

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, June 15, 2017  
Commencing at 4:32 p.m.

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

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

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

ELISE DiNARDO, COMMISSIONER  
DENNIS E. GONZALEZ, COMMISSIONER

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

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

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1 MR. SANGER: Okay, we could all stand for  
2 the flag salute please.

3

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

6

7 MR. SANGER: Thank you.

8 Good afternoon, everyone.

9 Thank you for coming today; being part of  
10 the June 15<sup>th</sup> meeting of the Union City Housing  
11 Authority.

12

13 **ROLL CALL:**

14

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

17 Chairperson Martinetti?

18 CHAIRPERSON MARTINETTI: Here.

19 MR. SANGER: Vice Chairperson Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Here.

21 MR. SANGER: Commissioner Jetter?

22 COMMISSIONER JETTER: Here.

23 MR. SANGER: Commissioner DiNardo?

24 Absent.

25 Commissioner Gonzalez?

1 Absent.

2 Commissioner Debra Mundorf?

3 COMMISSIONER MUNDORF: Here.

4 MR. SANGER: Present.

5 Commissioner Jose Pedraza?

6 COMMISSIONER PEDRAZA: Here.

7 MR. SANGER: Present.

8 Five present; two absent. We do have a  
9 quorum.

10 (Whereupon, there was a pause in the  
11 proceedings.)

12 MR. SANGER: We do have a quorum; five  
13 present, two absent.

14 And at this time I'm going to ask for a  
15 motion for us to go into Closed Session.

16 CHAIRPERSON MARTINETTI: Motion.

17 MR. SANGER: Motion by --

18 VICE CHAIRPERSON GUTIERREZ: Second.

19 MR. SANGER: -- Mr. Martinetti.

20 Second --

21 VICE CHAIRPERSON GUTIERREZ: Second.

22 MR. SANGER: -- by Miss Gutierrez.

23 Roll call.

24 Mr. Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. SANGER: Miss Gutierrez?

2 VICE CHAIRPERSON GUTIERREZ: Yes.

3 MR. SANGER: Miss Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Mr. Pedraza?

8 COMMISSIONER PEDRAZA: Yes.

9 MR. SANGER: Five yes.

10 We will now go into Closed Session.

11 Two absent.

12 Thank you.

13

14 (Whereupon, the Board moved to Executive  
15 Session at 4:34 p.m.)

16

17 (Whereupon, the Board returned to Open  
18 Session at 4:52 p.m.)

19

20 MR. SANGER: And now I'm going to ask for a  
21 motion to go into Open Session.

22 VICE CHAIRPERSON GUTIERREZ: Make a motion.

23 MR. SANGER: Motion by Miss Gutierrez.

24 CHAIRPERSON MARTINETTI: Second.

25 MR. SANGER: Second by Mr. Martinetti.

1 Roll call.

2 Mr. Martinetti?

3 CHAIRPERSON MARTINETTI: Yes.

4 MR. SANGER: Miss Gutierrez?

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Miss Mundorf?

9 COMMISSIONER MUNDORF: Yes.

10 MR. SANGER: Mr. Pedraza?

11 COMMISSIONER PEDRAZA: Yes.

12 MR. SANGER: Five yes.

13 We will now go into Open Session.

14 (Whereupon, there was a pause in the  
15 proceedings.)

16 MR. SANGER: Okay, just a reminder, as  
17 we've done the last number of months -- few  
18 months that we will go into a number of items  
19 here, reading resolutions as related to bids.  
20 Resolution as award of con-- of things of that  
21 nature, of contract.

22 And all of these will be under Consent  
23 Agenda and we will vote for that Consent Agenda  
24 when we come to the end of this.

25 So, just -- just a reminder to everyone so

1 we don't have to vote on each and every one of  
2 the -- these resolutions individually.

3

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

6 **CONSENT AGENDA**

7 A. APPROVAL OF MINUTES - REGULAR MEETING DATED  
8 MAY 18, 2017 AND THE EXECUTIVE SESSION MEETING  
9 DATED MAY 18, 2017;

10 B. APPROVAL OF BIDS;

11 C. APPROVAL OF RESOLUTIONS

12 RESOLUTION NO. 2017-111 - RESOLUTION  
13 AUTHORIZING THE PHA TO ADVERTISE FOR BIDS/RFPS;

14 RESOLUTION NO. 2017-112 - RESOLUTION  
15 APPROVING CONTRACT FOR LANDSCAPING SERVICES;

16 RESOLUTION NO. 2017-113 - RESOLUTION TO  
17 AUTHORIZE THE WRITE/OFF UNCOLLECTIBLE RENTS FROM  
18 THE VETERANS HOUSING RESIDENTS; and

19 RESOLUTION NO. 2017-114 - RESOLUTION  
20 APPROVING OPERATING BUDGET FOR THE HOUSING  
21 AUTHORITY AND OPERATING BUDGET FOR THE STATE OF  
22 NEW JERSEY FYE 6/30/2018; and

23 D. APPROVAL OF PAYMENT OF BILLS.)

24

25 MR. SANGER: And the first Resolution that

1 I'd like to read to you --

2 And you could follow along, you all do --  
3 you do -- all do have copies.

4 -- is Resolution 2017-111.

5 It's the Resolution Authorizing the -- the  
6 Administration here to Advertise for Bids and  
7 RFPs for the following areas.

8 And this is something that we do annually  
9 for annual services for all of our tenants and  
10 all of our properties.

11 The generator maintenance.

12 Extermination services.

13 Compactor machine.

14 Oil fuel delivery.

15 Carpet/floor services.

16 Emergency/electrical repairs.

17 HVAC maintenance.

18 Fire sprinkler system repair.

19 Boiler water treatment.

20 Elevator maintenance.

21 Fire/security and intercom telephones.

22 And a major item is the installation of new  
23 security cameras now down on AMP 1, which is  
24 Columbian Court, which we know as our -- as our  
25 units that are down on 3<sup>rd</sup> and 4<sup>th</sup> Street.



1           So that is Resolution number 1 (sic) --  
2 number 111.

3           Next Resolution is Resolution 112.

4 And that is the Resolution Approving the Contract  
5 for Landscaping Services.

6           Unfortunately this year we put out a bid  
7 and we rebid. We went out a second time trying  
8 to get a -- a number of landscapers interested in  
9 -- in trying to re-- basically, recruit them, and  
10 try to get them involved in the bidding process  
11 so, of course, we have more of a selection for  
12 quality.

13           And unfortunately, -- we -- we put phone  
14 calls out in different -- tried to reach out to  
15 people, maybe 10 or 12 landscapers, and  
16 unfortunately many of them said that they were  
17 filled in their schedules and they just don't  
18 have any room in their schedules or room in their  
19 work there. They're over-- you know, overloaded  
20 with work and they really don't have the -- you  
21 know, any time or availability.

22           But with that being said we did have it  
23 bid and rebid and we will have the same  
24 bidder this year as who we had awarded last year  
25 and that is Bill's Landscaping.

1           So with that being said the Union City  
2 Housing Authority sought bids for landscaping and  
3 only one bid was received and the bid submitted  
4 by Bill's Landscaping and Design was determined  
5 to be the lowest bidder; and

6           Be It Resolved that the Contractor shall be  
7 paid in accordance with the bid submitted.

8           And I just want to remind everyone that  
9 there is a cap on that bid and that contract and  
10 will -- it will not exceed \$11,050.00, which is  
11 the same as last year. And last year there was a  
12 15 percent reduction in the cap. So we will  
13 continue with that this year.

14           So we will be working again with Bill's  
15 Landscaping.

16           And we'll move on now to Resolution 113.

17           To Authorize the Write-Off of Uncollectible  
18 Rents from the Veterans Housing Residents; and

19           Whereas, the Board of Commissioners of the  
20 Housing Authority of Union City, New Jersey voted  
21 to adopt Resolution 2017-113, to Write-Off  
22 Uncollectible Rents for Veterans' Housing  
23 Residents corresponding to Year End --

24           And this is a three-year. I'd like to  
25 remind you what you see there. This is a three-

1 year report.

2 -- for 2014, '15 and '16; and

3 Be It Resolved, that the Board of  
4 Commissioners of the Housing Authority Adopt this  
5 Resolution and will allow us with the write-off  
6 collectible of rents.

7 And I just want to ask just to have a brief  
8 explan-- some of you might ask what is that, --  
9 exactly is that.

10 And I'm going to ask Mr. Natera just to  
11 give us a very brief clarification as -- as to  
12 what this Resolution relates to.

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

14 Just to clarify, this for both -- four is  
15 Veterans Housing, as well as PHA.

16 In the last three years we have not -- we  
17 haven't write-off any of the amount. And these  
18 are the -- the reason why we are writing it off  
19 is because you -- you see it on the right hand  
20 side of the -- every tenant and the amount there.

21 What we're doing right now is just removing  
22 it from the rent roll that we have intend us.  
23 This -- we already did the work. They tried to  
24 collect the money. We took these people to court  
25 and most of them just -- where they broke the

1 agreement or just skip out. And that's what it  
2 is.

3 For the last -- the last time that we did  
4 it in one year it was a significant amount of  
5 money. Almost an amount that is indicated there  
6 at this time.

7 There's three years of it. Okay and the  
8 last year that is there, 2016, it is only  
9 \$2400.00.

10 Everything else is for 2014, 2015 and this  
11 is already indicated and is -- is being reported  
12 on the FDS, in our annual financial submission to  
13 the federal government or to -- in Washington in  
14 HUD.

15 And we already -- when we complete the  
16 audit report, we already know that these people  
17 are not in our premises. They're no longer  
18 tenants.

19 COMMISSIONER JETTER: They're not in the  
20 apartment?

21 MR. NATERA: They are not --

22 COMMISSIONER JETTER: There are -- there  
23 are one or two --

24 CHAIRPERSON MARTINETTI: This is all  
25 Veterans.

1 Right?

2 MR. NATERA: No.

3 CHAIRPERSON MARTINETTI: Housing --

4 COMMISSIONER JETTER: No.

5 MR. RODRIGUEZ: No, it's PHA --

6 MR. NATERA: No. If -- if --

7 CHAIRPERSON MARTINETTI: Oh, these are PHA.

8 COMMISSIONER JETTER: Just see down here --

9 MR. NATERA: Yeah.

10 If you look at the -- the attachment it  
11 gives you the AMPs and it gives you the -- the  
12 Veterans also though.

13 Okay?

14 So, --

15 CHAIRPERSON MARTINETTI: Right.

16 But you don't include -- have to include  
17 the Veterans' part on the reporting?

18 MR. NATERA: Oh, no, no, no.

19 CHAIRPERSON MARTINETTI: No. Yeah, --

20 MR. NATERA: No.

21 CHAIRPERSON MARTINETTI: -- I just wanted  
22 to make --

23 MR. NATERA: No, no. That --

24 CHAIRPERSON MARTINETTI: -- sure that's  
25 separate.

1 MR. NATERA: -- that's --

2 No, it -- it doesn't show like that.

3 MR. SANGER: It's not under HUD. You're --

4 CHAIRPERSON MARTINETTI: Right. Correct.

5 MR. NATERA: Not under HUD.

6 MR. SANGER: Mr. Martinetti, you're right.

7 MR. NATERA: I mean but HUD and Veterans  
8 are managed with the same Board. So we present  
9 all together.

10 CHAIRPERSON MARTINETTI: Right.

11 MR. NATERA: And it's the same program as  
12 well, Ten Mass (phonetic). We just wanted to  
13 take it out of the rent roll and make it accurate  
14 for the current year that we have now.

15 Okay?

16 And that's basically the entire write-  
17 off resolution.

18 COMMISSIONER JETTER: So we don't have to  
19 even worry about the Veterans?

20 MR. NATERA: No.

21 COMMISSIONER JETTER: Okay.

22 MR. NATERA: No.

23 COMMISSIONER JETTER: Forget about --

24 CHAIRPERSON MARTINETTI: No because they're  
25 not HUD regulated, --

1 MR. NATERA: Correct.

2 CHAIRPERSON MARTINETTI: -- so there's  
3 no --

4 VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 CHAIRPERSON MARTINETTI: -- reporting  
6 requirements on that.

7 MR. SANGER: Okay.

8 Thank you.

9 And the last Resolution is Resolution  
10 2017-114.

11 And it's an important Resolution that's  
12 Approving the Operating Budget for the Housing  
13 Authority and Operating Budget for the State of  
14 New Jersey for the Fiscal Year, which ends  
15 6/30/2018.

16 And --

17 Excuse me.

18 And you will see here that our budget --  
19 there are some attachments here. I don't know if  
20 you have any questions towards that. But our  
21 total budget for the Union City Housing  
22 Authority --

23 Someone may ask you.

24 And if you do look at the first page on the  
25 right hand column on the bottom is thirteen

1 million six hundred and seventy-two thou-- you  
2 know, thousand dollars.

3 So, if someone does ask you, our total  
4 budget 13,672,000.

5 So with that being said it is an important  
6 time to pass this budget so the Authority can  
7 send it to the State of New Jersey and be able  
8 to, you know, go through the process. This  
9 happens to be the 630 amount that we do have to  
10 send and -- towards them.

11 So, with all that being said, is there any  
12 questions?

13 That's all the Resolutions that I do have.  
14 Are there any questions toward that?

15 VICE CHAIRPERSON GUTIERREZ: Mr. Sanger,  
16 can I take a moment?

17 MR. SANGER: Yeah.

18 VICE CHAIRPERSON GUTIERREZ: I just would  
19 like to say I want to thank you --

20 MR. SANGER: Um-hum.

21 VICE CHAIRPERSON GUTIERREZ: -- for being  
22 with me in -- in my dad funeral.

23 Marty, Rafael, Waldo, Gerard, all the  
24 Commissioners, thank you for be with me --

25 MR. NATERA: And we're still here with you.



1 COMMISSIONER MUNDORF: We're all here.

2 VICE CHAIRPERSON GUTIERREZ: -- in that  
3 difficult time. Thank you very much --

4 COMMISSIONER PEDRAZA: You're welcome.

5 COMMISSIONER MUNDORF: You're welcome.

6 MR. SANGER: You're welcome.

7 And you can be sure that our prayers are  
8 with you, Margarita, for you and your family and  
9 your dad.

10 Okay.

11 VICE CHAIRPERSON GUTIERREZ: -- from the  
12 bottom of my -- myself and my family.

13 MR. SANGER: Um-hum. Okay.

14 Thank you very much.

15 CHAIRPERSON MARTINETTI: Thank you.

16 MR. SANGER: And you do know if there is  
17 anything further you may need for you and your  
18 family, we are here to support and help.

19 VICE CHAIRPERSON GUTIERREZ: Thank you.

20 MR. SANGER: And if there's anything we  
21 can --

22 VICE CHAIRPERSON GUTIERREZ: Thank you.

23 MR. SANGER: -- do to assist you, as a  
24 Board, as individuals, I'm sure everyone here as  
25 individuals would love to support and help in

1 any --

2 COMMISSIONER JETTER: Yeah.

3 MR. SANGER: -- way.

4 So, if you do need any help or assistance,  
5 please. You know, --

6 VICE CHAIRPERSON GUTIERREZ: Thank you very  
7 much.

8 MR. SANGER: -- please reach out to us  
9 and --

10 VICE CHAIRPERSON GUTIERREZ: Thank you.

11 MR. SANGER: -- we'll be glad to help you.

12 VICE CHAIRPERSON GUTIERREZ: Thank you.

13 MR. SANGER: Thank you.

14 MR. NATERA: Mr. Sanger, if I might?

15 MR. SANGER: Um-hum.

16 MR. NATERA: Okay.

17 One thing that I'd like to add as part of  
18 the -- as part of the reporting to DCA for -- for  
19 the budget. As you will remember there's a  
20 disclosure form for all the Commissioners.

21 I have prepared but I left -- I basically  
22 left it as it was.

23 Have any -- you guys have any significant  
24 changes in your income, your benefits, --  
25 (indiscernible)?

1 I figured that it was basically none, so --

2 And the only one that I need to add is Mr.

3 Pedraza that is not on the old form.

4 COMMISSIONER JETTER: What do you mean?

5 Any changes in --

6 MR. NATERA: In income. Any other kind of  
7 revenues, assets that you have made --

8 COMMISSIONER JETTER: Oh you want to give  
9 me?

10 VICE CHAIRPERSON GUTIERREZ: But I still --

11 MR. MORIN: Lottery. The lottery.

12 VICE CHAIRPERSON GUTIERREZ: -- I fill that  
13 out every year --

14 MR. MORIN: I hear you hit the lottery.

15 VICE CHAIRPERSON GUTIERREZ: That's the  
16 government --

17 MR. MORIN: The lottery?

18 CHAIRPERSON MARTINETTI: No, that's a  
19 different --

20 MR. MORIN: Hit the lottery?

21 VICE CHAIRPERSON GUTIERREZ: That's a  
22 different one?

23 It's not the same?

24 COMMISSIONER JETTER: Hit it?

25

1 (Whereupon, there were multiple speakers.)

2

3 VICE CHAIRPERSON GUTIERREZ: The financial  
4 one -- disclosure.

5 COMMISSIONER JETTER: You have to open your  
6 big mouth?

7 VICE CHAIRPERSON GUTIERREZ: The financial  
8 disclosure.

9 Right?

10 MR. NATERA: Yeah. Right. Yeah.

11 VICE CHAIRPERSON GUTIERREZ: Yeah, --

12 MR. SANGER: We wouldn't be here.

13 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah,  
14 the same one.

15 COMMISSIONER JETTER: Yeah, no, I would.

16 CHAIRPERSON MARTINETTI: I thought it was  
17 something else.

18 VICE CHAIRPERSON GUTIERREZ: No, no, it's  
19 the same one.

20 COMMISSIONER JETTER: Just to aggravate  
21 you.

22 MR. MORIN: I just love when people say  
23 that.

24 MR. SANGER: Okay.

25 At this time then I'm going to ask for a

1 Consent Agenda vote now.

2 And the Consent Agenda will be for the  
3 Approval of the Minutes, the Approval of the  
4 Bids, the Approval of Resolutions, Approval of  
5 Payment of Bills, and of course moving on through  
6 that we will have a Consent Agenda.

7 So, --

8 Um-hum.

9 Go ahead.

10 MR. PIZZILLO: Before -- before you  
11 entertain a motion, I'd just like to put on the  
12 record Chairperson Martinotti (sic) --

13 CHAIRPERSON MARTINETTI: Martinetti.

14 MR. PIZZILLO: Or Martinetti -- excuse --  
15 -- Martinetti, excuse me, --

16 CHAIRPERSON MARTINETTI: Oh my God.

17 Usually it's Martinelli. That's a  
18 different one for me.

19 MR. PIZZILLO: -- will -- will be recusing  
20 himself from all votes involving any payments of  
21 bills for housing, building, plumbing,  
22 electrical, --

23 CHAIRPERSON MARTINETTI: Yeah, building,  
24 electric, plumbing, fire contractors.

25 MR. PIZZILLO: Any --

1 CHAIRPERSON MARTINETTI: Elevator.

2 MR. PIZZILLO: -- any -- any contract-- any

3 -- any issues involving --

4 CHAIRPERSON MARTINETTI: UCC.

5 MR. PIZZILLO: -- UCC contracts.

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: Okay.

8 CHAIRPERSON MARTINETTI: And Miguel Hector.

9 MR. PIZZILLO: And Miguel Hector.

10 VICE CHAIRPERSON GUTIERREZ: And Miguel

11 Hector especially.

12 MR. SANGER: And Miguel Hector.

13 MR. PIZZILLO: And -- and excuse me,

14 Director, thank you.

15 MR. SANGER: Okay.

16 So we will now have a roll call for the --

17 MS. DILLON: No, you need a motion.

18 MR. SANGER: A motion please.

19 First motion for the Consent Agenda.

20 VICE CHAIRPERSON GUTIERREZ: I make a

21 motion.

22 MR. SANGER: Motion; Miss Gutierrez.

23 Second?

24 COMMISSIONER MUNDORF: Mundorf.

25 MR. PIZZILLO: Miss Mundorf.

1 MR. SANGER: Miss Mundorf seconds.

2 We will now have roll call.

3 Mr. Martinetti?

4 CHAIRPERSON MARTINETTI: Yes.

5 MR. SANGER: Miss Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 MR. SANGER: Miss Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. SANGER: Miss Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Mr. Pedraza?

12 COMMISSIONER PEDRAZA: Yes.

13 MR. SANGER: Five yes. So our Consent  
14 Agenda is passed.

15

16 **D. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

17

18 MR. SANGER: At this time right now I'd  
19 like to just share with you -- with the Director  
20 -- the Executive Director's Report, so some  
21 things that I've -- I've been doing, you know,  
22 these -- these many months now and giving you  
23 just the chance to get an idea of what some of  
24 the things we're improving upon, some of the  
25 things we're addressing as an Authority here, and

1 | basically some of the things we're doing to  
2 | improve all the conditions for our residents and  
3 | tenants that live within the Housing.

4 |         So, we're very excited and in recent months  
5 | to, you know, implement a number of our different  
6 | thing-- initiatives that we have done.

7 |         First being the security cameras. We  
8 | mentioned to you about our security cameras.

9 |         VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 |         MR. SANGER: So what I did the last few  
11 | days I said -- and I wanted to give you a report  
12 | on how the security cameras are helping us the  
13 | first 60 days or so.

14 |         You know?

15 |         And you might say to yourself have the  
16 | cameras helped? Give us a little report. You  
17 | know, have the cameras helped or whatever, okay.

18 |         So what I did -- I didn't go to anyone  
19 | here. I didn't go to Waldo. I didn't go to  
20 | George. I didn't go to Rafael. I didn't go to  
21 | anyone here. I went to the guys who work in the  
22 | building, who clean the building and are around  
23 | there each and every day; the maintenance guys,  
24 | the security guys, people that are, you know, in  
25 | the buildings doing the work and they truly see



1 every day, you know, visible --

2           They're there every day. They get a vis--  
3 you know a little visible of everything that's  
4 going on there.

5           And here's what they said to me.

6           The elevators are clean now. In the past  
7 there was an issue with elevators. Including all  
8 the dog waste. Because believe it or not we had  
9 tenants and we had residents who allowed their  
10 dogs to do whatever they do on the elevators.  
11 That has stopped drastically.

12           Okay?

13           Less hanging out of people. On the  
14 perimeter and outside and in the common areas.

15           And this is what they said to me. Not  
16 people hanging out.

17           Less garbage in hallways. Big change.  
18 People used to take garbage bags -- not put them  
19 down the dumbwaiter -- and just leave them in the  
20 hallways. Or take an old mattress; just leave it  
21 in the hallway. Take an old chair; leave it in  
22 the hallway.

23           COMMISSIONER JETTER: Sounds like --

24           MR. SANGER: And just walk away and things  
25 of that nature.

1           COMMISSIONER JETTER:  -- Veterans.

2           MR. SANGER:  So that has improved  
3 drastically.

4           No fire alarms have been pulled.  Can you  
5 believe that?  Last 60 days no fire alarms have  
6 been pulled.

7           A few may have gone off because of what --  
8 smoke coming out of the, --

9           VICE CHAIRPERSON GUTIERREZ:  Um-hum, the  
10 kitchen.

11          MR. SANGER:  -- you know, kitchen, --

12          VICE CHAIRPERSON GUTIERREZ:  Um-hum.

13          MR. SANGER:  -- cooking and things of that  
14 nature.  But not by a pull of an alarm.  You know  
15 by the -- you know, the natural mechanism but not  
16 by a pull of alarm.  So, with that --

17          And, of course, no graffiti.  We did have  
18 one person with graffiti.  That person was  
19 arrested.  We got him fair and whatever.  And not  
20 only did he graffiti here, he graffiti'd the park  
21 on 37<sup>th</sup> Street as well -- the skate park there on  
22 37<sup>th</sup> Street, which is City property.  So we got  
23 him for defacing City property, as well as our  
24 property.

25          So that person was also taken to court for

1 | that and whatever. So, that type of --

2 |           And overall there's a residents -- you  
3 | know, a general feeling among residents that they  
4 | feel better about the security of the building.

5 |           Wherever you go you speak with people, hey  
6 | the cameras are good; hey, you see things are  
7 | improving. So you hear many positive comments  
8 | coming from the residents and the tenants. So,  
9 | that has been great.

10 |           And I spoke to Chief Molinari and he said,  
11 | Sandy, the amount of calls that the Police get --  
12 | what we've gotten the last few months have -- has  
13 | gone down dramatically.

14 |           He says I can't tell you the numbers. But  
15 | I saw him one evening and he said to me the guys  
16 | are all saying, hey we're not getting all those  
17 | calls from the Housing -- from the Housing  
18 | Authority or from over here.

19 |           So, --

20 |           CHAIRPERSON MARTINETTI: Were we able to --

21 |           VICE CHAIRPERSON GUTIERREZ: That's good.

22 |           CHAIRPERSON MARTINETTI: -- get the signs  
23 | up yet?

24 |           MR. SANGER: Um-hum.

25 |           All the signs are up.

1 CHAIRPERSON MARTINETTI: Oh, they're up?

2 MR. SANGER: Yes, sir.

3 CHAIRPERSON MARTINETTI: Good.

4 MR. SANGER: Yes, sir.

5 MR. MORIN: Um-hum. Right -- right there  
6 in front of the --

7 MR. SANGER: Yeah, right out the window  
8 here. We have the signs about the no --

9 MR. MORIN: And in-- inside and outside.

10 MR. SANGER: -- no trespassing and, of  
11 course, that everything there is videotaped. You  
12 know? So there's -- everyone is aware that as  
13 soon as they enter not even the premises, they're  
14 out here in the common areas, starting in the  
15 common areas. Every -- everywhere you go you're  
16 going to be videotaped.

17 So, it's working well and so far, let's  
18 keep our fingers crossed, and we're seeing good  
19 things and --

20 VICE CHAIRPERSON GUTIERREZ: Very good.

21 MR. SANGER: And one of the biggest things  
22 that's going to happen for us, eventually you're  
23 going to be able to see a big cost savings.

24 The money that is used for cleaning things,  
25 broken items, vandalism that is going on, things

1 of that nature. So not only visibly and safety  
2 and security and visibly, but also you're going  
3 to see a big cost savings because we're going to  
4 be spending less and less money on, --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. SANGER: -- you know, fixing things up  
7 and correcting vandalism and things of that  
8 nature. So, --

9 CHAIRPERSON MARTINETTI: I --

10 MR. SANGER: -- lot of good things.

11 CHAIRPERSON MARTINETTI: -- I know in the  
12 past some of those mattresses were lit on fire.

13 MR. SANGER: Um-hum.

14 CHAIRPERSON MARTINETTI: In the hallways.

15 MR. SANGER: Um-hum.

16 CHAIRPERSON MARTINETTI: We've responded to  
17 the --

18 MR. SANGER: Yeah.

19 CHAIRPERSON MARTINETTI: It's a big issue.

20 MR. SANGER: Yeah.

21 VICE CHAIRPERSON GUTIERREZ: Wow.

22 MR. SANGER: So that's -- you know, so just  
23 give you an idea on that.

24 Another item I just want to keep you  
25 abreast of and I'm going to go rather quickly.

1           But we had the COAH, which is the -- the  
2 Coalition of Affordable Housing progress.  
3 Knowing that we're going to be trying to fix our  
4 Veterans' units, which from -- money from COAH.  
5 We've met with attorneys. We -- we met -- we  
6 recently hired an architect; he's putting  
7 together a little proposal for us and get a  
8 general idea of what the cost factor may be.

9           So the Union City -- the City attorney can  
10 take that to the courts and so the courts can  
11 hopefully approve the COAH funding with that.  
12 And the Mayor had a lot to do with and Marty had  
13 a lot to do with -- the construction in Union  
14 City with all the units being built.

15           And -- so that's happening. We're working  
16 with the architect. So we're in the process and  
17 we're trying to move along with that.

18           Another thing, on June 30<sup>th</sup>, we here at the  
19 Authority will be making a presentation to the  
20 City fathers along with the -- with Regan  
21 Development on the -- to downtown -- the project  
22 downtown senior citizens, you know, on 8<sup>th</sup> Street.

23           We spoke to you about that. We informed  
24 you just to give you an idea that we're looking  
25 to build the -- units of 101 additional units --

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: -- downtown to help the people  
3 -- the seniors of Union City and give them some  
4 affordable housing. And we'll be in --

5 VICE CHAIRPERSON GUTIERREZ: And the  
6 parking lot.

7 MR. SANGER: -- in partnership with a  
8 developer.

9 CHAIRPERSON MARTINETTI: And additional  
10 parking.

11 MR. SANGER: And -- and additional --

12 VICE CHAIRPERSON GUTIERREZ: Additional  
13 park--

14 MR. SANGER: -- parking down there as well.  
15 And working with the post office. The post  
16 office will be built right into the building. So  
17 there'll be some also community --

18 VICE CHAIRPERSON GUTIERREZ: Oh, okay.

19 MR. SANGER: -- services built into the  
20 building as well.

21 So, for -- with the seniors but also to  
22 provide community services.

23 So, you know, a lot of good things happened  
24 with a part of that --

25 COMMISSIONER JETTER: What time --

1 MR. SANGER: -- presentation.

2 COMMISSIONER JETTER: -- June 30<sup>th</sup>?

3 MR. SANGER: And that's going to be June  
4 30<sup>th</sup> at 10 a.m. down at the Musto Center.

5 So, we'll be there making a little  
6 presentation, mainly Regan Development. They are  
7 the people who are bidding. But also because we  
8 are part of the proposal as the managing agent.  
9 We're going to, of course, have input in -- into  
10 that and as far as what steps we're going to be  
11 taking towards, you know, quality management for  
12 that particular site.

13 COMMISSIONER JETTER: Okay.

14 MR. SANGER: So, we're looking to do that  
15 as well.

16 The other is -- one thing I like to do and  
17 you'll see right here on 39<sup>th</sup> Street as part of  
18 the Mayor's citywide beautification initiative.

19 We're very fortunate here on 39<sup>th</sup> Street.  
20 Our entire 39<sup>th</sup> Street, from Kennedy Boulevard  
21 down to Bergen Turnpike, on what you call the  
22 north side here, has all been new sidewalk there  
23 for our residents and tenants. New trees that  
24 are being put up. And hopefully new lighting.  
25 So, you know, it's really -- did a great job



1 | there.

2 |           And they worked with us. They made sure we  
3 | maintained some of our handicap ramps and things  
4 | of that nature to -- you know. So they work well  
5 | with us and made some considerations for us to,  
6 | you know, to keep the handicap ramps there and  
7 | openings and things of that nature. So they  
8 | worked well with us there.

9 |           You know when you put it all together so  
10 | it's part of the beautification here and to help  
11 | us all. So that's a great thing.

12 |           Another thing I want to do -- and I hope --  
13 | I -- I'm sure you will agree with this, I want to  
14 | find out how many kids that live in the Housing  
15 | units here.

16 |           And I can do it from the Board of  
17 | Education; I can go down to them and find out how  
18 | many kids from our units all over town are  
19 | graduating this year in a few weeks.

20 |           VICE CHAIRPERSON GUTIERREZ: Um-hum. Next  
21 | week.

22 |           MR. SANGER: All right?

23 |           VICE CHAIRPERSON GUTIERREZ: Next week.

24 |           MR. SANGER: And then what I'd like to do  
25 | is send a letter from you, --

1 VICE CHAIRPERSON GUTIERREZ: The 23rd.

2 MR. SANGER: -- from the Commissioners and  
3 the Housing Authority, I'd like to send them all  
4 a letter of congratulations.

5 So the kids that live in our units and who  
6 are graduating --

7 COMMISSIONER JETTER: Even in the Veterans  
8 Housing?

9 MR. SANGER: Veterans Housing. Anyone part  
10 of our Housing, --

11 COMMISSIONER JETTER: Okay. I know one.

12 MR. SANGER: -- if they're -- whether  
13 they're graduating from elementary school or  
14 graduating from high school, wherever they may be  
15 graduating from, that I can get that from the  
16 people at the Board of Education. A little  
17 printout for me and I'll give them the addresses  
18 -- all of our addresses --

19 COMMISSIONER JETTER: Okay.

20 MR. SANGER: -- of our units and then they  
21 could identify those kids and their grades.

22 And if the are graduating I want to send  
23 them all a nice letter from you --

24 CHAIRPERSON MARTINETTI: It's very nice.

25 MR. SANGER: -- and from us --

1 VICE CHAIRPERSON GUTIERREZ: Very nice.

2 MR. SANGER: -- and say congratulations  
3 on --

4 COMMISSIONER MUNDORF: Yeah.

5 MR. SANGER: -- your graduation and  
6 whatever. You know.

7 Seeing kids that are living --

8 VICE CHAIRPERSON GUTIERREZ: Motivate them.

9 MR. SANGER: -- in public housing are  
10 succeeding --

11 VICE CHAIRPERSON GUTIERREZ: Yeah.

12 MR. SANGER: -- and the kids are doing  
13 well.

14 VICE CHAIRPERSON GUTIERREZ: Motivating.

15 MR. SANGER: So motivate them. Exactly.  
16 And to do that.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: So, --

19 CHAIRPERSON MARTINETTI: Sandy, --

20 MR. SANGER: And the other thing -- and the  
21 last thing is there's been practice here at the  
22 Housing Authority in the past of having no  
23 meeting in July or August. And I'd like to, with  
24 the -- of course the support of our Chairman and  
25 the support of the -- the Board, that we continue

1 with that practice of no meeting in July or  
2 August.

3 Everything that we had on our agenda  
4 tonight really covers things that we have to do  
5 for the summer. That we can now process during  
6 the summer.

7 And if there is a need for a meeting we can  
8 always call a Special Meeting or have a --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- we'll have a telephone  
11 conference meeting of things of that nature if  
12 anything important comes up.

13 So if it's okay with you, we will not have  
14 a July or August meeting.

15 CHAIRPERSON MARTINETTI: That's fine.

16 VICE CHAIRPERSON GUTIERREZ: Yeah. That's  
17 fine.

18 CHAIRPERSON MARTINETTI: Quick question.

19 MR. SANGER: Yes, sir.

20 CHAIRPERSON MARTINETTI: Has anybody  
21 reached out to PSE&G to convert the boilers to  
22 gas?

23 MR. SANGER: We've -- we've talked --

24 CHAIRPERSON MARTINETTI: We do this  
25 every --

1           MR. SANGER:  -- with them.  We've mentioned  
2  it to them.  They -- and I'd like to do  
3  continually with that -- we were just speaking  
4  about this, Waldo --

5           MR. MORIN:  Yes.

6           MR. SANGER:  -- truly Waldo and I spoke  
7  about this the other day.

8           Is they have issues with this because of  
9  the -- the amount of work that it will take --  
10 what they do here.  With the rock coming in on  
11 the side here and things -- the blasting and  
12 things of that that might take --

13           So, -- but I could -- I'll try.  I'll try  
14 to continue with them again.

15           They were very reluctant and very -- that  
16 they didn't want to get involved in it.  Because  
17 on 39<sup>th</sup> Street here, all the -- the -- the rock  
18 that's there and getting into the buildings and  
19 things of that nature.  They felt could be a  
20 tremendous --

21           MR. MORIN:  And they also cover the  
22 expenses for the outside.  Once they start  
23 ripping out our property, sidewalks, play areas  
24 -- where the boiler is, we have to pay for.

25           So it would be a lot of money just to --

1 to --

2 CHAIRPERSON MARTINETTI: Do -- do we get a  
3 cost analysis --

4 MR. MORIN: -- get all that done. So we  
5 have to see --

6 CHAIRPERSON MARTINETTI: -- though?

7 MR. MORIN: No. We have to get into that.

8 CHAIRPERSON MARTINETTI: Because the money  
9 you --

10 MR. SANGER: We could.

11 CHAIRPERSON MARTINETTI: -- spend on  
12 oil, --

13 MR. SANGER: We could.

14 CHAIRPERSON MARTINETTI: -- the savings,  
15 you might be able to pay for it --

16 MR. SANGER: We could.

17 CHAIRPERSON MARTINETTI: -- in a couple  
18 years.

19 MR. SANGER: And you've mentioned this a  
20 few times. You have mentioned it a few times.  
21 So, I'll get it together with people from Public  
22 Service.

23 I know this was done prior to me coming  
24 here -- Public Service and what their input was  
25 but we can do so again and I'll make a note and

1 make sure we -- we carry through on that.

2 COMMISSIONER JETTER: You know I call  
3 Public Service and had some kind of instrument  
4 put on the --

5 MR. RODRIGUEZ: Meter.

6 COMMISSIONER JETTER: -- on the gas --

7 MR. RODRIGUEZ: Meter.

8 COMMISSIONER JETTER: -- meter --

9 MR. MORIN: Um-hum.

10 COMMISSIONER JETTER: -- so they can read  
11 it from the outside.

12 MR. SANGER: Yes.

13 MR. MORIN: Yeah. Yeah.

14 CHAIRPERSON MARTINETTI: Do you have an  
15 iPhone?

16 MR. SANGER: Excuse me?

17 CHAIRPERSON MARTINETTI: An iPhone?

18 MR. SANGER: Do I have one? Yes.

19 CHAIRPERSON MARTINETTI: Yeah.

20 I'm going to share a contact with you for  
21 PSE&G.

22 MR. SANGER: Okay. Good. Good.

23 CHAIRPERSON MARTINETTI: The gas. Just --  
24 just deal with this guy. He --

25 MR. SANGER: Okay.

1 CHAIRPERSON MARTINETTI: -- he gets  
2 things --

3 MR. SANGER: Okay.

4 CHAIRPERSON MARTINETTI: -- moving.

5 MR. SANGER: Okay, that is my report.

6 We have no report of counsel. He had done  
7 the -- the Account's Receivable.

8 That is really it.

9

10 **PUBLIC COMMENT:**

11

12 MR. SANGER: Now is the time for -- to hear  
13 from the public.

14 Is there any from -- anyone from the public  
15 who would like to come forward and address the  
16 Board?

17 MS. BESHARA: Thank you.

18 MR. SANGER: Please state your name and  
19 your address.

20 MS. BESHARA: Toni Beshara, 305 44<sup>th</sup> Street,  
21 Veterans Housing.

22 I just have a quick question about the --  
23 the summer schedule, just so that nothing falls  
24 through the cracks.

25 It's very hard for me to get here. Last



1 year it was it a little -- there was a little  
2 issue with the July meeting and then it was  
3 rescheduled.

4 But in the August meeting that was  
5 cancelled and there was a Special Meeting that  
6 happened soon after, it would have been very  
7 close or on the date that the Regular Meeting was  
8 originally supposed to happen.

9 If any -- can -- I just would like to make  
10 sure it's either notified or if I could be  
11 notified so that I could be included. So I don't  
12 have that back and forth. Very difficult for me  
13 to come from work.

14 MR. SANGER: If --

15 MS. BESHARA: Okay.

16 MR. SANGER: -- if we choose to have any  
17 type of Special Meeting or change, we will notify  
18 you.

19 MS. BESHARA: Okay.

20 MR. SANGER: Okay.

21 MS. BESHARA: Thank you.

22 MR. SANGER: You're welcome.

23 MR. RODRIGUEZ: I was just going to say  
24 just as --

25 MR. SANGER: Um-hum.

1 MR. RODRIGUEZ: -- you mentioned last time,  
2 there is the website availability --

3 MR. SANGER: Um-hum.

4 MR. RODRIGUEZ: -- as far as you can --

5 MR. SANGER: Um-hum. Yes.

6 And that will be on the website too.

7 MS. BESHARA: Right.

8 MR. SANGER: We'll be sure.

9 So you could always, --

10 MS. BESHARA: Okay.

11 MR. SANGER: You know they'll be sure it is  
12 there.

13 That's okay, you could talk.

14 MS. BESHARA: Yeah, it was just very close  
15 last year --

16 MS. DILLON: Okay, you have to come back  
17 to --

18 MR. SANGER: Yeah.

19 MS. DILLON: -- the microphone.

20 MR. SANGER: Oh, I'm sorry.

21 MS. BESHARA: Last year it was just very  
22 close and it -- I -- I didn't catch it in time.  
23 It may have even been the day of. Because I was  
24 checking the website. I think it was between  
25 August 18<sup>th</sup> and August 23<sup>rd</sup>. I check and check.

1 It's very hard for me to even check things that  
2 are not work-related at work. But I would take a  
3 few minutes at lunch hour or something and I  
4 missed it.

5 So, --

6 MR. MORIN: I have your number and I'll  
7 personally call you that's for sure.

8 MS. BESHARA: I appreciate it.

9 Thank you.

10

11 **ADJOURNMENT:**

12

13 MR. SANGER: Okay, with that being said, do  
14 I have a motion to close?

15 Motion by Mr. Martinetti.

16 VICE CHAIRPERSON GUTIERREZ: Second.

17 MR. SANGER: Second by Miss Gutierrez.

18 Roll call.

19 Mr. Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. SANGER: Miss Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Yes.

23 MR. SANGER: Miss Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. SANGER: Miss Mundorf?

1 COMMISSIONER MUNDORF: Yes.

2 MR. SANGER: Mr. Pedraza?

3 COMMISSIONER PEDRAZA: Yes.

4 MR. SANGER: Yes.

5 Five yes; our meeting is complete.

6 Thank you.

7 Have a great summer, everyone.

8 VICE CHAIRPERSON GUTIERREZ: Have a great  
9 summer, all of you.

10 MR. SANGER: Have a great summer and thank  
11 you for all your support in everything we do.

12 We're headed in the right direction.

13

14 (Whereupon, the proceedings were concluded  
15 at 5:18 p.m.)

16

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25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Thursday, June 15, 2017 and  
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon