

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, May 18, 2017
Commencing at 4:31 p.m.

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

ELISE DiNARDO, COMMISSIONER,
(Arrived at 4:34 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:

DENNIS E. GONZALEZ, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON

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

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

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1 MR. SANGER: Okay. We'll get started.

2 We'll --

3 Please stand for the flag salute.

4

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

7

8 MR. SANGER: Please -- please remain
9 standing because I would like to ask at this time
10 that we have a moment of silence for Magdalano
11 Castro, who's the father of Miss Gutierrez --
12 Margarita Gutierrez, our good friend and our --
13 our fellow Board member.

14 And, you know, her father had passed away
15 this week and the funeral was today. But we do
16 want to take time to show our respect for her.
17 So, let's join in and have a moment of silence.

18 Thank you.

19

20 (Whereupon, there was a moment of silence.)

21

22 MR. SANGER: Thank you.

23 Welcome, everyone, to the May 18th meeting
24 of the Union City Housing Authority, Board of
25 Commissioners.

1

2 **ROLL CALL:**

3

4 MR. SANGER: And we will have roll call
5 now.

6 Mr. Martinetti?

7 CHAIRPERSON MARTINETTI: Here.

8 MR. SANGER: Present.

9 Miss Gutierrez is absent.

10 Miss Jetter?

11 COMMISSIONER JETTER: Here.

12 MR. SANGER: Miss DiNardo?

13 Absent.

14 Mr. Gonzalez?

15 Absent.

16 Miss Mundorf?

17 COMMISSIONER MUNDORF: Here.

18 MR. SANGER: And Mr. Pedraza?

19 COMMISSIONER PEDRAZA: Here.

20 MR. SANGER: Yes.

21 Okay.

22 We have four present. Yes we do have a
23 quorum. We can begin with our meeting.

24 And at this time I'd like to have a motion
25 to go into Closed Session and could I hear that

1 motion?

2 CHAIRPERSON MARTINETTI: Motion.

3 MR. SANGER: Motion by Mr. Martinetti.

4 Second?

5 Second by Miss Jetter.

6 Okay, so at this moment now we will go --
7 be going into Closed Session.

8 CHAIRPERSON MARTINETTI: Need a roll call?

9 MS. DILLON: Do you need a roll call?

10 MR. SANGER: And we'll have a roll call for
11 that.

12 Mr. Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. SANGER: Miss Gutierrez?

15 Absent.

16 Miss Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: Miss Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Mr. Pedraza?

21 COMMISSIONER PEDRAZA: Yes.

22 MR. SANGER: Yes.

23 Roll call.

24

25 (Whereupon, the Board moved to Executive

1 Session at 4:33 p.m.)

2

3 (Whereupon, Commissioner Else DiNardo
4 arrived at 4:34 p.m.)

5

6 (Whereupon, the Board returned to Open
7 Session at 4:51 p.m.)

8

9 MR. SANGER: We will now have a roll call
10 to go into Regular Session.

11 Do I get a roll --

12 Do I get a motion?

13 MR. PIZZILLO: Motion. Motion.

14 CHAIRPERSON MARTINETTI: Motion.

15 MR. SANGER: Motion by Mr. Martinetti.

16 COMMISSIONER DiNARDO: Second it.

17 MR. SANGER: Second by Miss DiNardo.

18 CHAIRPERSON MARTINETTI: Could we do that
19 as consent?

20 MR. PIZZILLO: No, you have to --

21 CHAIRPERSON MARTINETTI: Yeah?

22 MR. PIZZILLO: -- move -- move it in as a
23 motion first.

24 CHAIRPERSON MARTINETTI: No, yeah, I know
25 that. But as a -- like a consent; instead of

1 roll call, in the future.

2 MR. PIZZILLO: To -- no to go back into
3 public you should do a roll call.

4 CHAIRPERSON MARTINETTI: Okay. Just
5 curious.

6 MR. PIZZILLO: Yeah.

7 MR. SANGER: All right.

8 Mr. Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. SANGER: Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: Miss DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. SANGER: Miss Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Mr. Pedraza?

17 COMMISSIONER PEDRAZA: Yes.

18 MR. SANGER: Yes.

19 We are now in -- into our Open Session.

20 We'll just wait for one or two members of
21 the public to come in.

22 As we move on a little later we will have a
23 Consent Agenda for the Approval of the Minutes
24 and the Approval of the Payment of Bills. But we
25 will have that shortly after I do make my

1 Director's Report.

2 There are no Resolutions this -- this month
3 at the Union City Housing Authority, so will make
4 our meeting a little shorter. We -- and it's
5 good we don't have those Resolutions because we
6 had so many last month and we did a lot of our
7 business last month and we are moving forward
8 with that.

9

10 **D. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS**

11

12 MR. SANGER: Just to give you a few things
13 that are on our Executive Director's Report. And
14 I'm going to try to be brief and I truly mean
15 that.

16 We're working very closely with the City,
17 with Mr. Martinetti, our Mayor Stack and the City
18 fathers, to try to -- how to gather funding for
19 COAH funding, which is Coalition of Affordable
20 Housing. And we're getting moneys through that
21 to -- to fix up our hundred and twelve or so of
22 our Veterans units.

23 And we're right now at the application
24 stage. The City of Union City's putting in an
25 application for this. We're working closely with

1 the City Clerk to do that. And we're looking now
2 to gather the funding somewhere in the --

3 And I -- I can only guesstimate -- and
4 don't hold me to that.

5 -- some where in maybe that half-million
6 dollar range. Five hundred thousand dollars or
7 so where we'll be getting an opportunity help fix
8 up much needed -- much needed repair and
9 upgrading of our -- of our Veterans homes.

10 So, we're moving closely with that.

11 We have really three exciting programs that
12 are going on in the -- that have a great, you
13 know, opportunity to bring some real good things
14 to -- to provide the quality of life and to
15 provide opportunity for the citizens of Union
16 City.

17 One being the COAH project with the
18 Veterans home.

19 The other being -- we have a -- Regan
20 Development who is -- we mentioned this last
21 month but I just wanted to give you a -- you
22 know, an idea of how we're -- we're going through
23 planning stages.

24 Regan Development is a private developer
25 who is looking -- working with the City of Union

1 City and working with our Mayor and City fathers,
2 Mr. Martinetti, to build a 100 unit senior
3 citizen building. They were going through tax
4 credits for themselves; down on 8th Street between
5 Summit Avenue and Central Avenue.

6 So that is something we would be involved
7 as the managing agent. And we'd have total
8 management of that building. And would give
9 another hundred or so senior citizens in Union
10 City an opportunity to get affordable housing.

11 So that is very exciting.

12 And, of course, what that will do to also
13 improve the surrounding neighborhood as well.
14 All those projects helps improve the surrounding
15 area.

16 So it would be a little multi-purpose. The
17 -- the post office there would be part of the new
18 building, things of that nature, integrating into
19 some of the services from the community within
20 the building well so -- so many of these people,
21 other than the senior citizens, benefit as well.

22 So it also benefits the community, as well
23 as the senior citizens.

24 We also have a building that the SDA --

25 Which most of you may say what's the SDA?

1 It's the School Development Agency. Elise has
2 worked very closely with them many, many years
3 for some of our school projects and school
4 buildings in Union City. All of our schools --
5 seven new buildings in Union City -- have built
6 through the SDA. And are -- we -- we always had
7 a great relationship with them.

8 And part of their -- part of their process
9 in Union City at one time was -- was land
10 acquisition and demolition.

11 And they -- they acquired land down on 5th
12 Street, right on Summit Avenue -- Kennedy
13 Boulevard, Summit Avenue, Central Avenue there.

14 And right now it's being used -- that open
15 lot, which is SDA property, really two blocks of
16 lot there, being used by the Union City
17 Department of Public Works.

18 So it's on loan to the Public Works from
19 the State. The Mayor and the -- and the City are
20 using that for, you know, various reasons for
21 Public Works, their trucks, their you know
22 inventory, storage, things of that nature.

23 So many things going on there.

24 But within that process there is a building
25 there, which is 519-521 Summit Avenue, which has

1 12 units in it. And it's -- building is
2 basically in good shape and we're going to be
3 going down there Tuesday morning, a contingent of
4 us. We're meeting with the SDA there Tuesday
5 morning. And the SDA is basically going to give
6 it to us.

7 COMMISSIONER DiNARDO: Cool.

8 MR. SANGER: Give it to the -- either, you
9 know, the City of Union City, we'll be the
10 managing agent, and what we'll have now is 12
11 more units that we will run very similarly to how
12 we do Veterans Housing. A flat rent rate and
13 things of that nature.

14 So here's an opportunity now where, when
15 you think about it, the COAH units we're going to
16 be able to improve quality for a hundred and
17 twelve units.

18 The senior citizen project, a hundred units
19 for senior citizens.

20 And then 12 additional units with the
21 Veterans -- the Veterans concept so-to-speak
22 around.

23 So, great opportunity of expansion and
24 building and giving the people of Union City, you
25 know, a -- you know an opportunity for what they

1 call now -- big word -- affordable housing.

2 So, you know, so good things that are
3 happening there.

4 COMMISSIONER JETTER: Did we get anymore
5 veterans -- I mean not in this town but can we
6 take them from other towns?

7 MR. SANGER: Veterans?

8 COMMISSIONER JETTER: You know, the --

9 MR. SANGER: What do you mean, Dottie?

10 COMMISSIONER JETTER: -- veterans. People
11 who are veterans that fought for the wars --

12 MR. SANGER: Um-hum.

13 COMMISSIONER JETTER: -- go into the
14 Veterans --

15 MR. SANGER: Well I think -- I think the
16 philosophy in Union City is to help the people of
17 Union City. If there's veterans within Union
18 City, of course they would be part of that.

19 COMMISSIONER JETTER: Yeah.

20 MR. SANGER: They would also probably be
21 part of not only the SDA housing but also part of
22 -- within our senior citizens there might be a
23 number of units that would be within the -- the
24 senior citizen building, as well, --

25 COMMISSIONER JETTER: For veterans.

1 MR. SANGER: -- for -- for veterans. Yes.

2 So maybe 85 of them would be for our -- you
3 know, for our seniors and maybe 15 or so for
4 veterans or -- you know, our veterans.

5 But the philosophy in Union City with
6 everyone was to try to help the Union City people
7 first. That's what the thought is.

8 COMMISSIONER JETTER: Well, most of them --
9 most of the veterans in Union City are either
10 dead or gone.

11 MR. SANGER: Um-hum. Yeah.

12 COMMISSIONER JETTER: There's -- there's
13 not -- I looked it up --

14 MR. SANGER: Um-hum.

15 COMMISSIONER JETTER: -- there's -- there's
16 not that many --

17 MR. SANGER: There's not many.

18 COMMISSIONER JETTER: -- veterans in Union
19 City.

20 MR. SANGER: It's true.

21 COMMISSIONER JETTER: Yeah.

22 MR. SANGER: True.

23 So right now they're in the planning
24 stages.

25 COMMISSIONER JETTER: So we get all

1 | these --

2 | MR. SANGER: It's going to have to be --

3 | COMMISSIONER JETTER: -- people who don't
4 | pay their rent, put them in the service and
5 | then --

6 | MR. SANGER: Also, this coming Tuesday, --
7 | And you're all invited.

8 | -- this coming Tuesday at 1:30, we're
9 | meeting in the morning with the SDA but at 1:30
10 | in the afternoon we're -- we're going to be
11 | honor-- honoring Mary and Peter Bruno.

12 | Mary and Peter Bruno have lived here for 51
13 | years in the -- in Union City -- in Union City
14 | Housing. They will be moving out. Unfortun--
15 | you know, what-- whatever. They think it's time
16 | to go back to their -- what they call childhood
17 | roots -- it's in West New York. Back to the
18 | house that they were originally born in actually.
19 | And they're going.

20 | But they were here for 51 years. And we
21 | thought it would be a great idea just to
22 | recognize them; your 51 years of, you know, being
23 | residents and of course their dedication to the
24 | community here at the Housing Authority.

25 | So we're going to give them a plaque with

1 the Mayor and the City fathers, going to give a
2 proclamation and, you know, just have some coffee
3 and, you know, -- their family, some of their
4 friends.

5 So if you'd like to be here, we're going to
6 honor Mary and Peter Bruno before they leave us
7 on June 1st. So if you'd like to be here, you're
8 invited. I didn't send out an invitation because
9 I knew I'd see you today and invite you
10 personally.

11 So Tuesday, 1:30, we're going to be -- the
12 Union City Housing Authority's going to be
13 recognizing Mary and Peter Bruno for 51 years --
14 continuous years of their residency here at the
15 Union City Housing. And, so --

16 You know it's nice to honor people and give
17 -- give them recognition.

18 COMMISSIONER MUNDORF: Um-hum.

19 MR. SANGER: You know. Nice quality
20 people --

21 COMMISSIONER JETTER: Oh -- oh, yeah.

22 MR. SANGER: -- that have, you know, --

23 COMMISSIONER MUNDORF: Right.

24 MR. SANGER: -- really been good. So,
25 we're doing that.

1 The next thing is -- you might notice as
2 you walk through or walk around, many of our
3 sidewalks have been getting fixed.

4 You know we had our REAC, which Real Estate
5 Assessment, which is really a monitoring. Very
6 similar to monitoring in the school district
7 where they come and look at our physical shape of
8 our buildings and one of them, which not that we
9 were criticized but that we were -- you know,
10 that they made a, you know, a finding and saying
11 we have to work on our sidewalks and some safety
12 for the -- for the residents.

13 So when you do walk around you'll get an
14 opportunity to see a number of our sidewalks
15 here, number -- a whole -- all the sidewalks by
16 the -- the parking facility at the 3700 --

17 MR. MORIN: Senior.

18 MR. SANGER: -- senior citizen building.
19 So we're working towards that.

20 We'll be putting new windows in at 3700 at
21 the senior citizens.

22 So we're starting to work on some of those
23 REAC items that we had findings for. In other
24 words HUD and REAC are saying, hey, you have to
25 -- you have to work on these items, you have to

1 spend money.

2 And they -- they give us money and they say
3 a certain amount of money, you have to put money
4 towards that. You know. And without getting
5 into all, you know modernization money and things
6 of that nature, so they're leading us there.

7 We have a new camera system. It's been
8 very successful as we move along. We have a
9 hundred and eight cameras here. We haven't had
10 one alarm pulled. We have the -- all the
11 custodial people and the cleaning people tell me
12 the -- a lot of the bad habits of the people have
13 stopped. Urinating in elevators and --

14 COMMISSIONER DiNARDO: Oh my God.

15 MR. SANGER: -- a lot of crazy -- crazy
16 things that went on and things -- you know a lot
17 of the bad habits of people. And it's been very
18 successful so far.

19 Two people were caught. Two people were
20 sent to jail. And so we're already getting a lot
21 of positive feedback and --

22 CHAIRPERSON MARTINETTI: And you're
23 saving --

24 MR. SANGER: -- a lot of the -- the areas
25 have diminished tremendously.

1 CHAIRPERSON MARTINETTI: You're saving
2 thousands every month on vandalism.

3 MR. SANGER: Yes.

4 COMMISSIONER MUNDORF: Um-hum.

5 COMMISSIONER DiNARDO: That's terrific.

6 MR. SANGER: That's right.

7 COMMISSIONER JETTER: Yeah.

8 CHAIRPERSON MARTINETTI: It's going to pay
9 for itself in a year, two years.

10 MR. SANGER: That's right.

11 That's true.

12 COMMISSIONER JETTER: Wow.

13 MR. NATERA: Yeah, two years.

14 MR. MORIN: The signs.

15 MR. SANGER: Um-hum.

16 CHAIRPERSON MARTINETTI: Yeah.

17 MR. SANGER: That's right. Um-hum.

18 COMMISSIONER JETTER: That's good.

19 MR. MORIN: The signs.

20 MR. SANGER: Okay, yeah.

21 The other thing with the cameras, you'll
22 see here the signs. Was going to get into that.
23 But these signs here will be external. The big
24 signs will be external -- we put this week
25 outside.

1 And then the smaller signs will be on each
2 of the elevators.

3 So all of our entrances and exits will have
4 the -- the video camera sign, monitored video
5 camera. And the smaller one will be put in all
6 the elevator areas as well. So that will be
7 done.

8 We are having plans to do a camera system
9 downtown on 3rd and 4th Street. We're hoping to
10 do that the latter part of this summer or early
11 fall. So this way all -- we're hoping by this
12 November or so that all of our facilities will be
13 camera -- will have camera systems --

14 COMMISSIONER JETTER: Cantello Street, too?

15 MR. SANGER: -- and will certainly help
16 with the issues.

17 Hmm?

18 COMMISSIONER JETTER: Cantello Street, too?

19 MR. SANGER: No. The Veterans, that's
20 another --

21 All the public housing.

22 But the Veterans, maybe that's something
23 we'd work with the -- with the COAH. We're --
24 we're not sure. We would like to see that
25 included but there's only certain things -- some

1 | things that the courts will approve of.

2 | So, we will await and see. You know?

3 | COMMISSIONER JETTER: Oh, okay.

4 | MR. SANGER: Yeah.

5 | Because it's truly not a -- you know our --
6 | our money; basically being awarded to us through
7 | COAH funds and the court really designates that
8 | on what the money --

9 | COMMISSIONER JETTER: What --

10 | MR. SANGER: -- how the money --

11 | COMMISSIONER JETTER: -- can be used --

12 | MR. SANGER: -- could be spent and on what
13 | items.

14 | COMMISSIONER JETTER: I know.

15 | MR. SANGER: So, you know, we're moving
16 | towards that.

17 | We're redoing our parking lot in the back.
18 | We'll see -- you'll see that the next month or
19 | two. We're redoing that. We have the front sign
20 | there and -- and our video signs.

21 | And just very positively a lot of good
22 | things are happening. We're -- we're moving
23 | ahead and, you know, and I -- and, in addition to
24 | that I think our relations with some of -- many
25 | of our residents and -- I think that's improving.

1 Just people -- see people, you know, coming
2 more open and -- and coming in to chat with us
3 and talk with us and just getting an idea.

4 You know sometimes just hearing people out
5 and hearing what's on their mind is, you know, --
6 you know is half -- half the battle with a lot of
7 people.

8 So, our -- you know, our person -- you
9 know, professional relationships are improving
10 with them and our community relationships are
11 improving. A lot of good projects.

12 MR. MORIN: Um-hum.

13 MR. SANGER: And thank you for your
14 support. We're moving ahead.

15 COMMISSIONER JETTER: That --

16 MR. SANGER: So, --

17 COMMISSIONER JETTER: -- Peter Street
18 project, --

19 MR. SANGER: Um-hum. Um-hum.

20 COMMISSIONER JETTER: -- that's coming
21 along good. Not too --

22 MR. SANGER: Good.

23 COMMISSIONER JETTER: -- many people are
24 complaining --

25 MR. SANGER: Good.

1 COMMISSIONER JETTER: -- about it.

2 MR. SANGER: Good.

3 COMMISSIONER JETTER: You know, in the
4 Veterans Housing.

5 MR. SANGER: Um-hum. Um-hum.

6 COMMISSIONER JETTER: I really -- but
7 you're --

8 MR. SANGER: Yes.

9 COMMISSIONER JETTER: -- there all the
10 time, you know that.

11 MR. NATERA: That's the reason why.

12 COMMISSIONER JETTER: He -- he --

13 MR. SANGER: Well, Dottie, --

14 COMMISSIONER JETTER: Yeah, well he
15 watches.

16 MR. SANGER: Miss Jetter, thank you for
17 saying that because we haven't had one
18 complaint --

19 COMMISSIONER JETTER: No.

20 MR. SANGER: -- from the Peter Street
21 project.

22 COMMISSIONER JETTER: No.

23 MR. SANGER: We truly haven't had --

24 COMMISSIONER JETTER: No.

25 MR. SANGER: -- one complaint.

1 COMMISSIONER JETTER: They complain to me
2 and I tell them, listen, just be patient. You're
3 going to get -- you're going to get a park.

4 MR. SANGER: Um-hum. Yeah.

5 So, that is --

6 COMMISSIONER JETTER: But he's very good
7 about it.

8 MR. SANGER: That is basically the
9 Director's Report.

10

11 (Whereupon, the Board discussed and took
12 action on the following items:

13 **CONSENT AGENDA:**

14 A. APPROVAL OF MINUTES - REGULAR MEETING DATED
15 APRIL 20, 2017 AND THE EXECUTIVE SESSION MEETING
16 DATED APRIL 20, 2017; and

17 B. APPROVAL OF PAYMENT OF BILLS.)

18

19 MR. SANGER: I would like to now just go to
20 the Consent Agenda for Approval of Minutes and
21 Approval of Payment of Bills.

22 And do I have a motion for that?

23 CHAIRPERSON MARTINETTI: Motion.

24 MR. SANGER: Motion by Mr. Martinetti.

25 COMMISSIONER DiNARDO: Second.

1 Oh.

2 MR. SANGER: Second by Miss DiNardo.

3 Roll call.

4 Mr. Martinetti?

5 CHAIRPERSON MARTINETTI: Yes, recuse or
6 abstention on Miguel Hector and all contractors
7 regulated by the Uniform Construction Code.

8 MR. SANGER: With stipulation.

9 Okay.

10 Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: Miss DiNardo?

13 COMMISSIONER DiNARDO: Yes.

14 MR. SANGER: Miss Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Mr. Pedraza?

17 COMMISSIONER PEDRAZA: Yes.

18 MR. SANGER: Okay.

19 Five yes; two absent.

20 So it carries.

21

22 **PUBLIC COMMENT:**

23

24 MR. SANGER: And with that being said, I
25 think it's time now for our public session.

1 Is there anyone here from the public who
2 would like to come forward to address the Board;
3 please state your name and your address.

4 MS. BESHARA: Thank you.

5 Toni Beshara, 305 44th, Union City, second
6 floor, Veterans Housing.

7 Just a couple clarification requests.

8 One, last month you mentioned that the
9 Veterans Housing would not have the flat rent
10 rate going forward.

11 This time when you were speaking about the
12 12 unit project you mentioned it was sort of like
13 the Veterans concept and then you did mention the
14 flat rent rate.

15 Was I misunderstanding? Or --

16 MR. SANGER: Yeah, there may have been a
17 misunderstanding. Because all of our Veterans
18 Housing now, there is one flat rent. And that
19 will continue.

20 MS. BESHARA: Okay.

21 MR. SANGER: So we're hoping this
22 additional project will have a very similar --
23 okay pay, you know as far as rent scale and be at
24 that same flat rent and try to provide --

25 MS. BESHARA: Okay.

1 MR. SANGER: So, you know, try to be
2 consistent with everyone else. So that's what
3 we're trying to do.

4 CHAIRPERSON MARTINETTI: And -- and this is
5 short term housing. It's more like transitional.

6 MS. BESHARA: The 12 unit is short term?

7 MR. SANGER: Um-hum.

8 MS. BESHARA: Okay.

9 Thank you.

10 The other question that I had, I had a
11 little trouble determining whether or not this
12 meeting was going to happen and it -- it's kind
13 of difficult for me to get here.

14 So I looked -- didn't see it online at
15 first; sometimes it's posted late. But the
16 postings in the paper; was it posted this time?

17 MR. SANGER: Um-hum.

18 MS. BESHARA: Because I looked and I
19 couldn't find it this time.

20 MR. SANGER: Right.

21 And posting in the newspaper, we don't do
22 all the time and consistently.

23 All right?

24 But what we do is it's posted -- there is
25 one posted all the time -- it hasn't come off the

1 website. You'll see -- which is right behind
2 you, maybe you see that. That exact -- that
3 exact piece right behind you is on our -- all the
4 time, consistently, on our website.

5 MS. BESHARA: Um-hum.

6 MR. SANGER: Permanently on our website.
7 So you'll be able to see it there.

8 Also, we put our agenda on the website as
9 well.

10 We also have a bulletin board outside here,
11 in our foyer, and on the bulletin board we have
12 that same notice to everyone and we also have a
13 copy of the agenda.

14 And we always have that two, three, four
15 days before all our meetings so if people want to
16 come in and see what's on the agenda, of course
17 they could peruse that and see what's on the
18 agenda.

19 So we do -- we do have a way in this age of
20 technology now getting out -- most people like it
21 that way so they can see things online and
22 whatever. So, we really -- going through with
23 HUD and the -- basically some regulations, that's
24 all that's truly required.

25 MS. BESHARA: I went --

1 MR. SANGER: You don't have to put it in --
2 in the newspaper.

3 MS. BESHARA: I went online --

4 MR. SANGER: Um-hum.

5 MS. BESHARA: -- and it was -- this was
6 there. This is the annual schedule.

7 MR. SANGER: Yes.

8 MS. BESHARA: But it doesn't always happen.
9 So I tried to call and confirm if I don't see --

10 MR. SANGER: Right.

11 MS. BESHARA: -- the agenda. The agenda
12 wasn't there.

13 MR. SANGER: But as we had said one time,
14 if there is ever a time --

15 And it's noted on the bottom of that --
16 there is an explanation for what you had just
17 said. If there is a time that things may have to
18 be changed, there will be a notice put in through
19 the various sites as well --

20 MS. BESHARA: Um-hum.

21 MR. SANGER: -- and that will change --
22 will be done in time and follow all the
23 guidelines for that.

24 MS. BESHARA: Okay.

25 MR. SANGER: So we would do that.

1 And then we would have a special piece
2 online, you know, like an alert sort of -- change
3 of meeting, that type of thing. To make it more,
4 you know, --

5 MS. BESHARA: Okay. I do --

6 MR. SANGER: Bigger.

7 MS. BESHARA: -- I do believe that
8 according to the Open Public Meetings Act, --

9 MR. SANGER: Um-hum.

10 MS. BESHARA: -- it's still required in the
11 paper. There are people, --

12 MR. SANGER: Um-hum.

13 MS. BESHARA: -- especially older
14 people, --

15 MR. SANGER: Um-hum.

16 MS. BESHARA: -- who don't have -- who
17 don't know how to use --

18 MR. SANGER: Um-hum.

19 MS. BESHARA: -- a computer or don't have
20 access --

21 MR. SANGER: Um-hum.

22 MS. BESHARA: -- to computer.

23 MR. SANGER: Um-hum.

24 MS. BESHARA: And the only reason I'm
25 saying this is not to be -- you know, I know it's

1 -- because I looked --

2 MR. SANGER: Um-hum.

3 MS. BESHARA: -- to confirm. And when I
4 called, you know, the -- the girl was trying to
5 be helpful, she pointed me toward this.

6 MR. SANGER: Good. Good.

7 MS. BESHARA: I already know it's there and
8 I was in the -- I was in the website.

9 MR. SANGER: I'm glad you said she was
10 helpful. We're -- we're trying to push for all
11 that.

12 MS. BESHARA: She was trying to point me
13 toward the annual schedule but I couldn't find
14 evidence that the meeting was actually going to
15 happen.

16 So, --

17 MR. SANGER: Well it is right on the
18 schedule. As I said it's right on the schedule.
19 Follow that schedule until you see something
20 differently.

21 Okay?

22 So that -- that is what we will be
23 following. That is the Bible of our meeting so-
24 to-speak.

25 MS. BESHARA: Um-hum.

1 MR. SANGER: And if there is a change, we
2 will make that change on our website and, of
3 course, we will make it boldly so it is, you
4 know, can --

5 MS. BESHARA: That's --

6 MR. SANGER: -- so it can be recognized by
7 everyone.

8 MS. BESHARA: Well that's good to hear.

9 MR. SANGER: Okay?

10 MS. BESHARA: Basically, this thing --
11 schedule says that call and confirm --

12 MR. SANGER: Um-hum.

13 MR. MORIN: Um-hum.

14 MS. BESHARA: -- to make sure that this
15 is --

16 MR. MORIN: Yeah.

17 MS. BESHARA: -- is happening.

18 But I -- you know, as I said, I looked and
19 in the future I'll -- I'll continue to confirm.
20 It's very difficult for me to get here. I work
21 on the east side, so it's a little difficult and
22 it -- it's very helpful if it's put up on a
23 timely basis.

24 MR. SANGER: Okay.

25 MS. BESHARA: Thank you.

1 MR. SANGER: Thank you.

2 Okay.

3 Any comments?

4 Any thoughts?

5 Any --

6

7 **ADJOURNMENT:**

8

9 MR. SANGER: If not, we'll just need a -- I
10 guess a -- to close the meeting?

11 CHAIRPERSON MARTINETTI: Motion.

12 MR. SANGER: Adjourn -- to adjourn.

13 Mr. Martinetti.

14 A second by anyone?

15 COMMISSIONER DiNARDO: Second.

16 MR. SANGER: Second by Miss DiNardo.

17 CHAIRPERSON MARTINETTI: DiNardo.

18 COMMISSIONER DiNARDO: DiNardo.

19 MR. SANGER: And we'll have our roll call.

20 Mr. Martinetti?

21 CHAIRPERSON MARTINETTI: Yes.

22 MR. SANGER: Miss Jetter?

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: Miss DiNardo?

25 COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Miss Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Mr. Pedraza?

4 COMMISSIONER PEDRAZA: Yes.

5 MR. SANGER: Five yes; two absent.

6 And thank you for a great meeting.

7 Have a nice day, everyone.

8 One thing I do want to mention, too, on
9 your -- I forgot to mention, but on your table
10 you will see a letter. Mr. Martinetti had asked
11 to be sure that we get this letter out to all
12 the --

13 At our last meeting Mr. Martinetti asked
14 that we get a letter out to all the residents to
15 be sure they understand about the cameras. So we
16 have this both in English and Spanish.

17 This was delivered to them in the mail on
18 April 28th. So everyone has that.

19 Just so you know we followed through with
20 what was requested.

21 COMMISSIONER DiNARDO: Um-hum.

22 CHAIRPERSON MARTINETTI: Thank you.

23 MR. SANGER: That's it.

24 (Whereupon, the proceedings were concluded
25 at 5:11 p.m.)

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, May 18, 2017 and
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon