

CITY OF UNION CITY  
HOUSING AUTHORITY

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

Thursday, March 16, 2017  
Commencing at 4:42 p.m.

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

ELISE DiNARDO, COMMISSIONER  
DENNIS E. GONZALEZ, 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:

DOROTHY JETTER, 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  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MR. SANGER: We're going to get started.  
2 We'll stand for the flag salute.

3

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

6

7 MR. SANGER: Okay, good afternoon,  
8 everyone.

9 COMMISSIONER DiNARDO: Good afternoon.

10 VICE CHAIRPERSON GUTIERREZ: Good  
11 afternoon.

12 MR. SANGER: Thank you, everyone, for  
13 everyone being here for our March 16<sup>th</sup>  
14 Commissioner's Meeting.

15

16 **ROLL CALL:**

17

18 MR. SANGER: And first thing I'd like to do  
19 is roll call.

20 Chairperson Martinetti?

21 CHAIRPERSON MARTINETTI: Here.

22 MR. SANGER: Vice Chairperson Gutierrez?

23 VICE CHAIRPERSON GUTIERREZ: Here.

24 MR. SANGER: Commissioner Jetter?

25 Absent.

1 Commissioner Elise DiNardo?

2 COMMISSIONER DiNARDO: Here.

3 MR. SANGER: Present.

4 Commissioner Gonzalez?

5 COMMISSIONER GONZALEZ: I am here.

6 MR. SANGER: Here.

7 Commissioner Mundorf?

8 Absent.

9 And Commissioner Pedraza?

10 COMMISSIONER PEDRAZA: Here.

11 MR. SANGER: Is here.

12 We have five present; two absent. We do  
13 have a quorum.

14 At this time I'd like to go directly into  
15 Closed Session.

16 And can I have a motion to do so?

17 COMMISSIONER DiNARDO: Motion.

18 MR. SANGER: Motion by Ms. DiNardo.

19 VICE CHAIRPERSON GUTIERREZ: Second.

20 MR. SANGER: Second by Ms. Gutierrez.

21 Roll call.

22 Chairperson Martinetti?

23 CHAIRPERSON MARTINETTI: Yes.

24 MR. SANGER: Vice Chairperson Gutierrez?

25 VICE CHAIRPERSON GUTIERREZ: Yes.

1 MR. SANGER: Commissioner Jetter?

2 Absent.

3 Commissioner DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Commissioner Gonzalez?

6 COMMISSIONER GONZALEZ: Yes.

7 MR. SANGER: Commissioner Mundorf?

8 Absent.

9 Commissioner Pedraza?

10 COMMISSIONER PEDRAZA: Yes.

11 MR. SANGER: We have five yeses and the  
12 motion is carried.

13 We will now go into Closed Session.

14

15 (Whereupon, the Board moved to Executive  
16 Session at 4:44 p.m.)

17

18 (Whereupon, the Board returned to Open  
19 Session at 5:08 p.m.)

20

21 MR. SANGER: So we are out of Closed  
22 Session.

23 Now I need a motion to go into Regular  
24 Session.

25 COMMISSIONER DiNARDO: Motion.

1 MR. SANGER: Motion by --

2 VICE CHAIRPERSON GUTIERREZ: Second.

3 MR. SANGER: -- Miss DiNardo.

4 Second by Ms. Gutierrez.

5 Roll call.

6 Chairperson Martinetti?

7 CHAIRPERSON MARTINETTI: Yes.

8 MR. SANGER: Vice Chairperson Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Yes.

10 MR. SANGER: Commissioner Jetter?

11 Absent.

12 Commissioner Elise DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. SANGER: Commissioner Dennis Gonzalez?

15 COMMISSIONER GONZALEZ: Yes.

16 MR. SANGER: Commissioner Mundorf?

17 Absent.

18 And Commissioner Jose Pedraza?

19 COMMISSIONER PEDRAZA: Yes.

20 MR. SANGER: Yes.

21 Okay, five yes; two absent.

22 We are now back into Regular Session. And

23 we're going to ask again if there are any members

24 of the public to come into our Regular Session.

25 (Whereupon, there was a pause in the

1 proceedings.)

2

3 (Whereupon, the Board discussed and took  
4 action on the following items:

5 **CONSENT AGENDA:**

6 A. APPROVAL OF MINUTES - REGULAR MEETING DATED  
7 FEBRUARY 16, 2017 and EXECUTIVE SESSION DATED  
8 FEBRUARY 16, 2017;

9 B. RESOLUTION NO. 2017-87 - RESOLUTION BY THE  
10 BOARD OF COMMISSIONERS OF THE UNION CITY HOUSING  
11 AUTHORITY ADOPTING AN AMENDED FAIR HOUSING POLICY  
12 AND INCORPORATING SUCH POLICY AS PART OF THE  
13 AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND  
14 CONTINUED OCCUPANCY POLICY (ACOP) AND ITS SECTION  
15 8 ADMINISTRATIVE PLAN;

16 RESOLUTION NO. 2017-88 - RESOLUTION BY THE  
17 BOARD OF COMMISSIONERS OF THE UNION CITY HOUSING  
18 AUTHORITY ADOPTING A VIOLENCE AGAINST WOMEN ACT  
19 (VAWA) POLICY AND AN EMERGENCY TRANSFER PLAN FOR  
20 VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE,  
21 SEXUAL ASSAULT, OR STALKING, AND INCORPORATING  
22 SUCH POLICY AND TRANSFER PLAN AS PART OF THE  
23 AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND  
24 CONTINUED OCCUPANCY POLICY (ACOP) AND ITS SECTION  
25 8 ADMINISTRATIVE PLAN;

1           RESOLUTION NO. 2017-89 - 2017 AGENCY PLAN/CFP  
2 2017 ANNUAL STATEMENT AND FIVE YEAR PLAN;  
3           RESOLUTION NO. 2017-90 - RESOLUTION APPROVING  
4 CONTRACT OF STANLEY M. SANGER AS EXECUTIVE  
5 DIRECTOR FOR 2017-2018;  
6           RESOLUTION NO. 2017-91 - RESOLUTION APPROVING  
7 TERMINATION OF PROPERTY MANAGEMENT SERVICES  
8 AUTHORITY WAS PROVIDING TO 3900 PALISADE AVENUE  
9 (PALISADE URBAN RENEWAL ENTERPRISE LLC);  
10           RESOLUTION NO. 2017-92; RESOLUTION APPROVING  
11 INCREASING THE CONTRACTUAL PAYMENT CAP OF  
12 BALACHANDAR JAYARAMAN CPA, LLC BY \$8,000.00; and  
13 C. APPROVAL OF PAYMENT OF BILLS.)

14

15           MR. SANGER: Okay.

16           Just a reminder as we've done past practice  
17 the last few months, we will have a Consent  
18 Agenda for during the session and it will be for  
19 the following three items.

20           The Approval of the Minutes.

21           For the Approval of the Various  
22 Resolutions.

23           And for the Approval of the Payment of the  
24 Bills.

25           So, I'll start with our Resolutions now.



1 And this is Resolution 87 --

2 And a number of these are mandated items  
3 through HUD and through policy and procedures.  
4 We have to add a number of these to our policy  
5 manuals and these items must be approved by the  
6 -- the Board of Commissioners.

7 The first -- and I'm just going to read the  
8 titles of this for time reasons and --

9 So, Board Resolution 2017 number 87.

10 Resolution by the Board of Commissioners of  
11 the Union City Housing Authority Adopting an  
12 Amended Fair Housing Policy and Incorporating  
13 Such Policy as Part of the Authority's Public  
14 Housing Admissions and Continue Occupancy Policy  
15 and Its Section 8 Administrative Plan.

16 So what we're doing is following all HUD  
17 regulations with this policy and basically  
18 incorporating and -- and allowing people through  
19 a fair admissions standard and policy.

20 So that is item number 87.

21 Item -- Resolution number 88 is a  
22 Resolution by the Board of Commissioners of the  
23 City of Union City Adopting a Violence Against  
24 Women Act Policy and an Emergency Transfer Plan  
25 for Victims of Domestic Violence, Dating

1 Violence, Sexual Assault, or Stalking, and  
2 Incorporating Such Policy and Transfer Plan as  
3 Part of the Authority's Public Housing Admissions  
4 and Continued Occupancy Policy and Its Section 8  
5 Administrative Plan.

6 And overall that is allow giving strong  
7 consideration for people who may be going through  
8 those various issues of domestic violence,  
9 dating, sexual assault and stalking. Giving them  
10 strong consideration and working very closely  
11 with the Union City Police Department, the local  
12 authorities on how we could possibly assist them  
13 and being sure they are getting a -- you know, a  
14 fair -- getting fair services from the -- the  
15 Housing Authority and getting opportunity -- and  
16 getting additional opportunity towards that.

17 COMMISSIONER GONZALEZ: I -- I have a  
18 question.

19 MR. SANGER: Yes, sir?

20 COMMISSIONER GONZALEZ: The title, Violence  
21 Against Women Act, --

22 MR. SANGER: Um-hum.

23 COMMISSIONER GONZALEZ: -- VAWA, is that  
24 provided by HUD?

25 Is that mandated by HUD?

1 MR. SANGER: Yes, it's mandated by HUD.  
2 Yes.

3 And I have -- I have a policy here. It  
4 might -- is it attached to yours?

5 COMMISSIONER GONZALEZ: Yes.

6 MR. SANGER: Okay, it is there.

7 There was a typo there -- Policy of West  
8 New York Housing Authority; it's a typo there,  
9 it's Union City. It says Union City on top but  
10 within the policy it said West New York. So, if  
11 you'll excuse -- I'm sorry for that -- please  
12 excuse us for that. But this will give you an  
13 idea of what that policy is attached for you.

14 COMMISSIONER GONZALEZ: Okay.

15 MR. SANGER: Okay?

16 COMMISSIONER GONZALEZ: Yes.

17 Thank you.

18 COMMISSIONER DiNARDO: Um-hum.

19 MR. SANGER: Board Resolution number 89.

20 And it's -- this is an Annual Statement for  
21 our Five Year Plan. All of you have been through  
22 this.

23 So, it's the 2017 Agency Plan and CFP,  
24 which is for the Certified Financial Plan for  
25 2017 an Annual Statement and Five Year Plan.

1           Basically a plan on how we're going to be  
2 spending our monies following all HUD guidelines.  
3 And to put it rather briefly but at the -- and to  
4 put it together for you is how we're prioritizing  
5 our needs, spending that money based on our  
6 needs, following all guidelines and rules.

7           And, of course, with a -- with a focus upon  
8 what's been recommended to that through our REAC  
9 inspection that we've recently gone through. We  
10 haven't gotten all the results but we'll give a  
11 special consideration towards that REAC plan when  
12 we do get that.

13           So that is item number 89.

14           Item number 90.

15           As to the Contract of Stanley Sanger, I'm  
16 going to have our counsel read that.

17           MR. PIZZILLO: Sure.

18           Thank you.

19           So Resolution -- Board Resolution 2017-90  
20 is titled, Resolution Approving a Contract of  
21 Stanley M. Sanger, as Executive Director for  
22 2017-2018.

23           Whereas, pursuant to the Redevelopment and  
24 Housing Law, N.J.S.A. 40A:12-A, entire sequence,  
25 the Board of Commissioners, the governing Body of

1 the City of Union City Housing Authority, is  
2 required to employ an Executive Director who  
3 shall also serve as secretary; and

4           Whereas, in accordance with N.J.S.A.  
5 40A:12A-18, the position of Executive Director is  
6 required to have a written annual contract;

7           Whereas, Stanley M. Sanger and the  
8 Authority executed a contract on April 18<sup>th</sup>, 2016  
9 for him to serve as Executive Director of the  
10 Authority, which contract is set to expire on  
11 April 18<sup>th</sup>, 2017;

12           Whereas, the Authority desires to have  
13 Stanley M. Sanger continued to be employed as the  
14 Executive Director and the Board of Commissioners  
15 having notified Mr. Sanger of the same;

16           Whereas, Mr. Sanger desires to continue to  
17 be employed as Executive Director by the  
18 Authority and has notified the Board of  
19 Commissioners of the same;

20           Whereas, Mr. Sanger has previously been  
21 approved by the Department of Community Affairs  
22 as having the necessary qualification and absent  
23 of any conflicts of interest to serve in and  
24 continue to serve in the position as Executive  
25 Director; and

1           Whereas, consistent with the Redevelopment  
2 and Housing Law, N.J.S.A. 40A:12A-1, et seq., the  
3 contractual term shall be for one year commencing  
4 on April 19<sup>th</sup>, 2017 and expiring on April 19<sup>th</sup>,  
5 2018;

6           Whereas, the compensation for Mr. Sanger  
7 during this term shall be consistent with those  
8 salaries of other directors within the City of  
9 Union City, which are still being negotiated; and

10           Whereas, the remaining aspects of Mr.  
11 Sanger's 2017-2018 contract shall be consistent  
12 with his prior contract;

13           Be It Resolved, by the Board of  
14 Commissioners of the Housing Authority of Union  
15 City, that Stanley M. Sanger will be employed as  
16 Executive Director of the Housing Authority of  
17 the Union City -- of the -- Director of the  
18 Housing Authority of Union City from April 19<sup>th</sup>,  
19 2017 through April 19<sup>th</sup>, 2018, pending a  
20 formalized and executed employment contract by  
21 both Mr. Sanger and the Chairman of the Union  
22 City Housing Authority, drafted and negotiated by  
23 Board Attorney for the Housing Authority of Union  
24 City.

25           MR. SANGER: Okay. That is Resolution 90.

1           Moving on to Resolution 91.

2           And it's a Resolution Approving Termination  
3 of Property Management Services Authority with  
4 the -- in which the Authority was Providing to  
5 3900 Palisade Avenue, formerly known as the PURE.

6           And, as we stated in our prior meetings,  
7 that we did have a contract with 3900 Palisade  
8 Avenue, PURE, in which we were managing that  
9 building and we felt that the management of the  
10 building was no longer beneficial to the  
11 Authority, as well as the people of Union City.

12           And the financial value of that, along with  
13 the opportunity of many of our citizens of Union  
14 City getting opportunity to get housing there was  
15 to close to nil; it was very little if any at  
16 all.

17           So with those -- both of those things being  
18 considered, we thought it best to sever our  
19 relationship with PURE and we will move on --  
20 move on in that aspect.

21           VICE CHAIRPERSON GUTIERREZ: Um-hum.

22           MR. SANGER: So, -- and that is that --  
23 with that Resolution, basically what that  
24 Resolution covers in number 91.

25           And number 92.

1           Resolution 2017-92, Resolution Approving  
2 Increasing the Contractual Payment Cap of  
3 Balachandar Jayaraman --

4           That was pretty good for the first time.

5           We call him Bala. He's our fee -- he's our  
6 fee accountant. And we are paying him  
7 approximately 43,000 -- \$43,000.00 per year. And  
8 recently he has helped us through our audit  
9 process. And Bala has been a valuable  
10 contributor as to our -- you know to our finances  
11 as a fee accountant.

12           And he -- we have extended some of his  
13 time, but as I said because of preparing for and  
14 getting us ready for our audit. And I'll talk a  
15 few -- in a few minutes about our audit and give  
16 you a little preliminary report on that.

17           But we're hoping to just extend \$8,000.00  
18 to that and to give him what he -- you know,  
19 financially compensated for his services. So, we  
20 had extra duties -- additional duties for him  
21 beyond his amount and it came to \$8,000.00.

22           But in my -- my -- you know my professional  
23 opinion, our opinion, he was well worth it  
24 because he really did help prepare us for many of  
25 our reports and many of our audits. And he does



1 | so in a very professional manner.

2 |           COMMISSIONER DiNARDO: Um-hum.

3 |           MR. SANGER: So, we're happy with that.

4 |           So that is basically our -- our Open  
5 | Session as far as that.

6 |           And what I'll do at this time is just,  
7 | before I do get into my Director's Report, I'll  
8 | ask for a vote on that as Consent Agenda for  
9 | those items, which -- which we just went through.

10 |           And again I want to repeat just for -- for  
11 | record's sake, Consent Agenda -- Agenda for  
12 | Approval of Minutes, Approval of the Various --  
13 | the five -- six Resolutions we just read, and  
14 | Approval of the Payment of the Bills.

15 |           Do I have a motion?

16 |           CHAIRPERSON MARTINETTI: Two different --  
17 | you're going to do a Consent on items you just  
18 | read and to pay all bills and every -- all those  
19 | other items or one --

20 |           MR. SANGER: Well, really on all of them.

21 |           CHAIRPERSON MARTINETTI: One bundle?

22 |           MR. SANGER: On all. On all.

23 |           Is that right?

24 |           MS. DILLON: That -- that's correct.

25 |           MR. SANGER: Okay.

1 MS. DILLON: He's including the --

2 MR. SANGER: Um-hum.

3 MS. DILLON: -- the Approval of the  
4 Minutes, --

5 MR. SANGER: Um-hum.

6 MS. DILLON: -- which would be the Regular  
7 Meeting and Executive Session from February 16;  
8 all the Resolutions, 87 through 92; and the  
9 Approval of Payment of Bills.

10 COMMISSIONER GONZALEZ: And the  
11 Resolutions.

12 MS. DILLON: Yes, --

13 MR. SANGER: The Resolutions, yes.

14 MS. DILLON: -- 87 through 92.

15 MR. SANGER: Um-hum.

16 Now you're talking about the other items,  
17 Mr. Martinetti? The --

18 CHAIRPERSON MARTINETTI: Yeah, I just want  
19 to --

20 MR. SANGER: Um-hum.

21 CHAIRPERSON MARTINETTI: -- you're moving  
22 everything in one bundle, --

23 MR. SANGER: Um-hum.

24 CHAIRPERSON MARTINETTI: -- the --

25 MR. SANGER: No, I -- I think we don't --

1 we don't have to vote on the others.

2 Correct?

3 MS. DILLON: On what?

4 MR. SANGER: On the other items, which was  
5 the Director's Report, --

6 MS. DILLON: Well you didn't do those yet.

7 MR. SANGER: -- Report of Counsel,  
8 whatever.

9 MS. DILLON: Just -- just --

10 MR. SANGER: Okay, just that.

11 CHAIRPERSON MARTINETTI: Okay.

12 MS. DILLON: Just the items you --

13 CHAIRPERSON MARTINETTI: Just want to make  
14 it clear.

15 MR. SANGER: Okay.

16 MS. DILLON: -- normally vote on.

17 MR. SANGER: Okay. So it would be two  
18 different, --

19 MS. DILLON: He's doing it in one vote --

20 MR. SANGER: -- yes.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 CHAIRPERSON MARTINETTI: Okay.

23 MS. DILLON: -- as a Consent Agenda. The  
24 minutes will reflect at the beginning what he  
25 called and he has just restated it. So, you're

1 -- you're good.

2 VICE CHAIRPERSON GUTIERREZ: All right.

3 MR. SANGER: Yeah, you're question is yes,  
4 there'll be two different. Yeah.

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. SANGER: So do I have a motion?

7 COMMISSIONER GONZALEZ: So moved.

8 MR. SANGER: Moved by Mr. Gonzalez.

9 Second by Miss Gutierrez.

10 Roll call.

11 Mr. Martinetti?

12 CHAIRPERSON MARTINETTI: Yes, with the  
13 payable bills; abstention on Miguel Hector and  
14 building, electric, plumbing, fire, mechanical,  
15 elevator contract as regulated by the UCC.

16 MR. SANGER: Okay. And please make note of  
17 that.

18 CHAIRPERSON MARTINETTI: Everything else,  
19 yes.

20 MR. SANGER: Okay.

21 Miss Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Yes.

23 MR. SANGER: Miss Jetter.

24 Absent.

25 Miss DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Commissioner Gonzalez?

3 COMMISSIONER GONZALEZ: Since we're also  
4 approving minutes, I just want to add for the  
5 record that my absence in the last two meetings  
6 was due to my being in Washington for -- on  
7 official federal business. So I just wanted to  
8 add that in the record.

9 And my vote is yes.

10 MR. SANGER: Okay.

11 Thank you.

12 Commissioner Mundorf is absent.

13 And Commissioner Pedraza?

14 COMMISSIONER PEDRAZA: Yes.

15 MR. SANGER: Yes.

16 We have five yes and it all carries as far  
17 as Consent Agenda.

18

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

20

21 MR. SANGER: Right now I'd like to --

22 Do I go into the agenda for the -- after we  
23 do the -- after we do the following items --  
24 we'll do a -- we'll do a vote after the following  
25 items.

1 Correct?

2 MS. DILLON: For what?

3 MR. SANGER: After the -- after the --

4 MS. DILLON: Director's Report?

5 MR. SANGER: -- Director's Report and the  
6 Counsel Report.

7 Correct?

8 MS. DILLON: That's up to counsel, --

9 MR. SANGER: Okay.

10 MS. DILLON: -- I don't know if you need --

11 MR. SANGER: Okay.

12 MS. DILLON: -- a vote for that or not.

13 MR. SANGER: Okay. Okay. Okay.

14 Okay, as far as the Director's Report,  
15 there are a number of things that I'd like to  
16 enlighten you on this evening. And one has to do  
17 with the security camera update.

18 And we're happy to say that security  
19 cameras for this entire complex here are being  
20 installed as we speak. They've been doing that  
21 now for about -- oh, about two months or so.  
22 We're hoping by mid-April, within the next month  
23 or so, that we will have our camera system up and  
24 running.

25 We've been very -- pushing them very

1 | strongly and towards -- expedited and be sure to  
2 | get them going as quick as possible. You know,  
3 | of course, enforcing on them the -- the urgency,  
4 | the importance of it all, and --

5 |           VICE CHAIRPERSON GUTIERREZ: Yeah.

6 |           MR. SANGER: -- so we're trying to those  
7 | cameras moving as quickly as possible.

8 |           And the positive feedback from the people  
9 | that are seeing the -- you know, all the positive  
10 | things going on and seeing the men working on a  
11 | daily basis, drilling, putting in piping, putting  
12 | in lines, whatever it might be. And more and  
13 | more people -- every day I see someone and  
14 | someone saying we're so happy you're getting the  
15 | cameras. Oh, so happy.

16 |           So, the word's out and I think it's, you  
17 | know, allowing people to feel more and more  
18 | secure and they're -- everyone's looking for, you  
19 | know, a lot of positive things coming from that.

20 |           COMMISSIONER DiNARDO: Great.

21 |           MR. SANGER: So, -- so we're moving forward  
22 | with that.

23 |           Just a preliminary audit report.

24 |           We did go through our audit report for  
25 | 2016. We do not have the final report and we

1 will not -- anything that is, you know, final  
2 with that. We will go over that when we go  
3 through the process, when you do have to approve  
4 that. And when we do have a final we'll get more  
5 -- more concrete and more specific and more  
6 detailed.

7           But in the exit conference that we had just  
8 recently, the preliminary audit report was very  
9 positive. There were no findings to this point,  
10 which is a great thing.

11           And -- and there are a number of -- a few  
12 recommendations, suggestions, as far as how we're  
13 going about some of our -- you know, some of our  
14 practices, some of our standard operating  
15 procedures, things of that nature. But -- most  
16 very minor but at the same time we are embracing  
17 those suggestions and those recommendations  
18 because we're always looking to get better.

19           And it's a lot of, you know, internal  
20 processes and, you know, procedures that we can  
21 just improve upon and basically bring us up to  
22 the modern age.

23           Some of the things we're doing have been  
24 antiquated. A little bit, you know, of the past  
25 and we're just coming into -- you know and with



1 | just a number of things, you know, in our --  
2 | through business -- through much of our business  
3 | line.

4 |           So, -- so, we're happy with that.

5 |           The other thing I'm happy to announce this  
6 | evening -- and it's in the early stages. But in  
7 | working with our City fathers, working with Mr.  
8 | Martinetti, and working with the Regan  
9 | Development Corporation, we're looking now to go  
10 | into partnership with them. They are submitting  
11 | to the City of Union City an RFP and that is to  
12 | build a hundred unit -- hundred unit senior  
13 | citizen complex on the City parking lot on 8<sup>th</sup>  
14 | Street, between Summit Avenue and Central Avenue.  
15 | Right across the street from the Bowl-Rite Lanes,  
16 | right where the Post Office is.

17 |           VICE CHAIRPERSON GUTIERREZ: We need that.  
18 | Yay.

19 |           MR. SANGER: So one of the greatest needs  
20 | in Union City, --

21 |           VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

22 |           MR. SANGER: -- as you know, is low income  
23 | housing.

24 |           VICE CHAIRPERSON GUTIERREZ: Yes.

25 |           MR. SANGER: But even more so for low

1 income housing for senior citizens.

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 MR. SANGER: Right now we only have one  
4 complex really -- well, -- well, we have a few.  
5 One complex which is run by, you know, City and  
6 by government; there are a few around that are  
7 private and things of that nature.

8 But we're hoping now through the efforts  
9 of, you know, Mayor Stack of course and urging  
10 some developers to come in and people will be  
11 getting tax credits and things of that nature and  
12 always looking to improve our community. But  
13 provide great opportunity for a hundred or so  
14 senior citizens.

15 And we're looking to do maybe like an 80/20  
16 situation. Where 80 -- 80 percent or 80 of the  
17 units would be for senior citizens; maybe 20 for  
18 people with disabilities and handicaps and things  
19 of that nature --

20 VICE CHAIRPERSON GUTIERREZ: Good.

21 MR. SANGER: -- to give them opportunity as  
22 well.

23 VICE CHAIRPERSON GUTIERREZ: Um-hum. Yes.

24 MR. SANGER: So the RFP was submitted this  
25 week. We're looking to become a partner with

1 | them. We would be involved with the management  
2 | of that building. And the good part of that --  
3 | within that management is the fact that we'd have  
4 | total control.

5 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 | MR. SANGER: And I think that's important  
7 | for the people of Union City; that the people of  
8 | Union City are the only people getting  
9 | opportunities to go into that building.

10 | VICE CHAIRPERSON GUTIERREZ: Yes.

11 | MR. SANGER: Not people from elsewhere or  
12 | surrounding communities or whatever it might be.

13 | VICE CHAIRPERSON GUTIERREZ: Um-hum. Um-  
14 | hum.

15 | MR. SANGER: So by having that control we  
16 | can be sure the people of Union -- Union City are  
17 | going to get the ultimate benefit --

18 | CHAIRPERSON MARTINETTI: And you'll be  
19 | receiving --

20 | MR. SANGER: -- from that.

21 | VICE CHAIRPERSON GUTIERREZ: Yes.

22 | CHAIRPERSON MARTINETTI: -- a management  
23 | fee also.

24 | MR. SANGER: And we'll be -- yes, sir, that  
25 | will be part of it. When we get closer towards

1 that in the RFP we will get a management fee, we  
2 will have offices there -- management offices.  
3 We'll have --

4 VICE CHAIRPERSON GUTIERREZ: Good.

5 MR. SANGER: -- you know, you're talking  
6 about, you know, community -- community --  
7 community halls there and community meeting  
8 rooms. You're talking about little --  
9 weightlifting and some health centers and things  
10 of that -- minor health for seniors.

11 Instructional classrooms so seniors can  
12 come and -- maybe I'm looking to maybe make  
13 partnerships with the Union City Board of  
14 Education for adult classes for adult senior  
15 citizens, adult school instructional classrooms.  
16 Classrooms where they can take some mini classes  
17 when it comes to nutrition, where it could come  
18 to health items, health-related issues, things of  
19 that nature.

20 So, really not only the facility for, of  
21 course, for living quarters but also a lot of  
22 services. Maybe even a little health office as  
23 well, so when they have visiting doctors or  
24 visiting nurses or people of that -- you know,  
25 professionals of that nature who might come into

1 the building.

2 So, we're looking to make it like multi-  
3 service for them as well.

4 Also, the fact that they're not looking to  
5 kick the Post Office out. The Post Office is  
6 right there. So the Post Office is going to be  
7 part of the building.

8 Okay?

9 CHAIRPERSON MARTINETTI: Will we be adding  
10 additional parking?

11 MR. SANGER: The thing is --

12 CHAIRPERSON MARTINETTI: The final plan --

13 MR. SANGER: I think the parking -- I know  
14 they're making additional levels there.

15 CHAIRPERSON MARTINETTI: Right.

16 MR. SANGER: Because we're taking up space.

17 COMMISSIONER DiNARDO: Um-hum.

18 MR. SANGER: I know part of it would be --

19 CHAIRPERSON MARTINETTI: To accommodate the  
20 seniors, --

21 MR. SANGER: -- we're taking up space --

22 CHAIRPERSON MARTINETTI: -- correct.

23 MR. SANGER: -- to accommodate and not hurt  
24 the neighbors in the surrounding area, they'll  
25 also be making additional levels of parking --

1           VICE CHAIRPERSON GUTIERREZ: Oh, okay. All  
2 right.

3           MR. SANGER: -- for the neighbors as well.  
4 And there'll be underneath parking for people  
5 within the building.

6           VICE CHAIRPERSON GUTIERREZ: For the  
7 building.

8           MR. SANGER: Not many seniors have cars but  
9 there'll be ample room. Not, you know, not  
10 enough for a hundred or so but there'll be ample  
11 room -- you know, parking space room for them as  
12 well.

13           But most importantly that we will have a  
14 partnership with Regan Development, also with the  
15 City of Union City and we're going to continue to  
16 have parking for the people of Union City, for  
17 the businesses on Summit Avenue. You know?

18           VICE CHAIRPERSON GUTIERREZ: Um-hum.

19           MR. SANGER: So we're looking to co-exist  
20 and how we can make it --

21           And also we feel this is going to be a big  
22 boost, not only -- you know, --

23           VICE CHAIRPERSON GUTIERREZ: Um-hum.

24           MR. SANGER: -- economic and whatever but  
25 also to improve the conditions in that

1 neighborhood downtown there.

2 VICE CHAIRPERSON GUTIERREZ: Um-hum. Yeah.

3 COMMISSIONER DiNARDO: Absolutely.

4 MR. SANGER: And we feel this is going to  
5 be -- you know the quality of life there and the  
6 -- basically, you know, a little shining light in  
7 the neighborhood --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: -- and hopefully this will  
10 help improve the surrounding area as well.

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 COMMISSIONER DiNARDO: Absolutely.

13 VICE CHAIRPERSON GUTIERREZ: Yes.

14 MR. SANGER: So, those are some of the  
15 things that have been mentioned to me, you know,  
16 and that's what we're looking to do. And we're  
17 getting an opportunity to manage that. And I  
18 know, just in speaking with Marty and Mayor  
19 Stack, --

20 And I met with Larry Regan. This man Larry  
21 Regan is a man -- Regan Corporation --  
22 Development Corporation. They've had --

23 CHAIRPERSON MARTINETTI: Monastery.

24 COMMISSIONER DiNARDO: Oh.

25 MR. SANGER: -- they've had multiple --

1 multiple buildings and complexes and  
2 developments. They're working with West New  
3 York. The West New York Housing Authority had a  
4 partnership with them in West New York. And I've  
5 heard nothing but good things about them.

6 I've heard that they're quality people, do  
7 a quality job, and those are the kind of people  
8 looking to attract to Union City and the kind of  
9 people we like to do business with and be in  
10 partnership with.

11 So, it's in the preliminary stage now.  
12 We're part of -- we've written letters to be part  
13 of their RFP, support letters, things of that  
14 nature in the RFP and now it's in the -- in the  
15 hands of, you know, how that's going to be, you  
16 know, decided upon.

17 We're hoping we're going to be part of it  
18 and we'll move -- move forward. Hopefully in a  
19 few years or so there's going to be another  
20 beautiful --

21 VICE CHAIRPERSON GUTIERREZ: I know you're  
22 going to have --

23 MR. SANGER: -- beautiful building for  
24 the --

25 VICE CHAIRPERSON GUTIERREZ: -- more than a



1 | hundred application.

2 |           MR. SANGER:  -- for the seniors of Union  
3 | City.

4 |           COMMISSIONER DiNARDO:  Oh, sure.

5 |           VICE CHAIRPERSON GUTIERREZ:  Prepare for  
6 | the list.  You're going to have more than a  
7 | hundred.  A lot.

8 |           MR. SANGER:  And -- and tonight you also  
9 | voted upon the fact that we -- as of April 1<sup>st</sup> now  
10 | we've officially -- officially severed ourselves  
11 | from PURE, 3900 Palisade Avenue.

12 |           VICE CHAIRPERSON GUTIERREZ:  Okay.

13 |           CHAIRPERSON MARTINETTI:  To touch on  
14 | that, --

15 |           MR. SANGER:  Where there was no opportunity  
16 | for our citizens and we were making minimum  
17 | money.

18 |           VICE CHAIRPERSON GUTIERREZ:  Um-hum.

19 |           MR. SANGER:  And it was really not a --

20 |           CHAIRPERSON MARTINETTI:  Do we receive a  
21 | management fee for the project across the street  
22 | also?

23 |           MR. SANGER:  For the Homes for Heroes?  Yes  
24 | we do.

25 |           CHAIRPERSON MARTINETTI:  Right.

1 We do?

2 MR. SANGER: Yes we do. We get a  
3 management fee.

4 CHAIRPERSON MARTINETTI: Right. Right.

5 MR. SANGER: What we do, we clean the site  
6 there.

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 MR. SANGER: We go in, we do the -- we  
9 clean, things of that nature, --

10 CHAIRPERSON MARTINETTI: And we're  
11 reimbursed dollar for dollar for any  
12 expenditures?

13 MR. SANGER: Yes. Yes.

14 CHAIRPERSON MARTINETTI: Good.

15 Right, Rafael?

16 MR. SANGER: Um-hum.

17 MR. NATERA: It's a little better than  
18 that.

19 MR. SANGER: We get an opportunity to make  
20 a little profit there.

21 MR. NATERA: I'll talk to you afterwards.

22 MR. SANGER: We get a -- we do make a  
23 little bit of a profit there.

24 MR. NATERA: Yes.

25 CHAIRPERSON MARTINETTI: As long as it's

1 | for reimbursement.

2 | MR. SANGER: Um-hum. Um-hum.

3 | VICE CHAIRPERSON GUTIERREZ: Okay.

4 | COMMISSIONER GONZALEZ: Going back to the  
5 | new development, --

6 | MR. SANGER: Um-hum.

7 | COMMISSIONER GONZALEZ: -- I'm trying to  
8 | figure out where this is.

9 | VICE CHAIRPERSON GUTIERREZ: It's in the  
10 | parking lot. Eighth Street. When you go out --

11 | MR. SANGER: Eighth -- 8<sup>th</sup> Street --

12 | VICE CHAIRPERSON GUTIERREZ: -- when you go  
13 | out --

14 | CHAIRPERSON MARTINETTI: Off of Summit --

15 | MR. SANGER: -- between Central and Summit.

16 | CHAIRPERSON MARTINETTI: -- off of Summit  
17 | Ave, between Summit and Central.

18 | MR. NATERA: Oh, you're right.

19 | VICE CHAIRPERSON GUTIERREZ: Central.

20 | MR. NATERA: You're right.

21 | COMMISSIONER GONZALEZ: Is that where the  
22 | -- is there -- there's a CVS there.

23 | Right?

24 | CHAIRPERSON MARTINETTI: Correct.

25 | MR. NATERA: Yes.

1 VICE CHAIRPERSON GUTIERREZ: Yes.

2 COMMISSIONER GONZALEZ: On the Summit side.

3 CHAIRPERSON MARTINETTI: Right.

4 COMMISSIONER GONZALEZ: So it's behind the  
5 CVS?

6 VICE CHAIRPERSON GUTIERREZ: By the Post  
7 Office.

8 Yeah, no, on the other side. The other  
9 side. It's on --

10 CHAIRPERSON MARTINETTI: You walk up about  
11 50 feet and make a left.

12 VICE CHAIRPERSON GUTIERREZ: It's --

13 CHAIRPERSON MARTINETTI: Parking lot right  
14 there. Right behind the Post Office.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 COMMISSIONER GONZALEZ: Okay. Oh, all  
17 right. Okay.

18 VICE CHAIRPERSON GUTIERREZ: Um-hum.

19 COMMISSIONER GONZALEZ: Thank you.

20 MR. SANGER: Okay.

21 That is my report. I don't think the  
22 counsel has anything additional.

23 VICE CHAIRPERSON GUTIERREZ: Exciting,  
24 yeah.

25 MR. PIZZILLO: No. I -- unless the Board

1 members have any additional questions for me. I  
2 went through the -- obviously where we stand and  
3 I -- I kind of touched on the delinquent accounts  
4 as well for this month in terms of, you know, the  
5 accounts receivable.

6 So other than that, there's nothing I --  
7 further to add to my end.

8 MR. SANGER: We've already had a Consent  
9 Agenda. For the one or two items that we just  
10 mentioned, do we have to go through a vote on  
11 that? Or was just --

12 MR. PIZZILLO: No. There's nothing else to  
13 vote on.

14 And we voted on the Approval of the  
15 Minutes, the Resolutions, the Payment of Bills.  
16 As far as I can see there's nothing else that the  
17 Board needs to vote upon, except to adjourn the  
18 meeting.

19

20 **PUBLIC COMMENT:**

21

22 COMMISSIONER DiNARDO: Why don't we have  
23 the public portion.

24 MR. SANGER: Okay, is there any comments?  
25 Any -- any comments from our Board members before

1 we ask someone if --

2           Anyone from the public has anything they'd  
3 like to say, if you'd come forward and state your  
4 name and your address please.

5           MS. BESHARA: Thank you.

6           Toni Beshara, 305 44<sup>th</sup>, Veterans Housing.

7           Just one quick question.

8           You mentioned in previous meetings and I  
9 also saw an announcement in the lobby here at the  
10 Housing Authority about the smoke-free policy.

11           On the wall it -- it mentions, you know,  
12 that something is attached and that you're asking  
13 for comments by March, I think, 13<sup>th</sup>.

14           MR. SANGER: Um-hum. Um-hum.

15           MS. BESHARA: Was -- was that send out to  
16 Veterans? Because I didn't receive a copy. Or  
17 is that --

18           MR. SANGER: Um-hum.

19           No we didn't send that out. We just posted  
20 that on bulletin -- that's what was required.  
21 That was required from HUD that we -- we could  
22 post it on bulletin. But we didn't send it out  
23 to everyone.

24           But when we move forward as far as once we  
25 establish the policy --

1 MS. BESHARA: Right.

2 MR. SANGER: -- and, of course, most of it  
3 is dictated by HUD. They -- they basically want  
4 certain elements put in the policy --

5 MS. BESHARA: Okay.

6 MR. SANGER: -- that we will do. Of course  
7 that policy will be -- will be sent to everyone.

8 MS. BESHARA: Okay.

9 MR. SANGER: Okay?

10 MS. BESHARA: Right now is it available to  
11 look at?

12 MR. SANGER: It's 18 months -- no, it's not  
13 available. We have 18 months from February to do  
14 so.

15 MS. BESHARA: Okay.

16 MR. SANGER: So, we'll be in the process of  
17 doing that.

18 MS. BESHARA: Okay. That's all. I was  
19 just wondering because I saw it and I was  
20 wondering where it was.

21 MR. SANGER: Um-hum.

22 MS. BESHARA: I would have liked to see it.

23 MR. SANGER: Okay.

24 MS. BESHARA: Okay.

25 Thank you.

1 MR. SANGER: Okay, no, we haven't  
2 established it yet.

3 MS. BESHARA: Okay.

4 Thank you.

5 MR. SANGER: Okay.

6

7 **ADJOURNMENT:**

8

9 MR. SANGER: Okay, do I get a motion to  
10 adjourn?

11 VICE CHAIRPERSON GUTIERREZ: I make a  
12 motion.

13 MR. SANGER: Gutierrez motions.

14 COMMISSIONER DiNARDO: Second.

15 MR. SANGER: Second by Miss DiNardo.

16 Roll call.

17 Chairperson Martinetti?

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. SANGER: Vice Chairperson Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 MR. SANGER: Commissioner DiNardo?

22 COMMISSIONER DiNARDO: Yes.

23 MR. SANGER: Commissioner Gonzalez?

24 COMMISSIONER GONZALEZ: Yes.

25 MR. SANGER: And Commissioner Pedraza?



1 COMMISSIONER PEDRAZA: Yes.

2 MR. SANGER: Okay.

3 Five -- five yes. And meeting is  
4 adjourned.

5 Thank you very much, everyone.

6 VICE CHAIRPERSON GUTIERREZ: You're  
7 welcome.

8  
9 (Whereupon, the proceedings were concluded  
10 at 5:33 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, March 16, 2017 and  
10 digitally recorded.

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