seeing a lot of, you
10 know, a lot of progress and, you know, we're
11 working closely with them and we're getting a lot
12 of positive from the -- the tenants and the
13 residents themselves. Hey, I see you're putting
14 in the cameras. Hey, that looks good. They hope
15 this is going to help us with a lot of the
16 issues.

17 So I think people are excited about it and
18 I'm sure that many people see and are
19 anticipating the benefits of how it's going to
20 help us overall for safety and for quality of
21 life. So a lot of good things happening there.

22 Another thing that you --

23 Number 14 that was on our -- our bidding
24 sheet here, you -- you saw that common areas,
25 hallways, walls, stairways, upgrade for Columbian

1 Court.

2 Columbian Court -- you might say where's
3 Columbian Court. Columbian Court is our
4 projects, our -- our buildings that are down on
5 3rd and 4th Street downtown.

6 While we've done quite a bit of upgrade and
7 work at the 3700 senior citizens building, we've
8 done work here with cameras and upgrade and, of
9 course, we want to do -- improve the quality of
10 life down on 3rd and 4th Street.

11 So we will be going out for bid downtown
12 there to improve -- and upgrade the buildings
13 with -- with overall painting of the walls, the
14 hallways, painting of the stairwells, improvement
15 to the fencing, improvement to the landscaping
16 and -- and just, you know, overall -- you know,
17 the playground there as well, we're hoping we
18 have enough money to improve the playground.

19 So what we want to do is improve the, you
20 know, the whole area down there for the people
21 there, --

22 COMMISSIONER MUNDORF: Right.

23 MR. SANGER: -- you know, to make it clean
24 and -- and, of course, safe.

25 So, a lot of -- a lot of good things

1 | planned for down there as well and we're hoping
2 | that's going to be probably an early summer
3 | project. Not as quick but once we go out to bid
4 | and get everything together, it will probably
5 | become an early -- once we get going it will
6 | probably be an early summer or summer project.
7 | So we're hoping to get that done as well.

8 | One thing I'm happy to announce tonight and
9 | Mr. Martinetti through -- as being our Chairman
10 | has always, in his conversation with me, he says
11 | Mr. Sanger we -- we have a lot of potential here
12 | at the Authority and we have a lot of -- we have
13 | facilities and areas that may be under-utilized;
14 | and how can we utilize a lot of our properties
15 | and -- and bring maybe some income and, you know,
16 | be creative and bring income to the Housing
17 | Authority.

18 | So we've done that in different ways and,
19 | just recently, in addition to already working
20 | with the Union City Board of Education where
21 | they've rented and they're leasing our gym for
22 | different -- for physical -- physical education
23 | activities for an alternative ed program.

24 | We just met with them two days ago; they
25 | had a group of people of six or seven educators

1 | come from the -- the Union City Board of
2 | Education and they're going to be using our
3 | facility now and our -- our classrooms and our
4 | rooms and our facility there now for a new
5 | special needs special education program.

6 | So we're excited about that to have a
7 | partnership with the Union City Board of
8 | Education and especially, you know, we all have a
9 | sensitivity and we all have, you know, a warm
10 | heart to help special needs students and things
11 | of that nature. So it's a great partnership to
12 | show how the Union City Housing Authority, in
13 | partnership with the Union City Board of
14 | Education, and to improve, you know, the --

15 | COMMISSIONER MUNDORF: Yeah.

16 | MR. SANGER: -- the offerings and the
17 | educational opportunities for many people here in
18 | the City, so -- especially those special needs
19 | students.

20 | And the other thing of course is it's going
21 | to allow us to bring in income to the -- the
22 | Housing Authority. And without -- we didn't come
23 | up with a figure yet but we -- we think it's
24 | going to be, you know, an amount of money that
25 | was -- you know that we would enjoy. And

1 | certainly, you know, we're -- we're looking in --
2 | you know, I really shouldn't say until we get
3 | together with our attorneys and come up with
4 | numbers and things of that nature but it would be
5 | a, you know, a nice amount of money that would be
6 | fair for both parties and -- and would allow us
7 | to have income and allow us to have monies to
8 | make improvements in other areas.

9 | And, so I am hoping by -- not hoping but I
10 | am projecting -- hope and projection that with
11 | the -- the site on Peter Street, the Union City
12 | Board of Education here working that the site
13 | here as well with -- in our Pavilion, working
14 | with AT&T on the roof, this coming year we should
15 | be somewhere in maybe a quarter of a million
16 | dollar bracket of income, 200 -- between 200 and
17 | \$250,000.00 of income for the Union City Housing
18 | Authority and -- and, again, something we can
19 | make -- and to make improvements for everyone --

20 | COMMISSIONER JETTER: You know Marty,
21 | they're doing a pretty good job on Peter Street.

22 | CHAIRPERSON MARTINETTI: Yeah, they --

23 | COMMISSIONER JETTER: There's not that much
24 | noise.

25 | CHAIRPERSON MARTINETTI: Yeah, we're --

1 we're on them.

2 COMMISSIONER JETTER: Pardon me?

3 CHAIRPERSON MARTINETTI: We watch them
4 closely.

5 COMMISSIONER JETTER: Oh. I knew you
6 would.

7 CHAIRPERSON MARTINETTI: Because --

8 COMMISSIONER JETTER: But I do too.

9 CHAIRPERSON MARTINETTI: The other day they
10 had, a little hose running down the street
11 somewhere. We made them remove it.

12 COMMISSIONER JETTER: Yeah.

13 CHAIRPERSON MARTINETTI: We keep an eye on
14 it for these guys.

15 COMMISSIONER JETTER: Okay. I don't know
16 they --

17 MR. SANGER: Well, I'll -- I'll say this,
18 we haven't had any complaints from the people at
19 the Veterans Housing.

20 COMMISSIONER JETTER: No.

21 MR. SANGER: Not one phone call, not one
22 letter, no reaching out to -- to us or anything
23 of that nature. So, something good is happening
24 there, so that's good.

25 CHAIRPERSON MARTINETTI: Yeah that message

1 was sent loud and clear --

2 MR. SANGER: Yes. Yes.

3 CHAIRPERSON MARTINETTI: -- not to disturb
4 the residents.

5 MR. SANGER: Yes. We did --

6 COMMISSIONER JETTER: Yeah, well they're
7 listening this time.

8 MR. SANGER: We did get a lot of help from
9 Marty and the City fathers and to be sure -- you
10 know, to protect them.

11 COMMISSIONER JETTER: Oh, Marty, yeah, oh
12 he's always there. You don't think I see you but
13 I see everything.

14 MR. SANGER: The other item I want to
15 report this evening, starting April 1st of this
16 year, the Union City Housing Authority will have
17 no affiliation with 3900 Palisade Avenue; 3900
18 Palisade Avenue we were under -- we -- we were
19 working there for many years as management for
20 that building.

21 But after some research and some
22 contemplation and really an assessment and an
23 evaluation of truly what it brings the -- the
24 Union City Housing Authority, the rewards for
25 managing that and, quite frankly, there was a lot

1 of work involved there and what we were getting
2 back as far as compensation for that was -- was
3 very minimal for the amount of work we were
4 putting in.

5 And the other fact was since 2006 and to
6 hear this, since 2006 there's only been a
7 turnover of three apartments at that site. So in
8 10, 11 years, there's only been a turnover of
9 three apartments, which means there's not an
10 opportunity for Union City residents to -- to,
11 you know, to -- to get apartments there or get
12 living space, you know, to enjoy that.

13 So, really it wasn't a value financially,
14 it wasn't a value of turnover and opportunity for
15 Union City residents to have -- you know to have
16 housing and to get -- and have a residence and
17 things of that nature. So with all that
18 considered, we thought it best to sever our
19 relationship there.

20 So we are working closely with the new
21 management team and the management group and
22 we're in transition, things like that and we're
23 helping train some of their people. So we're
24 doing our best to make a smooth transition.

25 I'm also, starting tomorrow morning, once

1 | this is approved this evening by you, I'll be
2 | sending a letter to the Union City Police
3 | Department, the Union City Building Department,
4 | the Board of -- the Board of Health here, every
5 | -- all the main departments within the City to
6 | let them know that we were no longer the
7 | management there but also give them the name of
8 | the new management company with a contact person
9 | and a phone number.

10 | So we're making the transition and we'll
11 | also let all the departments within the City know
12 | that, that there is a transition, a new
13 | management team and how they can contact them as
14 | -- as we move forward.

15 | So, it just wasn't of value anymore and,
16 | you know, there just wasn't a benefit for these
17 | -- for the Union City Housing Authority and so
18 | we're moving forward with that.

19 | We're also working very hard -- both Rafael
20 | and Jorge, working towards -- well all of us
21 | really when it comes to budget audit preparations
22 | we have this year. So, audit -- it's audit time,
23 | so we're in preparation for that; we'll have that
24 | the next three months as well.

25 | And the other thing you're going to be

1 hearing a lot about when I mentioned this at our
2 last one or two meetings but now it's time that
3 we have a policy and we do have a policy in place
4 but the Union City Housing Authority must now be
5 a -- and I'm talking about everywhere, must be a
6 smoke-free environment.

7 COMMISSIONER JETTER: Even the Veterans?

8 MR. SANGER: Even the Veterans. Yeah.

9 COMMISSIONER JETTER: Yay.

10 MR. SANGER: And -- and, of course, we
11 should include the Veterans even that we know
12 Veterans is not truly under HUD so-to-speak --

13 COMMISSIONER JETTER: No but --

14 MR. SANGER: -- but at the same time we
15 would -- we would extend that --

16 COMMISSIONER JETTER: Okay.

17 MR. SANGER: -- those, you know, those
18 rules and regulations to --

19 COMMISSIONER JETTER: Because all the --

20 MR. SANGER: -- to Veterans as well.

21 COMMISSIONER JETTER: -- cigarette butts
22 are thrown out the window.

23 MR. SANGER: Which means --

24 COMMISSIONER MUNDORF: Yeah.

25 MR. SANGER: -- no one could -- and it's

1 very -- going to be very hard to enforce but no
2 smoking at all in any of the apartments, any of
3 the building. Very hard; people's private homes,
4 private whatever. But cannot smoke in any common
5 areas, playgrounds, laundry rooms, hallways,
6 elevators, you know outside areas, things of that
7 nature.

8 So, we're going to be putting signs all up.
9 We're required to put signs in all -- you know,
10 all common areas, all, you know, gathering spots,
11 things of that nature -- signs, no smoking,
12 smoke-free environment.

13 And we're going to do our best to enforce
14 this.

15 I'm sure there's going to be a lot more
16 rules and regulations you're going to be hearing
17 coming out from the federal government on how
18 we're going to implement this, how we're going to
19 enforce this. But at the same time we have
20 developed a policy working with one of our
21 consultants. We do have a policy in place now.
22 We will have all the signs up and we'll be able
23 to, you know, do that.

24 CHAIRPERSON MARTINETTI: Gerard, do we have
25 to adopt that as a Board?

1 MR. PIZZILLO: Well, you know, it --

2 CHAIRPERSON MARTINETTI: Or is that
3 something that the E.D. can do?

4 MR. PIZZILLO: It was --

5 Yeah. Yeah. I think -- I think that's
6 right. I think the -- the Executive Director can
7 take that action --

8 CHAIRPERSON MARTINETTI: Okay, good.

9 MR. PIZZILLO: -- without a full Board, you
10 know. However, if one's required I'm sure the
11 Board would --

12 CHAIRPERSON MARTINETTI: Yeah, --

13 MR. PIZZILLO: -- have no issues with it.

14 CHAIRPERSON MARTINETTI: -- we just want
15 to --

16 MR. PIZZILLO: Yeah.

17 CHAIRPERSON MARTINETTI: -- make sure.

18 MR. SANGER: It is an addition now to our
19 Policy Manual --

20 CHAIRPERSON MARTINETTI: Good.

21 MR. SANGER: -- of all our policies. So
22 it's to be included with the Policy Manual.

23 But that's a good point. Just to be sure
24 that we're doing it, --

25 CHAIRPERSON MARTINETTI: Right.

1 MR. SANGER: -- you know, the right way.

2 COMMISSIONER JETTER: Yeah.

3 While we're at it, can we also stop them
4 from letting the dogs run loose --

5 MS. DILLON: Can you speak up, Ms. Jetter,
6 please?

7 COMMISSIONER JETTER: -- and go to the
8 bathroom -- the Housing --

9 MR. SANGER: Well, what we've done, --

10 COMMISSIONER JETTER: -- in the Veterans
11 Housing.

12 MR. SANGER: -- Commissioner, is we've sent
13 letters numerous times about -- with a -- a
14 number of issues.

15 And one of those issues included in our
16 letter was about, you know, dog -- you know,
17 walking of dogs and doing -- picking themselves
18 -- you know, picking up after the dogs.

19 In many of our spots we've put up the --
20 the plastic bags ourselves, we've done that
21 here --

22 COMMISSIONER JETTER: Yeah, right outside
23 there.

24 MR. SANGER: -- and every where.

25 COMMISSIONER MUNDORF: People take them.

1 MR. SANGER: Right outside here, --

2 COMMISSIONER JETTER: I don't know how --

3 MR. SANGER: -- the plastic bags.

4 And we do our best. We -- we talk with
5 everyone. We send out notices. We're doing
6 everything we can to facilitate, you know, with
7 the -- you know providing for them plastic bags
8 and things of that nature. We put up signs in
9 numerous places, in numerous common areas. And
10 we're doing our best.

11 Unfortunately, it's -- it's very hard. You
12 know but we will work closely with the Health
13 Department in Union City, if we do recognize
14 someone who's consistent.

15 And one thing I think is going to help,
16 once we have the cameras -- and we're going to
17 have the cameras that --

18 COMMISSIONER JETTER: We're going to have
19 cameras in Veterans Housing?

20 MR. SANGER: -- there's going to be many
21 external cameras, --

22 Not in Veterans yet. We're hoping for
23 Veterans in the future. But, you know, part of
24 our plan down the road in the future to have
25 cameras there as well.

1 But we're -- we're hoping with cameras that
2 are going to be many external cameras that we
3 have, we'll be able to get more and more people.
4 And when we see people who are doing it on a
5 regular basis, we can call the Health Department
6 and the Police Department --

7 COMMISSIONER JETTER: That --

8 MR. SANGER: -- and work -- and provide
9 them with summonses for that.

10 So, we're -- you know we're hoping to do
11 that.

12 It's' going to be a lot more work for us
13 but --

14 COMMISSIONER JETTER: Where I live --

15 MR. SANGER: -- it's going to help.

16 COMMISSIONER JETTER: -- people come in and
17 out of there, they don't even live there.

18 MR. SANGER: Um-hum.

19 COMMISSIONER JETTER: And I don't know how
20 poor Waldo's mother and dad stand it upstairs
21 with that dog. I mean that's a shame. They're
22 older people and -- and the dog is running around
23 crazy running outside. You know? That -- that
24 shouldn't be.

25 MR. SANGER: Well, we do our best.

1 COMMISSIONER JETTER: So whatever you
2 can --

3 MR. SANGER: Whenever we meet with people
4 and -- we -- we had a meeting in the summertime
5 there, we talk to people about the -- walking
6 dogs and things of that --

7 We try. We try --

8 COMMISSIONER JETTER: You know --

9 MR. SANGER: -- every way possible, --

10 COMMISSIONER JETTER: -- yeah.

11 MR. SANGER: -- it's just a --

12 COMMISSIONER JETTER: I know, Stanley.

13 MR. SANGER: -- very hard to enforce.

14 COMMISSIONER JETTER: I know.

15 MR. SANGER: And especially in the
16 wintertime like this.

17 COMMISSIONER JETTER: Yeah.

18 MR. SANGER: Very hard, so we move
19 towards it.

20 The other thing we did have -- last -- and
21 last thing, we did have -- while we haven't had
22 much snow but the snow we've had in the recent
23 past. And just to let you know we had our new
24 trucks that we had ordered. We had a new plow on
25 our trucks.

1 COMMISSIONER JETTER: They look nice.

2 MR. SANGER: And --

3 COMMISSIONER MUNDORF: Yeah.

4 MR. SANGER: -- it helped very much in
5 clearing some of our areas and so those trucks
6 that went through our -- our bidding system, our
7 State bidding system and --

8 COMMISSIONER JETTER: They --

9 MR. SANGER: -- and the plow that connected
10 really helped with the snow and the removal and,
11 you know, a good step in the right direction.

12 COMMISSIONER JETTER: The trucks look
13 really nice going by. They look as good as
14 Weehawken.

15 CHAIRPERSON MARTINETTI: Better. Better.

16 COMMISSIONER JETTER: I say it a lot. You
17 know that.

18 MR. SANGER: Okay, that is the report of
19 Counsel and report of the Director.

20 Is there anyone else who has any other
21 issues?

22

23 **PUBLIC COMMENT:**

24

25 MR. SANGER: And at this time we could have

1 our public portion.

2 Is there anyone who would like to speak?

3 MS. DILLON: Mr. Sanger?

4 MR. SANGER: Excuse me?

5 MS. DILLON: You haven't taken any votes.

6 MR. SANGER: Yeah.

7

8 (Whereupon, the Board discussed and took
9 action on the following items:

10 **CONSENT AGENDA:**

11 A. APPROVAL OF MINUTES - REGULAR MEETING,
12 JANUARY 19, 2017;

13 B. RESOLUTION NO. 2017-85 - RESOLUTION
14 AUTHORIZING THE PHA TO ADVERTISE FOR BIDS/RFPS;

15 RESOLUTION NO. 2017-86 - RESOLUTION
16 CONDITIONALLY APPROVING SETTLEMENT OF THE LAWSUIT
17 BETWEEN THE UNION CITY HOUSING AUTHORITY AND LUIS
18 SALAS PENDING APPROVAL BY THE DEPARTMENT FOR
19 HOUSING AND URBAN DEVELOPMENT ("HUD");

20 C. APPROVAL OF PAYMENT OF BILLS;

21 D. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS;

22 E. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS; and
23 REPORT OF COUNSEL.)

24

25 MR. SANGER: Now, we'll take a vote for --

1 | in our Consent Agenda for this.

2 | And do I have a --

3 | MS. DILLON: Can you just state what you're
4 | covering in this please?

5 | MR. SANGER: Um-hum.

6 | What we're stating -- what we're covering
7 | for the Consent Agenda are the approval of the
8 | minutes, the approval of the two Resolutions, the
9 | approval of payment of bills, the Account
10 | Receivables and Delinquent Accounts, and of
11 | course the Director's Report.

12 | And -- and, also some litigation that was
13 | discussed in our -- well that was our Closed
14 | Session and that was -- so that would be part of
15 | our Closed Session.

16 | But that's what we're asking you to approve
17 | now and I'm going to ask you to go through that
18 | voting process now.

19 | Do I get -- do I get a motion --

20 | MR. PIZZILLO: Excuse me, Director? I'm
21 | sorry, I don't mean to cut you off.

22 | Before the Board Members vote on the -- the
23 | Consent Agenda, including the Resolutions, I just
24 | want to put on the -- onto the record that a
25 | conversation in the Executive Session with

1 Chairman Martinetti and his role in his
2 employment.

3 He -- essentially, a lot of these
4 contractors which ultimately may or may not be
5 bidding on some of these services that, you know,
6 we're requesting.

7 So I would just like to put on the record
8 that Chairman Martinetti will be abstaining from
9 any and all votes on these -- on the potential
10 contractors that are regulated by UCC or any, you
11 know, official State Construction Code because of
12 a potential conflict. So, --

13 CHAIRPERSON MARTINETTI: As long as -- as
14 well as any current ones for payable bills, et
15 cetera.

16 MR. PIZZILLO: Okay.

17 And as well as any current contractors that
18 we have that are -- are or may be regulated by
19 any applicable New Jersey State or City
20 Construction Code.

21 So I just wanted to put that on the record.

22 MR. SANGER: Thank you.

23 MR. PIZZILLO: Thank you.

24 MR. SANGER: Do I have a motion?

25 CHAIRPERSON MARTINETTI: Motion.

1 MR. SANGER: Motion by Chairperson
2 Martinetti.

3 Second by Commissioner Mundorf.

4 Roll call.

5 Chairperson Martinetti?

6 CHAIRPERSON MARTINETTI: Yes. Recusal on
7 payable bills; Miguel Hector and all contractors,
8 building, electric, plumbing, fire, elevator
9 covered or enforced -- regulated by the Uniform
10 Construction Code, as Gerard stated.

11 MR. SANGER: Okay.

12 Commissioner Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. SANGER: Okay.

15 Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 MR. SANGER: And Commissioner Pedraza?

18 COMMISSIONER PEDRAZA: Yes.

19 MR. SANGER: Yes.

20 Okay.

21 We have five yes and that carries. So,
22 that's it.

23 Thank you.

24 That's it.

25 MR. MORIN: No Open Session --

1 MR. SANGER: No but I -- we mentioned that
2 but --

3 MR. MORIN: Yeah, --

4 MR. SANGER: -- and she said no. I asked
5 her.

6 MR. MORIN: Okay.

7 MR. SANGER: She said no.

8 MR. MORIN: I didn't see that.

9 MR. SANGER: And don't forget, everyone,
10 there are some refreshments in the back; if you
11 choose to have some refreshments.

12 And thank you.

13 Thank you.

14 MS. DILLON: You need to take a motion to
15 adjourn.

16 MR. PIZZILLO: Motion to adjourn.

17

18 **ADJOURNMENT:**

19

20 MR. SANGER: Oh, motion to adjourn? I'm
21 sorry.

22 Motion to adjourn?

23 CHAIRPERSON MARTINETTI: Motion.

24 MR. SANGER: Motion by Commissioner
25 Martinetti.

1 COMMISSIONER MUNDORF: Second.

2 MR. SANGER: Second by Miss Mundorf.

3 And roll call adjourn.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. SANGER: Commissioner Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Commissioner Mundorf?

9 COMMISSIONER MUNDORF: Yes.

10 MR. SANGER: Commissioner Pedraza?

11 COMMISSIONER PEDRAZA: Yes.

12 MR. SANGER: Four yes.

13

14 (Whereupon, the proceedings were concluded

15 at 5:19 p.m.)

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25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, February 17, 2017
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon