

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, April 20, 2017
Commencing at 4:32 p.m.

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

ELISE DiNARDO, COMMISSIONER,
(Arrived at 4:41 p.m.)
DENNIS E. GONZALEZ, COMMISSIONER,
(Arrived at 4:37 p.m.)
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:

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 MS. DILLON: You're on the record.

2 MR. SANGER: Okay.

3 Okay, everyone, let's please stand and
4 salute the flag.

5

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

8

9 MR. SANGER: Okay.

10 Good afternoon, everyone, and welcome to
11 our monthly meeting, the Union City Housing
12 Authority. Thank you all for being here.

13

14 **ROLL CALL:**

15

16 MR. SANGER: And we'll now have our roll
17 call.

18 Chairperson Martinetti?

19 CHAIRPERSON MARTINETTI: Here.

20 MR. SANGER: Vice President Margarita
21 Gutierrez?

22 Absent.

23 Commissioner Jetter?

24 COMMISSIONER JETTER: Here.

25 MR. SANGER: Present.

1 Commissioner Elise DiNardo?

2 Absent.

3 Commissioner Dennis Gonzalez?

4 Absent.

5 Commissioner Debra Mundorf?

6 COMMISSIONER MUNDORF: Here.

7 MR. SANGER: Present.

8 Commissioner Jose Pedraza?

9 COMMISSIONER PEDRAZA: Here.

10 MR. SANGER: Present.

11 Four present; three absent. Yes we do have
12 a quorum.

13 And at this time I would like to ask for a
14 motion for us to go into Closed Session to
15 address a number of issues.

16 CHAIRPERSON MARTINETTI: Motion.

17 MR. SANGER: Motion by Chairperson
18 Martinetti.

19 COMMISSIONER MUNDORF: Second.

20 MR. SANGER: Second by Debra Mundorf.

21 And we will now go into Closed Session.
22

23 (Whereupon, the Board moved to Executive
24 Session at 4:33 p.m.)
25

1 (Whereupon, Commissioner Dennis E. Gonzalez
2 arrived at 4:37 p.m.)

3

4 (Whereupon, Commissioner Elise DiNardo
5 arrived at 4:41 p.m.)

6

7 (Whereupon, the Board returned to Open
8 Session at 4:50 p.m.)

9

10 MR. SANGER: Now I need a motion to -- and
11 -- to go into Open Session.

12 So a motion for that.

13 COMMISSIONER DiNARDO: Motion.

14 MR. SANGER: Motion by Miss DiNardo.

15 Second?

16 CHAIRPERSON MARTINETTI: Second.

17 MR. SANGER: Second by Mr. Martinetti.

18 We'll have a roll call.

19 Chairperson Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. SANGER: Vice --

22 Commissioner Jetter?

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: Commissioner DiNardo?

25 COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Commissioner Gonzalez?

2 COMMISSIONER GONZALEZ: Yes.

3 MR. SANGER: Commissioner Mundorf?

4 COMMISSIONER MUNDORF: Yes.

5 MR. SANGER: Commissioner Pedraza?

6 COMMISSIONER PEDRAZA: Yes.

7 MR. SANGER: Yes.

8 Six yes.

9 MR. MORIN: Let me get -- see if anybody --

10 MR. SANGER: And we'll move now -- if
11 anybody --

12 MR. MORIN: -- outside.

13 MR. SANGER: -- anyone wants to come in to
14 our meeting they can do so now, is the Open
15 Session.

16 (Whereupon, there was a pause in the
17 proceedings.)

18 MR. SANGER: Okay, we are now in Open
19 Session.

20

21 (Whereupon, the Board discussed and took
22 action on the following items:

23 **CONSENT AGENDA**

24 A. APPROVAL OF MINUTES - REGULAR MEETING DATED
25 MARCH 16, 2017 AND THE EXECUTIVE SESSION MEETING

1 DATED MARCH 16, 2017;

2 B. APPROVAL OF RFP'S AND MAINTENANCE BIDS;

3 C. APPROVAL OF VARIOUS RESOLUTIONS

4 RESOLUTION NO. 2017-93 - RESOLUTION
5 APPROVING CONTRACT FOR COMPUTER CONSULTANT
6 SERVICES;

7 RESOLUTION NO. 2017-94 - RESOLUTION
8 APPROVING CONTRACT FOR FEE ACCOUNTANT SERVICES;

9 RESOLUTION NO. 2017-95 - RESOLUTION
10 APPROVING CONTRACT FOR INDEPENDENT AUDIT SERVICES
11 FOR FISCAL YEAR 2017;

12 RESOLUTION NO. 2017-96 - RESOLUTION
13 APPROVING CONTRACT FOR AFTERHOURS TELEPHONE
14 ANSWERING SERVICES;

15 RESOLUTION NO. 2017-97 - RESOLUTION
16 APPROVING CONTRACT FOR REGULAR AND EMERGENCY
17 LOCKSMITH SERVICES;

18 RESOLUTION NO. 2017-98 - RESOLUTION
19 APPROVING CONTRACT FOR STENOGRAPHER SERVICES AT
20 THE BOARD OF COMMISSIONERS MONTHLY BOARD
21 MEETINGS;

22 RESOLUTION NO. 2017-99 - RESOLUTION
23 APPROVING CONTRACT FOR TUB GLAZING SERVICES;

24 RESOLUTION NO. 2017-100 - RESOLUTION
25 APPROVING CONTRACT FOR TRUCK/CAR MAINTENANCE AND

1 REPAIRS;

2 RESOLUTION NO. 2017-101 - RESOLUTION
3 APPROVING CONTRACT FOR THE REPLACEMENT OF THE
4 VETERANS HOUSING STEPS AND CONCRETE ASPHALT;

5 RESOLUTION NO. 2017-102 - RESOLUTION
6 APPROVING SHARED SERVICES AGREEMENT BETWEEN UNION
7 CITY HOUSING AUTHORITY AND UNION CITY BOARD OF
8 EDUCATION;

9 RESOLUTION NO. 2017-103 - RESOLUTION
10 APPROVING BOILER, HOT WATER HEATER, FIRESIDE AND
11 WATERSIDE CLEANING SERVICES;

12 RESOLUTION NO. 2017-104 - RESOLUTION
13 APPROVING BOILER AND HOT WATER HEATER
14 EXTRAORDINARY EMERGENCY CALL SERVICES;

15 RESOLUTION NO. 2017-105 - RESOLUTION
16 APPROVING BOILER AND HOT WATER HEATER
17 EXTRAORDINARY EMERGENCY CALL SERVICES **(VOID;**
18 **DUPLICATE RESOLUTION)** ;

19 RESOLUTION NO. 2017-106 - RESOLUTION BY THE
20 BOARD OF COMMISSIONERS OF THE UNION CITY HOUSING
21 AUTHORITY ADOPTING A SMOKE-FREE/NON-SMOKING
22 POLICY FOR ALL OF ITS PUBLIC HOUSING PROPERTIES,
23 AND INCORPORATING SUCH POLICY AS AN ATTACHMENT
24 WITHIN THE AUTHORITY'S PUBLIC HOUSING ADMISSIONS
25 AND CONTINUED OCCUPANCY POLICY (ACOP) AND IN ITS

1 FORM OF PUBLIC HOUSING DWELLING LEASE; AND
2 AMENDING ITS PUBLIC HOUSING FORM OF DWELLING
3 LEASE BY INCLUDING THEREIN A SMOKE-FREE/NON-
4 SMOKING POLICY LEASE ADDENDUM;

5 RESOLUTION NO. 2017-107 - RESOLUTION TO
6 ESTABLISH RENTS FOR ITS PUBLIC HOUSING DWELLING
7 UNITS, EFFECTIVE MAY 1, 2017, IN COMPLIANCE WITH
8 THE PROVISIONS OF SECTION 238 OF TITLE II OF
9 PUBLIC LAW 113-235, HUD DIRECTIVE, AND THE
10 HOUSING AUTHORITY'S ADMISSIONS AND CONTINUED
11 OCCUPANCY POLICY;

12 RESOLUTION NO. 2017-108 - RESOLUTION
13 APPROVING INCREASING THE CONTRACTUAL PAYMENT CAP
14 OF MAX ADAMO INC. BY \$5,000.00; and

15 RESOLUTION NO. 2017-110 - RESOLUTION
16 APPROVING AGREEMENT BETWEEN UNION CITY HOUSING
17 AUTHORITY AND JOHN J. CURLEY LLC TO REPRESENT THE
18 AUTHORITY WITH REGARDS TO THE AT&T CELL PHONE
19 ANTENNA LEASE; and
20 D. APPROVAL OF PAYMENT OF BILLS.)

21
22 MR. SANGER: And what I'd like to do at
23 this time is just remind everyone, as we've done
24 in the past, I would like to -- the following
25 RF-- the Maintenance Bids and -- and awards that

1 we've gone through for a number of services, I
2 will be reading those Resolutions to you.

3 Please be patient; there are 18 of them.
4 So I'm going to try to be brief as possible with
5 the Resolutions to get through them all. But at
6 the same time, of course, we'd like to have a
7 Consent Agenda, whereby we will be -- be
8 approving these. We'll be approving the minutes;
9 approving the -- the maintenance bids and R--
10 from RFPs, Approval of the Various Resolutions;
11 and, of course, Approval of the Payment of Bills.

12 Then -- then I would ask for us to -- that
13 be part of a Consent Agenda.

14 Then at that time I would move on and we
15 would have a brief report on our Annual Audit and
16 -- which is something that is extremely
17 important. And we will have a separate vote for
18 our Annual Audit to get through. And I'm going
19 to ask you at this time -- at that time as well
20 to be sure that all of our Commissioners sign
21 that audit form -- something that we all must
22 sign for. So, it's -- it will be going around
23 the table.

24 So with that being said, I'm going to read
25 the Resolutions now. We're starting at

1 Resolution number 93 and we'll be getting to
2 Resolution 110. So we'll be starting with that.

3 And this first Resolution is the Resolution
4 Approving Contract for Computer Consultant and
5 those services to -- to Angel Consulting.

6 And Angel has been with us a number of
7 years. He was the only one had -- who had put in
8 for this bid and we will be sure that that total
9 cost shall not exceed \$34,000.00.

10 And I will remind all our Commissioners and
11 Board Members that we will -- this -- all of
12 these contracts are still at the same amount of
13 last year. And last year, if you recall, we had
14 a 15 percent cut. So we will not allow any of
15 our contracts to exceed that same figure as last
16 year, which was with a 15 percent cut.

17 So that is what we're -- we will be doing
18 with all of our contracts again.

19 So, that Resolution is for Approving
20 Contract for Computer Consultant for Angel
21 Consulting, not to exceed \$34,000.00.

22 The next Resolution, which will be 2017-94,
23 Resolution Approving -- Approving Contract for
24 Fee Accountant, to Balachandar Jayaraman.

25 And he is a CPA. He has been our fee

1 accountant. He was the only one who -- who had
2 bid for that. And with the fee accountant we
3 will be sure -- these are two of our majors --
4 that will not exceed the amount of \$43,315.00.

5 And so that's number 94.

6 Going on to number 95, is Resolution
7 Approving Contract for Independent Audit
8 Services.

9 And that -- the people who do our annual
10 audit each and every year. And that would be for
11 Hymanson, Parnes and Giampaolo. And that would
12 be for a contract not to exceed \$15,000.00 as
13 they do our annual audit.

14 Resolution 2017 number 96.

15 The Resolution Approving Contract for
16 Afterhours Telephone Answering Service.

17 As -- as you well know, here at the
18 Authority, we've -- we have a live phone
19 answering now from eight a.m. to four p.m. And
20 after that four p.m. was the only time we will
21 have the answering service.

22 So they will be providing that answering
23 service. And that will be at a cost not to
24 exceed \$3,655.00 for after hour services.

25 And that will go to the Academy Group who

1 will be doing the afterhours answering services.

2 Housing Authority is to approve -- the
3 Resolution Approving Contract for Regular and
4 Emergency Locksmith Services.

5 And we'll be awarding that to the lowest
6 bidder who was Hoboken Lock and Supply. And they
7 will not be exceeding the -- the amount of
8 \$26,350.00. And the -- that is number 97,
9 Resolution 2017-97.

10 Resolution number 2017-98 is Resolution
11 Approving Contract for Stenographer Services at
12 the Board of Commissioners Monthly Meetings.

13 And we are making that bid award to
14 Audio-Digital Transcription Service, a/k/a Debbie
15 here. And that contract will not be exceeding
16 what would be \$7,650.00.

17 Also, Resolution number 2017-99.

18 Approving Contract for Tub Glazing
19 Services. There was only bid -- only one bid
20 that we did receive of that and that is going to
21 be sub -- that was submitted by Better Than New
22 and will be awarded to Better Than New.

23 And, again, that will be an amount that
24 will not exceed \$9,265.00.

25 Number 100.

1 Resolution 2017-100.

2 Resolution Approving Contract for Truck and
3 Car Maintenance and Repairs.

4 And, again, we only had one bid for that.
5 And people have bid in the past but that's
6 Delvalle Auto Clinic. And they will have an
7 amount for that, which will not exceed \$8,330.00.

8 Resolution 2017-101.

9 Approving Contract for the Replacement of
10 the Veterans Housing Steps and Concrete Asphalt.

11 And that bid was submitted by Max Adamo.
12 He was the only one that did -- did submit a bid;
13 therefore, will be awarded to him.

14 And that will be for Max Adamo, not to
15 exceed \$10,200.00.

16 A Resolution number 102.

17 Resolution Approving Shared Service
18 Agreement Between Union City Housing Authority
19 and the Union City Board of Education.

20 We are looking now as we had working with
21 the Board of Education we are allowing them now
22 to use other classrooms within our facility that
23 we had part of the original contract and which is
24 going to allow us to have an ongoing partnership
25 with the Union City Board of Education, this time

1 to provide services to some of our special needs
2 children.

3 And it's going to really allow our facility
4 here to be of good use to the community and also
5 allow us to gather some revenue that is greatly
6 needed here at the Authority.

7 So, we're looking to approve that contract,
8 that shared service contract in our Pavilion with
9 the Union City Board of Education.

10 COMMISSIONER DiNARDO: Mr. Sanger?

11 MR. SANGER: Yes, ma'am.

12 COMMISSIONER DiNARDO: What number is the
13 shared service one?

14 MR. SANGER: The shared service is number
15 102 that was right on --

16 MR. MORIN: But it's not here.

17 MR. SANGER: -- top of --

18 COMMISSIONER DiNARDO: Okay, but 102 is --

19 MR. MORIN: We missed it. We missed one.

20 COMMISSIONER DiNARDO: -- also the
21 landscaping.

22 MR. MORIN: We missed it.

23 CHAIRPERSON MARTINETTI: Oh no, they
24 changed that.

25 MR. MORIN: 102 is not here --

1 COMMISSIONER DiNARDO: Oh we did?

2 CHAIRPERSON MARTINETTI: Yeah in the
3 beginning.

4 MR. SANGER: Yes.

5 COMMISSIONER DiNARDO: Sorry about that.

6 MR. SANGER: There might be one right
7 there?

8 CHAIRPERSON MARTINETTI: There's a
9 supplemental right there.

10 COMMISSIONER DiNARDO: Still says 102.

11 CHAIRPERSON MARTINETTI: Yeah.

12 MR. SANGER: Yes.

13 CHAIRPERSON MARTINETTI: But that has to
14 be --

15 MR. SANGER: We have to --

16 Excuse me.

17 We have the -- the other -- 102 from your
18 packet, please pull out and replace it with this
19 102.

20 COMMISSIONER DiNARDO: Okay.

21 MR. SANGER: Okay?

22 COMMISSIONER DiNARDO: If I was on time
23 I --

24 MR. SANGER: Thank you.

25 COMMISSIONER DiNARDO: -- would know that.

1 MR. SANGER: Yes, ma'am.

2 Okay.

3 Resolution 2017-103, is Resolution
4 Approving Boiler, Hot Water Heater, Fireside and
5 Waterside Cleaning Services.

6 And, again, we had two bidders for that and
7 we -- the bid was submitted by Silva's Mechanical
8 Services; they will be awarded the bid. And
9 their bid shall not exceed \$10,000.00.

10 CHAIRPERSON MARTINETTI: All -- all Silva's
11 work is just repair work.

12 Right?

13 MR. SANGER: Yes.

14 CHAIRPERSON MARTINETTI: Non-permitted
15 work.

16 Correct?

17 MR. SANGER: No.

18 CHAIRPERSON MARTINETTI: Correct.

19 MR. SANGER: All repair, yes. In most
20 cases.

21 MR. NATERA: This one for cleaning?

22 MR. MORIN: This is for cleaning.

23 MR. SANGER: Um hum. Cleaning. Yeah.

24 MR. MORIN: First one is cleaning

25 MR. SANGER: Yeah. Right.

1 CHAIRPERSON MARTINETTI: Yeah. Cleaning,
2 ordinary maintenance.

3 MR. SANGER: Right. Right.

4 MR. MORIN: That --

5 CHAIRPERSON MARTINETTI: Stuff not
6 regulated by the UCC.

7 MR. NATERA: (Indiscernible).

8 MR. MORIN: The next one is. The next one
9 is. There's another one coming up.

10 MR. NATERA: Yeah.

11 CHAIRPERSON MARTINETTI: That's repair
12 also.

13 MR. MORIN: There's two. That's for
14 repair.

15 The first one is for cleaning services and
16 to do the -- the maintenance for the summer.

17 CHAIRPERSON MARTINETTI: Right. But no --

18 MR. MORIN: Open them up --

19 CHAIRPERSON MARTINETTI: -- no work that
20 would require permits or --

21 MR. MORIN: No work would require --

22 CHAIRPERSON MARTINETTI: -- anything.

23 MR. NATERA: No.

24 CHAIRPERSON MARTINETTI: It's just
25 ordinary --

1 MR. MORIN: No work would --

2 CHAIRPERSON MARTINETTI: -- maintenance and
3 repairs. Okay.

4 MR. SANGER: Cleaning, prepare them for the
5 --

6 CHAIRPERSON MARTINETTI: Correct.

7 MR. SANGER: -- for the winter months.

8 CHAIRPERSON MARTINETTI: Right.

9 MR. MORIN: Yeah.

10 MR. SANGER: Okay, the next is 2017-104, --
11 what we had just mentioned -- Resolution
12 Approving Boiler and Hot Water Heater Services
13 again for Silva Mechanical.

14 And 104 will not exceed \$23,400.00.

15 One oh five.

16 Resolution Approving Boiler and Hot Water
17 Extraordinary Services and Call Services.

18 And that's --

19 I just want to be sure on this one --

20 MR. PIZZILLO: That may be -- this may be a
21 duplicate.

22 MR. MORIN: It's the same --

23 MR. SANGER: Yeah, that's a duplicate. I'm
24 sorry, --

25 MR. PIZZILLO: Duplicate.

1 MR. SANGER: -- 105 is a -- is void. And
2 105 is a -- is a duplicate with 104. I'm sorry
3 for that.

4 Okay, 105 is void and is a duplicate of
5 104.

6 So we'll move on to 106.

7 And this is a Resolution now -- not as an
8 award of a bid or anything of that nature or
9 contract -- but by law and -- or what is going to
10 be -- you're going to see is very common in all
11 facilities when it comes to public housing that
12 they've adopted a smoke-free/non-smoking policy
13 that we must administer within the next 12 months
14 or so.

15 And to come up with a policy, administer
16 that policy and, of course, implement and enforce
17 that policy of non-smoking in all facilities,
18 which includes apartments, common areas,
19 hallways, elevators, playgrounds, anything
20 anywhere connected to public housing facilities.

21 So this is the Resolution that all
22 Authorities must pass and is becoming a -- what
23 we might say a key hot issue when it -- when it
24 comes to public housing.

25 So, we're moving -- moving forward to be

1 | sure that we're in compliance with all of this so
2 | we will have a smoke-free/non-smoking policy for
3 | public housing and that we have about 12 months
4 | or so to put together a -- a strict policy here
5 | and how -- give us time on how we're going to
6 | administer that and implement that.

7 | So that should be a very challenging
8 | policy.

9 | COMMISSIONER GONZALEZ: And so that means
10 | that a tenant would essentially have to go out to
11 | the sidewalk to smoke.

12 | MR. SANGER: Yes.

13 | MR. MORIN: No, not even the sidewalk.

14 | COMMISSIONER GONZALEZ: Not even the
15 | sidewalk?

16 | MR. MORIN: None where the Housing
17 | Authority property belongs -- not even the
18 | sidewalk here; they can't do it.

19 | MR. SANGER: Um-hum.

20 | MR. MORIN: Nothing that is related to the
21 | Housing Authority.

22 | COMMISSIONER GONZALEZ: So they would have
23 | to walk like a block away?

24 | MR. MORIN: They have to walk to the gas
25 | station to smoke.

1 MR. SANGER: But -- but what you can do,
2 if --

3 COMMISSIONER JETTER: It's good exercise
4 for them.

5 MR. SANGER: Everything in this policy says
6 you may.

7 COMMISSIONER GONZALEZ: Right.

8 MR. SANGER: You may. You may. When it
9 comes to doing alternatives for this and to get
10 around this.

11 So what they're saying is you may designate
12 a smoking area. So, if -- if you choose to as an
13 Authority.

14 Okay?

15 So that is something we want to sit down
16 and discuss on how we might want to implement
17 this. But there are so many of these strongly
18 suggested areas that they're looking to do within
19 the policy but they say you may do this, you may
20 do that.

21 So it's really not something that's really
22 stick -- you know, that's going to be able to
23 stick in that type thing. So, it's going to be a
24 very challenging policy --

25 COMMISSIONER GONZALEZ: Um-hum.

1 MR. SANGER: -- and to enforce. And I
2 could imagine some of the legal issues that are
3 going to come down --

4 COMMISSIONER GONZALEZ: Um-hum.

5 MR. SANGER: -- later on. Because it also
6 includes, think about this, people are not
7 allowed to smoke in their own private apartment.

8 COMMISSIONER DiNARDO: Mmm.

9 COMMISSIONER JETTER: That's fine.

10 MR. SANGER: All right?

11 Because of that and --

12 COMMISSIONER DiNARDO: Well, they have a
13 right -- they have constitutional rights, that's
14 the problem.

15 MR. SANGER: People who are non-smokers
16 appreciate --

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: -- it, of course. People who
19 do smoke don't appreciate it. But at the same
20 time this is something that's going to be very
21 challenging to --

22 COMMISSIONER DiNARDO: Sure it is.

23 COMMISSIONER JETTER: Oh, yeah.

24 MR. SANGER: -- you know, to enforce. So,

25 --

1 COMMISSIONER JETTER: They're going to come
2 to me and they're going to tell me all about --

3 MR. SANGER: You'll be --

4 COMMISSIONER JETTER: The butts are all
5 over.

6 MR. SANGER: -- hearing a lot about it
7 because I know it's going to be a hot issue, --

8 COMMISSIONER JETTER: They just -- they
9 don't --

10 MR. SANGER: -- you know, within our media
11 and --

12 COMMISSIONER JETTER: -- in the can, they
13 flick them out the window.

14 MR. SANGER: -- and, you know, in areas of
15 that nature.

16 COMMISSIONER DiNARDO: Right.

17 COMMISSIONER JETTER: You know --

18 MR. SANGER: So, you'll see.

19 COMMISSIONER JETTER: -- I mean I don't
20 care for their smoke --

21 MR. SANGER: Okay?

22 So we do need --

23 COMMISSIONER JETTER: -- (indiscernible).

24 COMMISSIONER DiNARDO: -- challenging --

25 MR. SANGER: -- we do need everyone to just

1 sign for that -- for that policy that we're going
2 to have.

3 The next Resolution is to --

4 Number 108 -- 2017-108, is a Resolution
5 Approving the Increase of Contractual Cap of Max
6 Adamo by \$5,000.00.

7 As many of you know Max Adamo does do a lot
8 of work for us, a lot of emergency work, things
9 of that nature. And --

10 MR. MORIN: 107.

11 MR. PIZZILLO: No, no, no, we are moving on
12 to --

13 MR. MORIN: 107.

14 MR. SANGER: We have 107?

15 MR. MORIN: 107.

16 MR. SANGER: Oh. Oh, I'm sorry. I skipped
17 over 107. I'm getting a little mixed up here.

18 We're on 107, To Establish Rents -- what we
19 call flat rents and -- for Public Housing
20 Dwellings and Effective -- in Compliance with the
21 Provisions of Section 238 entitled Title II of
22 the Public Law.

23 And, basically, the bottom line is people
24 that are over a certain amount, while living in
25 public housing and they're over a certain

1 threshold and since they've been here -- people
2 that have been here for a while and they go over
3 the -- the low income amount, we have the right
4 to charge them a flat rent, which is above and
5 beyond what might be normally for them.

6 So, in other words, people get better jobs,
7 they get better incomes and they exceed a certain
8 threshold, we're allowed to charge them a flat
9 rent.

10 And those flat rents you will see are on
11 the second page. And as they -- as they graduate
12 in their -- in their incomes and what they do,
13 you'll see for various -- you know, for
14 efficiency apartments, one bedrooms, two
15 bedrooms, what the flat rent would be. And most
16 of this goes along with what the Fair -- you
17 know, the Fair Housing and what the -- the -- you
18 know, what's the going rates that are going on in
19 the -- you know, within our City.

20 So, --

21 COMMISSIONER JETTER: That goes with --

22 MR. SANGER: -- that's -- that's 107.

23 I'm sorry.

24 Now we're going on to 108, again for Max
25 Adamo -- Adamo, to -- to allow us to increase the

1 cap by \$5,000.00 to him. Does -- does do a lot
2 of emergency work for us and additional work for
3 us around.

4 We recently went through a REAC inspection
5 here from the federal -- from HUD themselves and
6 they have talked to us about doing some immediate
7 work when it comes to concrete, when it comes to
8 some of our sidewalks and pathways, and some of
9 our exit doors within all of our facilities.

10 So it's something that we have to do now
11 and take some immediate, you know, action with
12 repairs and things of that nature, so therefore
13 we have to, you know, increase a little bit
14 towards this to get that done.

15 So, with all that being said, --

16 COMMISSIONER JETTER: Is that raising the
17 rentals for the Veterans Housing too?

18 MR. NATERA: No.

19 MR. SANGER: Excuse me?

20 COMMISSIONER JETTER: No, he answered it.

21 MR. SANGER: Oh, okay.

22 MR. NATERA: She was asking if the -- the
23 rent increase -- that rent will apply to the
24 Veterans Housing as well.

25 MR. SANGER: Um hum. No. No.

1 Remember, Veterans Housing is not under the
2 guidelines of HUD or the federal government.

3 COMMISSIONER JETTER: I know that.

4 MR. SANGER: It's independent from it.

5 So, --

6 COMMISSIONER JETTER: I know.

7 MR. SANGER: -- it wouldn't be under this
8 -- this particular Resolution.

9 COMMISSIONER JETTER: Yeah.

10 MR. SANGER: Also, the last Resolution,
11 which is number 110, --

12 COMMISSIONER MUNDORF: No, 109.

13 MR. MORIN: 109.

14 MR. PIZZILLO: 109.

15 MR. SANGER: Yeah but I -- if -- if you
16 recall what I had said was --

17 COMMISSIONER MUNDORF: Oh.

18 MR. SANGER: -- we're going to have a
19 separate for 109 because it has to do with the
20 audit.

21 So we're going to do a separate on that
22 one.

23 Okay?

24 So we're at 110 now.

25 Is a Resolution Approving Agreement between

1 Union City Housing Authority and John Curley,
2 also known as Jack Curley, to Represent the
3 Authority with Regards to the AT&T Cell Phone
4 Antenna Lease.

5 And we mentioned this at a few of our last
6 meetings. We are going to have an opportunity to
7 rent the top of our building to AT&T. They're
8 going to be putting antennas for communications
9 and transmi-- transmittals. And what we'll be
10 able to do then is gather some revenue for the
11 Authority.

12 And because our current -- our attorneys
13 have done business with them, a little conflict
14 of interest, we have hired a special attorney for
15 this and that's why we're having a little
16 contract with Jack Curley.

17 He is having the same -- as far as -- as
18 far as fee, the same fee that would go to our
19 existing attorneys and that's \$150.00 per hour
20 and is truly just an extension of those attorney
21 fees and extension of that contract.

22 So that is -- that is that with that.

23 So what I'd like to ask at this time is to
24 have a vote on the Consent Agenda to get all
25 those complete.

1 And then I will get into the -- the actual
2 Resolution when it comes to the annual audit,
3 which is something we like to do separately
4 because -- because of its importance, of course.

5 CHAIRPERSON MARTINETTI: Consent including
6 payable bills? Or --

7 MR. SANGER: Yes.

8 CHAIRPERSON MARTINETTI: -- that's
9 separate?

10 MR. SANGER: Yes. Including payable bills.
11 Yes, sir.

12 COMMISSIONER GONZALEZ: Moved.

13 CHAIRPERSON MARTINETTI: Second.

14 MR. SANGER: Moved by Mr. Gonzalez.

15 Second by?

16 MR. NATERA: Chairman. Chairman.

17 MR. PIZZILLO: Chairman Martinetti.

18 MR. SANGER: Okay, Mr. Martinetti.

19 Roll call.

20 Mr. Martinetti?

21 CHAIRPERSON MARTINETTI: Yes, recuse on any
22 building, electric, plumbing, fire, elevator
23 contractors regulated by the UCC, including 101,
24 108; and Miguel Hector.

25 MR. SANGER: Okay. Okay.

1 Chair--

2 Miss Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. SANGER: Okay.

5 COMMISSIONER JETTER: All of them.

6 MR. SANGER: Miss Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8 MR. SANGER: Yes.

9 Miss DiNardo?

10 COMMISSIONER DiNARDO: Yes, but I will be
11 abstaining on the Resolution 102.

12 MR. SANGER: Okay.

13 Okay. There's a conflict there with the
14 Union City Board of Education --

15 COMMISSIONER DiNARDO: Correct.

16 MR. SANGER: -- that our Miss DiNardo
17 represents as well.

18 Thank you.

19 Mr. Gonzalez?

20 COMMISSIONER GONZALEZ: Yes.

21 MR. SANGER: Mr. Pedraza?

22 COMMISSIONER PEDRAZA: Yes.

23 MR. SANGER: Yes. Okay.

24 Motion carries.

25

1 (Whereupon, the Board discussed and took
2 action on the following item:

3 C. APPROVAL OF VARIOUS RESOLUTIONS

4 RESOLUTION NO. 2017-109 - LOCAL AUTHORITIES
5 BOARD RESOLUTION PRESCRIBED BY THE NEW JERSEY
6 LOCAL FINANCE BOARD; and
7 F. ANNUAL AUDIT REPORT FYE 6-30-16.)

8

9 MR. SANGER: Now, we'll now come out of the
10 -- that and right into the Consent -- Consent
11 Agenda is -- is completed.

12 And, therefore, now we will go into the --
13 moving towards the audit, our annual audit.

14 And this is Local Authorities Resolution
15 2017-109.

16 And this is Prescribed by the New Jersey
17 Local Finance Board that requires the governing
18 body of each local authority to -- to cause an
19 annual audit of its accounts to be made, and

20 Whereas, the annual audit report for the
21 fiscal year ended June 30th, 2016, has been
22 completed and filed with the Local Finance Board
23 of the State of New Jersey; and

24 Whereas, requires the governing body of
25 each authority to, within 45 days of receipt of

1 the annual audit, certify by resolution to the
2 Local Authority (sic) Board that each member
3 thereof has personally reviewed the annual audit
4 report, and specifically the sections of the
5 audit report entitled "General Comments" and
6 "Recommendations," and has evidenced same by the
7 group affidavit in the form prescribed by the
8 Local Finance Board; and

9 Whereas, the members of the governing body
10 have received the annual audit and have
11 personally reviewed the annual audit, and have
12 specifically reviewed the sections of the annual
13 audit report and especially the ones entitled
14 "General Comments" and "Recommendations," in
15 accordance with N.J.S.A. 40A:5A-17.

16 Therefore, let it be resolved, that the
17 governing body of the Housing Authority of the
18 City of Union City hereby certifies to the Local
19 Finance Board of the State of New Jersey that
20 each governing body member has personally
21 reviewed the annual audit for the fiscal year
22 ended June 30th, 2016, and specifically has
23 reviewed the sections of the audit report in
24 "General Comments" and "Recommendations," and has
25 evidenced the same by group affidavit in the form

1 | prescribed by the Local Finance Board.

2 | Be it further resolved that the secretary
3 | of the Authority is hereby directed to promptly
4 | submit to the Finance Board the -- the aforesaid
5 | group affidavit, accompanied by a certified true
6 | copy of this Resolution.

7 | And what's going around from Chairperson
8 | Martinetti is a form that everyone has --
9 | hopefully will sign. And I see that it is signed
10 | here; we do have that.

11 | So thank you for that.

12 | So, --

13 | CHAIRPERSON MARTINETTI: Quick -- quick
14 | question for --

15 | MR. SANGER: Um-hum. Yes?

16 | CHAIRPERSON MARTINETTI: -- Gerard.

17 | MR. PIZZILLO: Yes.

18 | MR. SANGER: Um-hum.

19 | CHAIRPERSON MARTINETTI: The ones that we
20 | recused on -- I recused on, could I still sign
21 | the Resolution? Or --

22 | MR. PIZZILLO: Yeah. That -- I --

23 | CHAIRPERSON MARTINETTI: Yeah, that's --

24 | MR. PIZZILLO: Yeah, that's fine. Yeah.

25 | CHAIRPERSON MARTINETTI: Okay.

1 MR. PIZZILLO: Because it's just the Board
2 approving it as a whole.

3 MR. SANGER: Are there -- at this time I'm
4 going to ask our, you know, CFO Rafael Natera,
5 just to give us a brief overview of the audit
6 process. And basically the result of our audit
7 process.

8 And one thing I'll just say briefly is that
9 we did not get any recommendations and we did not
10 get any, you know, -- well let's just say there
11 are no blemishes in our audit in any way, shape
12 or form. So, we're very happy with that.

13 But, Mr. Natera, can you just give us a
14 brief overview.

15 MR. NATERA: Thank you, Mr. Sanger.

16 As we mentioned in the last Board Meeting
17 that we have the -- at the time the audit was
18 just completed and the exit meeting was also --
19 had taken place. And they announced there that
20 there was not recommendation, there were no
21 finding and if you look in the reports in page
22 74, you'll see that every single box is marked
23 no.

24 And I'll explain the one marked yes in a
25 second.

1 Our financial position is improving. There
2 was an increase of about \$400,000.00 worth of
3 cash. This part of the equation put us in a good
4 position.

5 Our score -- the FASS score in the
6 financial submission is -- is about 23 points out
7 of 25.

8 We are taking in consideration every single
9 of the major liabilities such as GASB48 and
10 GASB65, those where the -- the pension because
11 that was a result of the audit that was done at
12 -- at the State level where we needed to report
13 3.9 million dollars for -- plus employment
14 benefits.

15 Nobody knows how that is going to get paid.
16 The Senate is not even looking at it. HUD, not
17 doing anything about it. But the State has
18 required that we make that entry in our books.

19 Also, GASB45 is still there. We are not
20 paying for that either, not yet. Okay. They --
21 they -- we're supposed to be -- to make some kind
22 of payment by -- by 2030, I think it is, all
23 right, but we don't -- we haven't heard anything
24 from Washington yet.

25 CHAIRPERSON MARTINETTI: So it stays as an

1 unfunded liability.

2 MR. NATERA: Exactly.

3 Both -- both of them. Both of them are not
4 funded liability. As -- as everybody knows we
5 work with our subsidy and our funding.

6 Okay, that's basically -- with that in
7 consideration, taking all those liabilities and
8 all the entries, we did very well.

9 CHAIRPERSON MARTINETTI: But that's not
10 just this Agency; it's all agencies.

11 MR. NATERA: All agencies, --

12 CHAIRPERSON MARTINETTI: Yeah.

13 MR. NATERA: -- of course.

14 I mean there was -- this was -- as a matter
15 of fact it's national level.

16 CHAIRPERSON MARTINETTI: Right.

17 MR. NATERA: Okay. Nation-- nationwide.

18 We are not -- believe it or not we are in
19 like in the half -- halfway. We are not the
20 worst but we are not the best -- the best either.

21 Okay?

22 So, now looking at page 74, back in 2011
23 when the asset management properties got -- came
24 into play -- was implemented, every -- every
25 housing authority was affected by it. And we --

1 | our financial score was very low.

2 | And ever since then, where it says auditee
3 | qualify as a low-risk auditee, nobody was. So
4 | the answer was no. This year the answer is yes.
5 | There is not risk at this Housing Authority at
6 | this point.

7 | So it took about four years, five years to
8 | move from -- from low-risk to high-risk to a low-
9 | risk housing authority.

10 | So that changed a lot when it comes to
11 | Newark -- when it comes to HUD in Newark and in
12 | Washington, REAC as well. So, --

13 | That's okay?

14 | CHAIRPERSON MARTINETTI: No, no, I --

15 | MR. NATERA: All right.

16 | Okay, so it was a good audit. Perhaps one
17 | of the best audit that I have seen since I've
18 | been in the Authority.

19 | So, thank you for your cooperation. We
20 | keep trying to do our -- the best we can.

21 | COMMISSIONER MUNDORF: Good.

22 | MR. SANGER: Jorge, --

23 | Many of you, of course, know Jorge
24 | Rodriguez; has worked as our Comptroller and our
25 | HR Manager.

1 Jorge, you have anything when it comes to
2 the audit or anything --

3 MR. RODRIGUEZ: No, I think --

4 MR. SANGER: -- in Finance that you --

5 MR. RODRIGUEZ: I --

6 MR. SANGER: -- want to mention as well?

7 MR. RODRIGUEZ: I think the audit was -- I
8 mean as Rafael had noted, everything came out
9 pretty well -- pretty well all the findings.

10 We're compliant with all the -- the
11 governmental standards as he has -- Rafael had
12 mentioned.

13 And for the most part, you know, we are in
14 pretty good solid, you know, financial standing
15 at this point, so. You know, as far as my
16 interpretation of the reports as well, so.

17 MR. NATERA: Just going back to the
18 compliances, that form that you sign is part --
19 it's a requirement -- it's a federal requirement
20 that we had to -- when we submit to REAC, when we
21 submit to the State and other agencies. So
22 that's the reason we just signed all of that just
23 to make sure that we're in compliance with every
24 single --

25 Just having a good audit is -- we have to

1 | tell everybody that we need to that the audit is
2 | complete and this is the result.

3 | MR. SANGER: Okay.

4 | Right -- right now we'd like to go into
5 | vote for the -- the acceptance of the -- and
6 | approval for the annual audit.

7 | And Chairperson Martinetti?

8 | CHAIRPERSON MARTINETTI: Motion.

9 | Yes.

10 | MR. SANGER: Okay.

11 | Commissioner --

12 | Motion by Chairperson Martinetti.

13 | Second?

14 | COMMISSIONER DiNARDO: Second.

15 | MR. SANGER: Second by Ms. DiNardo.

16 | Chairperson Martinetti?

17 | CHAIRPERSON MARTINETTI: Yes.

18 | MR. SANGER: Commissioner Jetter?

19 | COMMISSIONER JETTER: Yes.

20 | MR. SANGER: Commissioner DiNardo?

21 | COMMISSIONER DiNARDO: Yes.

22 | MR. SANGER: Commissioner Dennis Gonzalez?

23 | COMMISSIONER GONZALEZ: Yes.

24 | MR. SANGER: Commissioner Debra Mundorf?

25 | COMMISSIONER MUNDORF: Yes.

1 MR. SANGER: Commissioner Jose Pedraza?

2 COMMISSIONER PEDRAZA: Yes.

3 MR. SANGER: Yes. Okay.

4 Six yes; one absent. And that carries.

5 Thank you very much.

6

7 **G. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

8

9 MR. SANGER: With that and at this time I'm
10 going to just make a few comments now as far as
11 the -- having the Director's Report.

12 And just rather quickly, we will be
13 rebidding for the landscaping. Some of you might
14 have thought -- along with this we have
15 landscaping as well.

16 We really weren't happy last year with some
17 of our landscaping, you know, services. This
18 year we didn't have many people apply for them.
19 The one did that was over -- was over the amount,
20 over the threshold. So therefore we'll be
21 rebidding for landscaping and we'll be doing Vets
22 and rebidding for Vets groups as well.

23 One project that I do want to make you
24 aware of and working closely with the City of
25 Union City, Mr. Martinetti, Mayor Stack, the

1 Union City Board of Commissioners and the City
2 has been working very closely with us on how to
3 -- how we can -- could possibly work with them
4 and to utilize the COAH funding that is from the
5 City of Union City.

6 And that COAH funding will help us address
7 many of the issues with Veterans Housing and
8 allow us to do some upgrades and some
9 improvements to our Veterans Housing.

10 So we've been working -- just starting
11 recently with some attorneys from the City and
12 whatever and hoping to get approval from the
13 courts to utilize that funding and will give us a
14 tremendous boost and upgrade to Veteran's Housing
15 in Union City, which will allow us to do certain
16 things like new kitchens, new bathrooms, upgrade
17 electric, upgrade plumbing, upgrade stairwells,
18 upgrade some exterior lighting, maybe some
19 security. Things of that nature.

20 So, I just want to thank -- I know
21 Commissioner Martinetti has worked very hard on
22 -- you know with this and he's worked closely
23 with us and to, of course, to hope that this is
24 going to be a true boost for the Housing
25 Authority.

1 So thank you for that, Mr. Martinetti, and
2 we're looking forward to that and hopefully it's
3 something that the -- again to improve what we
4 always say, the quality of life for our people
5 living within our housing -- our Veterans
6 Housing, as well as our -- our PHA.

7 Also, we're waiting on -- a few -- a month
8 ago or so we mentioned to you that we're going
9 into partnership with Regan Development.

10 Regan Development is -- has put in a -- put
11 in a bid to develop senior citizen housing here
12 in Union City.

13 They have a site that they're working
14 closely with down at 8th Street between Summit
15 Avenue and Central Avenue. And to -- for build--
16 to build units for 100 units for senior citizens.
17 And that we would be working closely with them.
18 They would develop and of course build and put
19 together but we would be the managing agent for
20 the entire building.

21 CHAIRPERSON MARTINETTI: Were they --

22 MR. SANGER: So, --

23 CHAIRPERSON MARTINETTI: -- the
24 successful --

25 MR. SANGER: Um-hum.

1 CHAIRPERSON MARTINETTI: -- bidder?

2 MR. SANGER: Well, they -- they haven't
3 announced that yet.

4 CHAIRPERSON MARTINETTI: That hasn't
5 announced -- right?

6 MR. SANGER: That hasn't been announced.

7 CHAIRPERSON MARTINETTI: That hasn't --

8 MR. SANGER: I guess they're going through
9 the process there.

10 CHAIRPERSON MARTINETTI: Right.

11 MR. SANGER: Maybe some -- making some
12 adjustments in the process or whatever has to be.
13 But they haven't announced that yet.

14 We -- we made a call last week to see if
15 there's any -- if there's anything that has
16 developed, you know, and they said they will be
17 waiting on that. So, that's that. But we're --
18 we're anxiously awaiting that as well.

19 So with Veterans Housing coming and to make
20 improvements at Veteran Housing, with seniors --
21 new senior citizen building up maybe going
22 downtown, the future looks bright for the -- you
23 know, for many people --

24 COMMISSIONER JETTER: Yeah.

25 MR. SANGER: -- in Union City. We'll get

1 | more of an opportunity for affordable housing
2 | that will be clean and safe and, of course, a
3 | quality of life for them. So we're very happy
4 | with that.

5 | If you look around the room you'll see some
6 | posters that are here that we have put together.
7 | Part of our public relations push and we put
8 | together posters.

9 | And I have a poster rolled there for each
10 | and every one of you; before you leave take one
11 | of those posters and you'll see it's an
12 | opportunity for us to share with the public many
13 | of the programs that we have and pictures that we
14 | have and -- and it's just a good public relations
15 | piece for everyone.

16 | On the table you'll see we do have a logo
17 | for Union City Housing Authority. And, of
18 | course, you know, this is a step in the direction
19 | of, you know, improving our relations with
20 | community, information with community, being
21 | partners with community, and just our overall
22 | relation.

23 | We're doing a lot of good things. Housing
24 | is -- is not an easy area. There is many
25 | challenges within public housing but at the same

1 time we are doing a lot of good things.

2 Thank you for your leadership. Thank you
3 for your support as Board members and as
4 Commissioners.

5 And this allows us to move forward. And I
6 think these -- if you get a chance to look at the
7 poster and the number of items on the posters, I
8 think it would be enlightening for you as well to
9 see many of the programs that we do have that are
10 included in public housing in many of our
11 facilities. So we're excited about that.

12 So, --

13 COMMISSIONER JETTER: Okay.

14 Stanley, --

15 MR. SANGER: Also, -- and the last point I
16 want to make, there's -- just this week we
17 completed the installation of the security
18 cameras at our sites here and the AMPs here and
19 our five buildings here and Hillside Terrace.

20 And just recently, just this weekend, the
21 first weekend, we were able to catch two people;
22 one destroying camera and one with graffiti. One
23 with graffiti and things of that nature. So the
24 cameras are already working. And with that being
25 -- you know, so --

1 CHAIRPERSON MARTINETTI: Did we put a
2 notice out to all the tenants to -- they're
3 being --

4 MR. SANGER: Not yet.

5 CHAIRPERSON MARTINETTI: -- monitored?

6 MR. SANGER: Not yet.

7 CHAIRPERSON MARTINETTI: Maybe we should.

8 MR. SANGER: Yes, we -- we've discussed
9 that and that's a good point. We have discussed
10 that at our ATM meeting.

11 MR. MORIN: Um-hum.

12 MR. SANGER: That once we get started --
13 we're -- we're being trained. Monday and Tuesday
14 we're going to be trained on with all the
15 cameras. We really don't have a way into the --
16 they just -- the company has completed their
17 installation. They truly haven't turned it all
18 over to us yet because we haven't been trained.
19 Plus they have to go through certain inspection
20 items and different things of that nature. But
21 when we do that and we take full control, Mr.
22 Martinetti, we will be getting that letter out.
23 Because you did mention that before and we'll be
24 sure we do that and let all the tenants know that
25 everyone now will be under surveillance; every --

1 all the activities that go on in our buildings,
2 so everyone is aware of that. And, --

3 MR. MORIN: The signs. And the signs.

4 MR. SANGER: -- you know, and there will be
5 signs as well around that -- in certain, you
6 know, common areas in the buildings, the
7 entrances of buildings, the signs that this is,
8 you know, just security cameras are live and
9 things of that nature, you know, in all of our
10 facilities.

11 So we will be doing that. And thank you
12 for the reminder. So -- and it's something we
13 will be doing. We have discussed that at our ATM
14 meeting.

15 Okay, are there any other questions or
16 anything --

17 COMMISSIONER JETTER: Yeah.

18 MR. SANGER: -- before we move forward?

19 COMMISSIONER JETTER: Okay, with the check
20 payment, again, --

21 You're going to kill me.

22 MR. NATERA: No, I won't.

23 COMMISSIONER JETTER: These I can't find.

24 MR. NATERA: Okay before you leave today
25 we'll go back to Section 8 and with it is --

1 COMMISSIONER JETTER: What, honey?

2 MR. NATERA: When -- before you leave
3 today, we'll --

4 COMMISSIONER JETTER: Yeah.

5 MR. NATERA: -- go to Section 8 and just --
6 we'll verify the check --

7 COMMISSIONER JETTER: Well, --

8 MR. NATERA: -- the check register.

9 COMMISSIONER JETTER: -- tell the whole
10 Board. I'm not --

11 MR. NATERA: Well the thing is I don't have
12 the list with me. Most likely was some checks
13 that were printed after the report was sent out
14 or they were voided. So, --

15 COMMISSIONER JETTER: Yeah, well that's
16 what --

17 MR. NATERA: Yeah.

18 COMMISSIONER JETTER: -- that's all you
19 have to say is what they --

20 MR. NATERA: Yeah.

21 COMMISSIONER JETTER: -- were, where they
22 went and that's it.

23 MR. NATERA: Yeah, just so you know, what
24 the -- what I do with the check register is that
25 at the -- before the Board Meeting, okay, I print

1 the check registers.

2 COMMISSIONER JETTER: Okay.

3 MR. NATERA: And I try to give you all the
4 information by adding the checks that are voided.

5 COMMISSIONER JETTER: Well this -- this is
6 the -- you -- couple of months it was perfect,
7 everything was great.

8 MR. NATERA: Right.

9 This is a new accounts also. Maybe we --

10 COMMISSIONER JETTER: Well, --

11 MR. NATERA: -- we skip some of the
12 checks --

13 COMMISSIONER JETTER: -- maybe that's --

14 MR. NATERA: -- and all that. We change --

15 COMMISSIONER JETTER: All right.

16 MR. NATERA: So let -- let's see --

17 COMMISSIONER JETTER: Just let the whole
18 Board know.

19 MR. NATERA: Okay, I will -- will you like
20 me to send you some information on those checks?
21 Or --

22 COMMISSIONER JETTER: Not me --

23 CHAIRPERSON MARTINETTI: She's she's --

24 MR. NATERA: -- the list.

25 All right, I will send it over to you.

1 COMMISSIONER JETTER: Okay.

2 MR. NATERA: I will provide it to you.

3 Okay?

4 COMMISSIONER JETTER: All right.

5 MR. NATERA: Okay. And -- and I'll give
6 you the exact status of it and why were not
7 included in the --

8 COMMISSIONER JETTER: No, --

9 MR. NATERA: -- check register.

10 COMMISSIONER JETTER: No, I just want the
11 whole Board to know.

12 MR. NATERA: Sure.

13 COMMISSIONER JETTER: It's not fair that
14 just I should know.

15 MR. NATERA: No but I -- I'll -- I'll send
16 the information. If anybody like to ask, you
17 know, I also will answer to them.

18 All right?

19 COMMISSIONER JETTER: I'll give the copies
20 to each one.

21 MR. NATERA: Correct.

22

23 **PUBLIC COMMENT:**

24

25 MR. SANGER: Okay, we're at the public

1 | portion of our meeting.

2 | Is there anyone from the public who'd like
3 | to address the Board; they could do so now by
4 | coming forward, stating -- stating their name and
5 | address.

6 | CHAIRPERSON MARTINETTI: I think Mr.
7 | Pallazzo has a question.

8 | MR. PALLAZZO: I think you answered some of
9 | them.

10 | I'm not sure.

11 | MS. DILLON: I need you to state your
12 | name, --

13 | MR. PALLAZZO: Yeah.

14 | MS. DILLON: -- spell it for me and give me
15 | your address.

16 | MR. PALLAZZO: Richard Pallazzo, P-A-L-L-A-
17 | Z-Z-O, 304 44th Street, Apartment 1.

18 | Shut that off please.

19 | MS. MERCADO: I don't know how to turn it
20 | off; that's why I ain't got one.

21 | MR. PALLAZZO: My phone.

22 | MS. MERCADO: I don't know how to turn it
23 | off.

24 | MR. PALLAZZO: All right.

25 | MS. MERCADO: I ain't got no phone.

1 MR. PALLAZZO: I think you discussed the
2 landscaping.

3 MR. SANGER: Um-hum. Yes.

4 MR. PALLAZZO: That's what I -- well, see
5 I'm here for landscaping.

6 You're getting rid of Bill, right?

7 MR. SANGER: Yes.

8 MR. PALLAZZO: Okay.

9 MR. SANGER: Well, we're not getting rid of
10 them. We've chosen --

11 MR. PALLAZZO: No, no.

12 MR. SANGER: -- to re-bid because we feel
13 we'd like to get more of a selection and
14 hopefully get a better quality for everyone, yes.

15 MR. PALLAZZO: Okay. Because that's what
16 I --

17 MR. SANGER: But -- but we're not getting
18 rid of them.

19 MR. PALLAZZO: Number one.

20 MR. SANGER: But we're re-bidding, yes.

21 MR. PALLAZZO: Okay.

22 Because he did a horrible job yesterday. A
23 horrible job. Killed my pansies. He whacked
24 them. Whacked my neighbor's tulips. Gotta go.

25 The other issue I have is cats.

1 It -- it -- I can't no more. You want to
2 talk about quality of life. The smell of cat
3 urine on the bushes, on the trees, on I don't --
4 mainly the bushes. And the cat feces in the
5 yards is not good for anyone's health or their
6 quality of life.

7 MR. SANGER: Um-hum.

8 MR. PALLAZZO: And this is my issue.

9 MR. SANGER: Well, as I think of this,
10 maybe --

11 MR. PALLAZZO: I've done -- I've mentioned
12 this like three, four times already.

13 MR. SANGER: Um-hum. Well, I'm thinking
14 maybe I can get --

15 MR. PALLAZZO: Now there's more cats.

16 MR. SANGER: Maybe I could -- we can get
17 together with some members of the -- the Health
18 Department and sit down at a table and discuss
19 some of the issues and see --

20 MR. PALLAZZO: Bring me with you --

21 MR. SANGER: -- what might be some ways in
22 which could approach this and hopefully to, you
23 know, help --

24 MR. PALLAZZO: Resolve --

25 MR. SANGER: -- start to diminish the --

1 | diminish the cat --

2 | MR. PALLAZZO: There's like eight of them
3 | now.

4 | MR. SANGER: -- and stuff like that, right.

5 | MR. PALLAZZO: Two of them are pregnant.

6 | MR. SANGER: Maybe I could speak to some of
7 | the Health Department and they could make some
8 | recommendations to us on how --

9 | MR. PALLAZZO: Because you want me to make
10 | my yard beautiful again, --

11 | MR. SANGER: -- maybe use Animal Control
12 | and things of that nature, what we could
13 | possibly --

14 | MR. PALLAZZO: You know, I try to have a
15 | beautiful yard.

16 | MR. SANGER: You do --

17 | MR. PALLAZZO: It gets in the way.

18 | MR. SANGER: -- you do keep it nicely.

19 | MR. PALLAZZO: So, I need your help on
20 | that.

21 | MR. SANGER: Okay.

22 | Okay, we'll look into it.

23 | MR. PALLAZZO: Thank you.

24 | We're good.

25 | MR. SANGER: Anyone else who would like to

1 address the Board?

2 MS. BESHARA: Thank you.

3 Hi. Toni Beshara, 305 44th, Veterans
4 Housing.

5 I just -- a lot of times we make
6 complaints. Not too many times we make a
7 commendation. I want to say something about one
8 of the workers, Jorge -- I don't know his last
9 name. It's like Jorge -- furnace guy. He's the
10 little Jorge.

11 MR. PALLAZZO: The plumber.

12 MS. BESHARA: He's not a plumber anymore.

13 MR. MORIN: The boiler -- the boiler
14 mechanic.

15 MS. BESHARA: He -- he does the boilers and
16 the furnace.

17 MR. SANGER: His name is Jorge Perez.

18 MR. MORIN: Perez.

19 MS. BESHARA: Jorge Perez. He's -- he's
20 very good. He's been here for quite a while.
21 He's tremendous. He is one of the guys I like
22 trust the most.

23 Let me give you an example of -- a small
24 example of something that happened recently. He
25 -- I asked him to balance the heat because I

1 | always get enough heat and sometimes I have to
2 | open the window so that the -- make sure that the
3 | people downstairs get some heat. So he, you
4 | know, came to check it once and a while and
5 | balanced it. And I said, Jorge, you know, if you
6 | could just look, tell me and then I'll go tell
7 | the Housing, my faucet seems to be leaking from
8 | the bottom, can you just tell me if that's, you
9 | know, easily fixable or if they're going to have
10 | to replace it.

11 | And he looked at that and -- but here's the
12 | other one. I pulled the chain by accident from
13 | the bathroom light that's above the mirror.
14 | Usually we just flip the switch but there's the
15 | old style, we still have the little bulbs with
16 | the chain. And I occasionally use that because
17 | it's easier to put makeup and all that.

18 | Make a long story short, I pulled the chain
19 | out. I broke the chain and I was wondering if it
20 | was easy to fix. So he took a look. He opened
21 | it. And the first thing he did was stop and
22 | start looking for caps. I saw why. Whoever did
23 | it before, whoever installed it, had left wires
24 | exposed. If that thing had been on and those
25 | wires touched, that's a fire. And literally --

1 he didn't say a word, the first thing he did was
2 start looking for caps. I knew what he was doing
3 because he pulled one out. And I looked in my
4 junk drawer and I have caps, too. My father was
5 an electrician. And there's one wire -- you
6 know, we -- we were looking for a while for these
7 caps. He would have even electrical taped it.
8 There was no -- nothing at all covering these --
9 and I hadn't known if that -- if I hadn't broken
10 my lamp I wouldn't have even known.

11 And then he turned around and he did me a
12 courtesy of fixing -- I asked for him in
13 particular, he fixed the faucet and then he fixed
14 that lamp. Quite a creative solution as a matter
15 of fact because he couldn't find the -- the unit
16 that would have gone up there so he found another
17 chain unit and fixed it.

18 But, again, I wanted to commend him because
19 I noticed the first thing he did was get down
20 from the tub and start looking in his bag for
21 caps before anything else. I knew what he was
22 doing because I saw the caps in his hand and I
23 saw the exposed wires.

24 So I just wanted to say that. This -- this
25 guy's really, really knowledgeable and really

1 good. His work is very high quality and we don't
2 say that enough. I think he's very good. And I
3 just wanted that on record.

4 Thank you.

5 MR. SANGER: Thank you.

6 COMMISSIONER JETTER: Thank you.

7 COMMISSIONER MUNDORF: Thank you.

8 MR. SANGER: Okay.

9 Anyone else who would like to address the
10 Board?

11 Doesn't seem that way.

12 Okay, can we -- any other comments or
13 anything to discuss?

14

15 **ADJOURNMENT:**

16

17 MR. SANGER: If not, can we get a motion to
18 adjourn?

19 CHAIRPERSON MARTINETTI: Motion.

20 MR. SANGER: Motion by Chairperson
21 Martinetti.

22 Second?

23 COMMISSIONER DiNARDO: Second.

24 MR. SANGER: Second by Miss DiNardo.

25 And can we have a roll call with --

1 Mr. Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. SANGER: Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Commissioner Gonzalez?

8 COMMISSIONER GONZALEZ: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Commissioner Pedraza?

12 COMMISSIONER PEDRAZA: Yes.

13 MR. SANGER: Okay.

14 Six yes and one absent.

15 And thank you for a good meeting.

16 Thank you.

17

18 (Whereupon, the proceedings were concluded

19 at 5:32 p.m.)

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23

24

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, April 20, 2017 and
10 digitally recorded.

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