

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, September 21, 2017
Commencing at 4:35 p.m.

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

ELISE DiNARDO, COMMISSIONER
DENNIS E. GONZALEZ, COMMISSIONER,
(Arrived at 5:10 p.m.)
DOROTHY JETTER, COMMISSIONER, ACTING CHAIRPERSON
DEBRA MUNDORF, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER

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

MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

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

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

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1 MR. SANGER: Okay. Can we all stand for
2 the flag salute?

3

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

6

7 MR. SANGER: Well, good afternoon everyone.

8 COMMISSIONER DiNARDO: Good afternoon.

9 MR. RODRIGUEZ: Good afternoon.

10

11 **ROLL CALL:**

12

13 MR. SANGER: First thing we'll do is have
14 our roll call.

15 Commissioner Martinetti?

16 Commissioner Gutierrez?

17 Commissioner Jetter?

18 COMMISSIONER JETTER: Here.

19 MR. SANGER: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Here.

21 MR. SANGER: Commissioner Gonzalez?

22 Commissioner Mundorf?

23 COMMISSIONER MUNDORF: Here.

24 MR. SANGER: Commissioner Pedraza?

25 COMMISSIONER PEDRAZA: Here.

1 MR. SANGER: Here.

2 We have four present; three absent. Yes,
3 we do have a quorum.

4 And this is a Regular Meeting of the -- in
5 accordance with and pursuant to the Chapter 231
6 Open Public Records (act) Act. Adequate notice
7 of this meeting has been provided as follows:

8 The annual schedule of Board Meetings set
9 forth the time, date and location of such
10 meetings, and the notice and the agenda the
11 extent known of this meeting has been prominently
12 posted on the bulletin board in our -- in our
13 foyer, forwarded to The Jersey Journal, is also
14 on our website and has been on file with the
15 office of the City Clerk.

16 And the first thing that I'd like to do is,
17 of course, welcome everyone back from our summer
18 recess and hoping everyone -- and trusting that
19 everyone had a rested and relaxed summer and
20 hopefully --

21 COMMISSIONER MUNDORF: Not really.

22 MR. SANGER: -- everything went well.

23 You may have recognized this evening that
24 our Chairperson, Mr. Martinetti, and our Vice
25 Chairperson, Ms. Gutierrez, are not present with

1 us. I just want to have a little -- inform
2 everyone that Mr. Martinetti did have surgery
3 just this last two weeks ago or so on his hip.
4 And not only was it a hip replacement but he also
5 had some reconstructive surgery on his hip in
6 some areas and things of that nature.

7 So I spoke with him this morning and if you
8 -- we all know Marty said if you do need me for a
9 quorum call me right away on the phone, I'll be
10 happy to participate. But we're -- we're
11 fortunate to have a quorum and so we're letting
12 Marty rest and whatever and -- and, of course,
13 the much needed rest that he needs.

14 COMMISSIONER MUNDORF: Um-hum.

15 MR. SANGER: He's a hardworking man and
16 going through that trauma on his body, so we're
17 going to, you know, move forward with that.

18 The other thing is Margarita Gutierrez as
19 well; she had some medical procedure on her eyes.

20 COMMISSIONER MUNDORF: Oh.

21 MR. SANGER: And she did have a procedure;
22 she's been out of work for a while. So she --
23 again, so just, you know, keep them in your
24 thoughts and your prayers and -- and that type
25 thing.

1 So, -- and Mr. Gonzalez has informed us
2 that he might be a little later. He may be able
3 to get here for the meeting. And as you know
4 he's been involved with many things with Puerto
5 Rico in his regular job during the year and --
6 and, of course, what's happening in Puerto Rico,
7 so now he's, you know, going -- doing many things
8 --

9 COMMISSIONER MUNDORF: Yeah.

10 MR. SANGER: -- as related to Puerto Rico
11 and what's happening there now.

12 COMMISSIONER DiNARDO: Wow. Sure.

13 MR. SANGER: Some of the relief and what's
14 going on there, so.

15 But he's going to try and be here today, so
16 hopefully he will be here in a few minutes.

17 First thing I'd like to do is go into
18 Closed Session. And I'd like to have a -- a
19 motion on that.

20 Motion for Closed Session by Miss Mundorf.

21 COMMISSIONER MUNDORF: Mundorf.

22 MR. SANGER: And second motion by Miss
23 Jetter.

24 And we'll have a roll call for that.

25 MR. SANGER: Commissioner Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. SANGER: Commissioner DiNardo?

3 COMMISSIONER DiNARDO: Yes.

4 MR. SANGER: Commissioner Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 MR. SANGER: Commissioner Pedraza?

7 COMMISSIONER PEDRAZA: Yes.

8 MR. SANGER: Four yes.

9 And we will now go into Closed Session.

10

11 (Whereupon, the Board moved to Executive
12 Session at 4:39 p.m.)

13

14 (Whereupon, Commissioner Dennis E. Gonzalez
15 arrived at 5:10 p.m.)

16

17 (Whereupon, the Board returned to Open
18 Session at 5:10 p.m.)

19

20 MR. SANGER: Okay.

21 We are now going from -- now we have to get
22 a motion to go back into Open Session.

23 Do I get a motion?

24 COMMISSIONER DiNARDO: Motion.

25 MR. SANGER: Motion by Miss DiNardo.

1 Second by Miss Jetter.

2 Roll call.

3 MR. SANGER: Miss Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Miss DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Mr. Gonzalez?

8 COMMISSIONER GONZALEZ: Yes.

9 MR. SANGER: Miss Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Mr. Pedraza?

12 COMMISSIONER PEDRAZA: Yes.

13 MR. SANGER: Yes.

14 Five yes.

15 And we are now back into Open Session.

16 What I'd like to do at this time is to have
17 a separate vote to start off our Open Session and
18 on two matters.

19 The first matter is that we'd like to at
20 this time -- as you can see and observe that Mr.
21 Martinetti, our Chairperson, and Miss Gutierrez,
22 our Vice Chairperson, are not with us this
23 evening.

24 So what I'd like to recommend and to have
25 is that Miss Dottie Jetter be our -- be our

1 Acting Chairperson. She is our -- member of our
2 -- our Board that is here has the longest tenure.
3 So I think she's the natural one to fit into that
4 seat on a temporary acting basis.

5 So, can I have -- can I have a motion for
6 that?

7 Motion --

8 COMMISSIONER DiNARDO: Motion.

9 MR. SANGER: -- by Miss DiNardo.

10 Second by Miss Mundorf.

11 COMMISSIONER DiNARDO: Go, Dottie.

12 MR. SANGER: Roll call.

13 Miss Jetter?

14 COMMISSIONER JETTER: Be thankful.

15 MR. SANGER: Miss Jetter?

16 COMMISSIONER GONZALEZ: You want to switch
17 seats?

18 MR. MORIN: Miss Jetter?

19 COMMISSIONER JETTER: No way.

20 MR. SANGER: Miss Jetter, roll call.

21 MR. MORIN: Miss Jetter?

22 MR. SANGER: Roll call.

23 COMMISSIONER JETTER: Pardon me?

24 MR. SANGER: Roll call, Miss Jetter?

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: Okay.

2 MR. MORIN: Yes.

3 MR. SANGER: Miss DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Mr. Gonzalez?

6 COMMISSIONER GONZALEZ: Yes.

7 MR. SANGER: Miss Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. SANGER: Mr. Pedraza?

10 COMMISSIONER PEDRAZA: Yes.

11 MR. SANGER: Yes.

12 Five yes and we are now in a -- our Open
13 Session.

14

15 (Whereupon, the Board discussed and took
16 action on the following item:

17 **APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
18 **JUNE 15, 2017 AND THE EXECUTIVE SESSION MEETING**
19 **OF JUNE 15, 2017.)**

20

21 MR. SANGER: And the first thing I'd like
22 to do, I would hope some of you had an
23 opportunity to look through some of the minutes
24 of the -- of our last meeting, which was back in
25 June.

1 And what I'd like to do is get approval of
2 the minutes in a separate vote before we begin.

3 So can I get a roll call to approval -- for
4 approval of our minutes -- and can I get a
5 motion?

6 COMMISSIONER DiNARDO: Motion.

7 COMMISSIONER MUNDORF: Motion.

8 MR. SANGER: Motion by Miss Mundorf.

9 Second by Miss Jetter.

10 The approval of the minutes and we'll
11 have --

12 Miss Jetter?

13 -- roll call.

14 Miss Jetter?

15 ACTING CHAIRPERSON JETTER: Yes.

16 COMMISSIONER DiNARDO: Was I here for that
17 meeting?

18 MR. SANGER: Miss DiNardo?

19 COMMISSIONER DiNARDO: I don't remember,
20 was I here Mr. --

21 Yes.

22 No, I was absent.

23 MR. SANGER: Um-hum.

24 ACTING CHAIRPERSON JETTER: Yeah.

25 COMMISSIONER DiNARDO: So I would say that

1 I'm ineligible.

2 Right?

3 MR. SANGER: Yeah.

4 COMMISSIONER DiNARDO: I have to abstain?

5 MR. SANGER: Yeah. You have to abstain.

6 COMMISSIONER DiNARDO: Even though I've
7 read them.

8 MR. SANGER: Okay, abstain.

9 COMMISSIONER DiNARDO: So I abstain.

10 MR. SANGER: Okay.

11 Mr. Gonzalez?

12 COMMISSIONER GONZALEZ: I have to abstain
13 as well; I wasn't here.

14 MR. SANGER: Okay.

15 Can we be sure that Mr. Gonzalez gets a
16 packet of everything --

17 COMMISSIONER GONZALEZ: I was going to ask.

18 MR. SANGER: -- we have? Yes.

19 COMMISSIONER GONZALEZ: I mean I do have my
20 packet in the car.

21 MR. SANGER: Okay.

22 COMMISSIONER GONZALEZ: I can walk over to
23 the car and get it.

24 MR. RODRIGUEZ: I can -- no, no, --

25 No, no, no, -- I got it.

1 MR. SANGER: Okay.

2 COMMISSIONER DiNARDO: I'll share with you.

3 MR. SANGER: Miss Mundorf?

4 I'm sorry.

5 Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: And Mr. Pedraza?

8 COMMISSIONER PEDRAZA: Yes.

9 MR. SANGER: Five yes, so the -- for the
10 approval of the minutes.

11

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

14 **CONSENT AGENDA:**

15 B. APPROVAL OF BIDS;

16 C. APPROVAL OF VARIOUS RESOLUTIONS

17 RESOLUTION NO. 2017-115 - RESOLUTION
18 APPROVING CONTRACT FOR BOILER WATER TREATMENT
19 SERVICES;

20 RESOLUTION NO. 2017-116 - RESOLUTION
21 APPROVING CONTRACT FOR FIRE SPRINKLER SYSTEM
22 REPAIR SERVICES;

23 RESOLUTION NO. 2017-117 - RESOLUTION
24 APPROVING CONTRACT FOR FUEL OIL DELIVERY;

25 RESOLUTION NO. 2017-118 - RESOLUTION

1 APPROVING CONTRACT FOR EXTERMINATION SERVICES;
2 RESOLUTION NO. 2017-119 - RESOLUTION
3 APPROVING CONTRACT FOR ELEVATOR MAINTENANCE
4 SERVICES;
5 RESOLUTION NO. 2017-120 - RESOLUTION
6 APPROVING CONTRACT FOR HVAC UNIT MAINTENANCE
7 SERVICES;
8 RESOLUTION NO. 2017-121 - RESOLUTION
9 APPROVING CONTRACT FOR COMPACTOR MACHINE
10 MAINTENANCE SERVICES;
11 RESOLUTION NO. 2017-122 - RESOLUTION
12 APPROVING CONTRACT FOR EMERGENCY GENERATOR
13 SERVICES;
14 RESOLUTION NO. 2017-123 - RESOLUTION
15 APPROVING CONTRACT FOR THE INSTALLATION OF
16 SECURITY CAMERAS AT COLUMBIAN COURT (AMP I);
17 RESOLUTION NO. 2017-124 - RESOLUTION
18 APPROVING CONTRACT FOR EMERGENCY ELECTRICAL
19 REPAIR SERVICES;
20 RESOLUTION NO. 2017-125 - RESOLUTION
21 AUTHORIZING THE PHA TO ADVERTISE FOR BID FOR
22 INSTALLATION OF ADMINISTRATION OFFICE FLOORS AND
23 PAINTING;
24 RESOLUTION NO. 2017-126 - RESOLUTION
25 APPROVING INCREASING THE CONTRACTUAL PAYMENT CAP

1 OF BALACHANDAR JAYARAMAN CPA, LLC BY \$13,000.00;
2 RESOLUTION NO. 2017-127 - RESOLUTION
3 AUTHORIZING THE HOUSING AUTHORITY TO RE-BID THE
4 FIRE ALARM MAINTENANCE AND THE FLOOR/CARPETS
5 MAINTENANCE SERVICES;
6 D. APPROVAL OF PAYMENT OF BILLS.)

7
8 MR. SANGER: What I'd like to do now, as
9 we've done in prior months, I would like to
10 recommend the following items B through E, which
11 is the Approval of the Bids, the Approval of the
12 Various Resolutions, the Approval of Payment of
13 Bills, and the Account's Receivable/Delinquents
14 (sic). All of them will now go under Consent
15 Agenda.

16 And after we hear these items and after we
17 go over these items we will have our roll call
18 for Consent Agenda. So the following items will
19 be with Consent Agenda.

20 And I'd like to start now with our various
21 bids and various Resolutions to the awarding of
22 those bids.

23 And as you know, in order to --

24 COMMISSIONER MUNDORF: Yeah, they're all --

25 MR. SANGER: -- in order to operate and to

1 have an efficient Union City Housing Authority
2 and in order to just run things smoothly, as well
3 as provide the quality of life for all our
4 residents, we do have to award various bids for
5 different areas when it comes to different
6 services and different mechanical services and
7 cleaning services and -- and things of that
8 nature.

9 So, if you'll bear with me, I have about 13
10 of them to read tonight. But it is that time of
11 the year to go over a number of these
12 Resolutions. And so I'll start with that now.

13 The first Resolution is --

14 If you'll follow me.

15 -- it's 2017, number 1-1-5 -- number 115.

16 It's the Resolution Approving Contract for
17 Boiler Water Treatment Services.

18 And the Union City Housing Authority sought
19 bids for boiler -- boiler water treatment
20 services. And several bids were received and it
21 was determined that the lowest responsible bidder
22 was submitted by The Metro Group.

23 And that the Commissioners of the City of
24 Union City do hereby approve the contract for
25 Metro Group. And it shall be paid in accordance

1 with the bid not to exceed \$5,900.00 per month
2 for eight months.

3 And, as you'll see on many of these, we
4 still have a cap, which the same cap that we had
5 last year. Our cap was reduced by 15 percent
6 last year and we're providing that same cap on
7 all of our bids this year as well.

8 So that is Resolution 115.

9 Resolution 116 is Resolution Approving
10 Contract for Fire Sprinkler System Repair.

11 And the Union City Housing Authority sought
12 the bids for the fire sprinkler system repairs.

13 And the -- the lowest responsive bidder was
14 submitted by Fire Prevention Contractors.

15 And their compensation will be in -- in
16 accordance with the bid specifications and,
17 again, shall not exceed the -- the amount of the
18 bid.

19 Also, moving forward, number 117,
20 Resolution Approving Contract for Fuel Oil
21 Delivery.

22 And the Union City Housing Authority sought
23 the bids for fuel oil delivery. And several bids
24 were received and it was determined that the
25 lowest responsive bidder was Petroleum Traders

1 Inc.

2 And, again, we provide -- they will provide
3 fuel oil delivery in accordance with the bid
4 specifications.

5 And the amount of that bid will -- will not
6 be exceeded. And, of course, we will keep a --
7 always keep a close eye on all of those items.

8 Resolution number 118, Resolution Approving
9 Contract for Extermination Services.

10 And the Union City Housing Authority south
11 the bids for extermination services. And E&G
12 Extermination Services were determined as the
13 lowest possible bidder and responsible bidder.

14 And, therefore, it was resolved that the
15 Commissioners do hereby award the contract to E&G
16 Extermination Services in accordance with the bid
17 specs.

18 And the bid will not be -- exceed \$405.00
19 per month for all sites and bug treatment fees
20 and -- and -- in accordance with the bid.

21 So, \$405.00 per month with that for our
22 extermination services.

23 The next, number 119, Resolution Approving
24 Contract for Elevator Maintenance.

25 Most important here and one of our main

1 bids and responsibilities that we have is the
2 safety of our elevators because so many of our
3 people do, you know, rely upon our elevators for
4 their, you know, going -- and safety in going to
5 -- up and down through our buildings.

6 So, Union City Housing Authority sought
7 bids for the elevator maintenance services.

8 And the G&S Elevator Industries, Inc. has
9 been the lowest responsible bidder. And the
10 amount will be as set forth in the bid proposal
11 submitted to the Authority. And the low -- it
12 was reviewed and seems sufficient.

13 And in accordance with the bid not to
14 exceed \$2,950.00 per month.

15 Number 120.

16 Resolution Approving Contract for HVAC Unit
17 Maintenance.

18 And Union City Housing Authority sought the
19 bids for HVAC unit maintenance.

20 And several bids were received and the
21 lowest responsible bidder was submitted by
22 Carrier Corp. -- Corporation.

23 And, which -- and again this will not
24 exceed \$5,650.00 (sic) per month for the HVAC
25 units maintenance.

1 Also contract and Resolution number 121.

2 Resolution Approving Contract for Compactor
3 Machine Maintenance Services.

4 And this, of course, is our -- what we
5 dispose of -- any of our garbage and disposal
6 with the -- with the compact machine.

7 And the Union City Housing Authority sought
8 bids for the compactor machine maintenance.

9 And determined that the lowest responsible
10 bidder was Metropolitan Compactor. And the
11 lowest bid was reviewed and it will be in
12 accordance with bid specs.

13 And we will not exceed that bid amount
14 through the -- the course of our contract with
15 them.

16 Also, Resolution number 122.

17 Resolution Approving Contract for Emergency
18 Generator Services.

19 And the Union City Housing Authority sought
20 the bids for the emergency generator services and
21 -- and one bid was received. Only one bid was
22 received by ENER-G-Rudox, Incorporated. And they
23 were the lowest responsible bidder.

24 And the Commissioners -- and we are
25 approving that this evening. And it shall not

1 exceed \$2,400.0 within this contract. And there
2 will be three visits per year.

3 So emergency generator services; they'll
4 check those generators three times per year and
5 each one shall not exceed 2,400 when they visit
6 with that.

7 Also, number 123 -- Resolution 123.

8 Resolution Approving Contract for the
9 Installation of Security Cameras at Columbian
10 Court.

11 We're very happy to award this bid and very
12 happy to see the results of this bid and to
13 provide safety and security for our downtown
14 residents with our security cameras.

15 And the Union City Housing Authority sought
16 bids for the installation of security cameras at
17 Columbia (sic) Court, which is AMP I, which is
18 the downtown section of Union City.

19 And several bids were received and it was
20 determined that the lowest responsible bidder was
21 Technotime Business Solutions, LLC.

22 And awarding this -- the installation for
23 the security cameras. That contract shall be
24 paid in accordance with the bid not to exceed
25 \$42,480.00.

1 And we're very happy this evening to award
2 this.

3 One twenty-four.

4 Resolution Approving Contract for Emergency
5 Electrical Repair.

6 And we sought the bids for that and several
7 bids were received and it was determined that the
8 lowest responsible bidder was TSUJ, Corporation.
9 And the -- the amount of money will be in -- for
10 services will be in accordance with the bid
11 specifications.

12 And we will be sure that they do not exceed
13 that bid amount throughout the -- the contract
14 time.

15 Also, contract number 125.

16 Resolution Authorizing the Public Housing
17 Authority to Advertise for Bids for the
18 Installation of Administrative Office for Floors
19 and Painting.

20 So this is not an award of a bid -- or this
21 is not a Resolution for an award, this is notice
22 to bidders and, basically, asking you to allow us
23 for a Resolution authorizing us to go out and
24 advertise for the bid.

25 And if you look around this office here and

1 as you come into this office, which you do each
2 and every month, you'll see that the office here
3 is -- is old, to put it lightly. And certainly
4 needs a little bit of a facelift.

5 We do need some new flooring, new painting,
6 new lighting. And much of what's the decorations
7 here and the flooring and the painting, whatever,
8 have been here for 25 to 30 years.

9 And this office needs -- it vitally needs a
10 little bit of a facelift and, of course, to be --
11 provide an atmosphere and a work environment and
12 safety and health-wise for all of our workers,
13 people working here, and the people that are
14 dedicated to the Housing Authority.

15 So we'd like to, of course, spruce that up
16 and provide an atmosphere here, not only for the
17 workers but of course for you people as well.
18 When public comes to meetings here that it is an
19 environment here that we can all be proud of.

20 And so we'd like to make the -- fix that up
21 and make this just a -- make it a nice shiny
22 place to work. A nice shiny place to come to.

23 So after 25, 30 years I -- I believe we --
24 we deserve that.

25 So we're asking for you to approve that

1 | this evening as well.

2 | And Resolution Approving the Increase of
3 | the Contractual Payment on Cap for Bala --
4 | Balachandar Jayaraman. And he is our fee
5 | accountant.

6 | And Bala has worked very closely with Jorge
7 | -- Jorge Rodriguez, our -- our CPA. And in our
8 | transition time we've had working with Bala he --
9 | we originally had on his contract a \$43,000.00
10 | limit. He is our fee accountant. He guides us
11 | all towards our audits and all our financial
12 | reports that might be -- whether they're state
13 | reports, whether they're federal reports,
14 | whatever it may be.

15 | And he's truly our guide towards that and
16 | assists Jorge and works closely with Jorge with
17 | that.

18 | And I do want to say, Jorge, you're doing a
19 | great job towards that -- in that area, working
20 | with our finance.

21 | And with Mr. -- Mr. Bala, what we'd like to
22 | do is increase \$13,000.00 because we have been
23 | having him do a lot of work in our transition
24 | from -- in recent -- in recent, you know,
25 | employee transition and some duties and

1 | responsibilities from our last employee and
2 | employees.

3 | So we'd like to increase that by \$13,000.00
4 | -- from 43,353 to 56,353, to allow him to finish
5 | the remainder of the -- the responsibilities that
6 | are necessary for us to go through the audit
7 | process.

8 | So, are there any questions on that?

9 | COMMISSIONER DiNARDO: So, --

10 | MR. SANGER: Um-hum.

11 | COMMISSIONER DiNARDO: -- so, the company
12 | is picking up the duties of employees that may
13 | have retired or --

14 | MR. SANGER: Or have left us.

15 | COMMISSIONER DiNARDO: -- have left you.
16 | Okay.

17 | MR. SANGER: What has happened, we did have
18 | one or two employees -- we had Mr. Rafael Natera
19 | who is no longer working with us, had left us on
20 | July 17th, --

21 | COMMISSIONER DiNARDO: Okay.

22 | MR. SANGER: -- approximately two months
23 | ago. And in that time Jorge has taken over all
24 | the CPA duties and responsibilities.

25 | And in that two month period Bala, as the

1 fee accountant, we've worked very closely with
2 him in transition.

3 COMMISSIONER DiNARDO: Okay.

4 MR. SANGER: And he's given us some extra
5 time and extra attention --

6 COMMISSIONER DiNARDO: Oh, I see.

7 MR. SANGER: -- and has allowed us --

8 COMMISSIONER DiNARDO: Okay.

9 MR. SANGER: -- he has guided us through
10 that transition.

11 COMMISSIONER DiNARDO: Understood.

12 MR. SANGER: All right?

13 ACTING CHAIRPERSON JETTER: Good.

14 MR. SANGER: So, -- and with that --
15 through that guidance and that extra time he's
16 put in, we'd like to increase the amount of
17 money.

18 So, this will be a one time thing --

19 COMMISSIONER DiNARDO: Right.

20 MR. SANGER: -- kind of thing --

21 COMMISSIONER DiNARDO: Right.

22 MR. SANGER: -- and because of the
23 circumstance and the situation. And once, you
24 know, I'm sure and I'm very confident that in
25 just a few short months that we will have -- you

1 know, --

2 Jorge will -- is setting up a whole new
3 systems approach and many things he's doing. And
4 making a lot of improvements. And just in our --
5 our efficiency -- our efficiency as a -- as an
6 Authority and just working closely with people
7 and just upgrading many of the things we're
8 doing.

9 I'll have -- might have Jorge speak on it a
10 little later during my -- my report as Executive
11 Director.

12 But Mr. -- what I'm asking now is for Bala
13 Jayaraman to get an increase to help -- help us
14 towards -- and I think it's money well spent
15 because it's going to keep us, you know, on --

16 COMMISSIONER DiNARDO: Track.

17 MR. SANGER: -- moving forward --

18 COMMISSIONER DiNARDO: Okay.

19 MR. SANGER: -- on track and moving forward
20 and making the improvements we want to make and
21 -- which our original goals are with that.

22 And the last being, number 127.

23 Resolution Authorizing the Housing
24 Authority to Re-Bid the Fire Alarm Maintenance
25 and the Floor/Carpets Maintenance.

1 Unfortunately when we put out the original
2 bid with this -- this group here, the original
3 bid, it just did not -- we didn't get any
4 responses from people. And we'd like to go out
5 and re-bid it and maybe do a little -- job in
6 recruiting and getting the word out to different
7 companies and whatever, letting them know that we
8 are accepting bids.

9 Being a little more aggressive towards that
10 and, you know, getting, you know, to the public
11 and to -- to the many different vendors that
12 might be in the -- the Northern New Jersey area
13 to -- to assist us with that.

14 So we're just asking this evening to allow
15 us just a Resolution to re-bid -- go out and re-
16 bid for that.

17 COMMISSIONER DiNARDO: Um-hum.

18 MR. SANGER: So with that all being said --
19 and I don't know if you have any questions
20 towards the Resolutions or if you had a chance to
21 look through the Payment of Bills but with that,
22 if you have no questions, I'd like to now take a
23 roll call as a, you know, roll call as to the
24 Consent Agenda.

25 And what I'd like to have is a motion

1 towards that.

2 Motion for Consent Agenda for these?

3 COMMISSIONER DiNARDO: Motion.

4 MR. SANGER: Motion by Miss DiNardo.

5 Second?

6 Second by Miss Jetter.

7 And roll call.

8 Miss Jetter?

9 ACTING CHAIRPERSON JETTER: Yes.

10 MR. SANGER: Miss DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Miss (sic) Gonzalez?

13 COMMISSIONER GONZALEZ: Yes.

14 MR. SANGER: Miss Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Mr. Pedraza?

17 COMMISSIONER PEDRAZA: Yes.

18 MR. SANGER: Five yes and that Consent

19 Agenda is carried.

20

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

22

23 MR. SANGER: Okay at this time I'd like to

24 take a few minutes to just share with you the

25 many items during the course of this last summer

1 that -- this last spring and summer that we were
2 able to achieve -- many of our achievements here
3 at the Housing -- at the Housing Authority.

4 I don't know if you had a chance to look
5 but I did put in everybody's folder --

6 COMMISSIONER MUNDORF: Um-hum.

7 MR. SANGER: -- here a -- a little --

8 And I've been trying to do this now on an
9 ongoing basis. Every six months or so I want to,
10 basically, refresh and revise this and put the
11 additional items we do each and -- every six or
12 months or so as to the improvements we've made at
13 the Housing Authority.

14 And I think what it does is show us, as we
15 do this every six months, showing the progress
16 that we've made and show the -- what we've
17 enjoyed very much here, the relationship between
18 the Board with the Administration here, as well
19 as the residents, and the many good things that
20 we are doing.

21 So we had a chance -- I have a chance to
22 put this together for you each -- every six
23 months or so and it, basically, really, really
24 shows --

25 COMMISSIONER MUNDORF: Um-hum.

1 MR. SANGER: -- the good things that we are
2 doing in our partnership and how -- we are making
3 great gains here at the Housing Authority to
4 improve the quality of life.

5 I use that term often but that's what it's
6 all about. Improving the quality of life and the
7 safety and security -- and maintaining the safety
8 and security of the -- of our residents. That's
9 what it's all about.

10 COMMISSIONER MUNDORF: Yeah.

11 MR. SANGER: That's what we're all here
12 for.

13 So just give you an idea of what's been
14 done, all right, up to this September from I
15 guess you would say last -- last March and April.
16 So what we've done this last spring and summer.

17 We've now, if you -- and may want to follow
18 with me, I have it right here, it's the -- the
19 third page that are in the list of achievements
20 that I handed out to you.

21 Security camera system, Phase II to be
22 going downtown.

23 And I'd like to say the Phase I up here has
24 been working tremendously. Four or five major
25 situations that we've gotten here, we've gotten

1 | the person through cameras.

2 | ACTING CHAIRPERSON JETTER: Oh, yeah.

3 | MR. SANGER: And we were able to, you know,
4 | work closely with the Union City Police
5 | Department and take people on charges and take
6 | the proper legal, you know, steps towards them.

7 | So right now many of the things that are
8 | happening -- and what it's doing most importantly
9 | is that is the -- what it's doing is reducing
10 | many things that are happening and just acting as
11 | a deterrent. All right. Many -- many things are
12 | not happening now because we do have the cameras.

13 | And I think many people realize -- and
14 | that's all you hear from the residents, oh it's
15 | so good, it's so good. People feel so much more
16 | secure about it. So a lot of good things
17 | happening. We'd just like to extend that now.

18 | We do have the cameras at 3700 Senior
19 | Citizens. We do have the cameras here. And what
20 | we'd like now is our next site, downtown, on 3rd
21 | and 4th Street at Columbia (sic) Courts, we'd like
22 | to install the cameras there. And they're going
23 | to be installed for a -- for an amount, as you
24 | heard before on the -- with the Resolution, for
25 | about \$42,000.00.

1 So, I think we have, you know, a good thing
2 going. We have the same company that did them
3 here was awarded the bid downtown as well. And I
4 think we really have, you know, a good
5 relationship with them and it's really going to,
6 you know, do some great gains for us.

7 So a lot of good stuff there.

8 So we also have video camera signs in all
9 our buildings. So people realize they are, you
10 know, under video surveillance.

11 We have speed limit signs, 5 miles per
12 hour. Might sound like a little thing. But in
13 all our parking lots and whatever now, we put up
14 signs, speed limit 5 miles an hour.

15 You'd be surprised how people -- no, you
16 won't be surprised, you've -- you've lived here
17 in Union City. We're close to Kennedy Boulevard,
18 which is sometimes like a -- like racetrack here,
19 Kennedy Boulevard.

20 But just people coming out of our -- our
21 parking lot here just so fast sometimes and it's
22 just not safe. So we -- we put up speed limit
23 signs. We're stopping people. I've stopped
24 people myself and said, hey you're going too
25 fast. We're putting signs. We're having

1 | people -- every -- whatever we can to slow people
2 | down. And with the safety, so we're doing that
3 | as well.

4 | The back parking -- back parking lot has
5 | been resurfaced. I don't know if you have a
6 | chance to see that.

7 | So last year we had done the front of our
8 | parking lot here was all repaved and redone. And
9 | this year, just last week, we were able to
10 | resurface the back and fill in a lot of the
11 | holes. Resurface the -- the top of it. Paint
12 | new lines. Put up new -- you know, new signs and
13 | new arrows and safety items and things like that.

14 | So we made a big improvement when it comes
15 | to parking -- the parking lots and those things.

16 | The Columbia (sic) Court downtown, the
17 | hallways and the stairwells have been painted.

18 | One thing I'm happy to say now with the --
19 | you'll see the next item, the SDA, which is the
20 | School Development Authority and the City of
21 | Union City and the Union City Housing Authority
22 | are in partnership for the additional affordable
23 | housing at 519-521 Summit Avenue.

24 | And Miss DiNardo certainly knows about
25 | this. The SDA and in working with the Union City

1 Board of Education for a number of years had
2 acquired the land -- acquisition of land and also
3 did some demolition -- acquisition/demolition of
4 a number of sites. One of the sites was for --
5 going to be for a downtown school. Didn't come
6 to fruition as far as downtown.

7 Came to fruition just this -- two weeks ago
8 we opened up the new Gilmore School on 17th
9 Street. And that was the original site of the
10 Woodrow Wilson School.

11 So what they had was a downtown site. They
12 no longer needed the downtown site. We did it on
13 17th Street at Gilmore School, so the downtown
14 site has been open.

15 And the SDA has been gracious enough to
16 give a lot of that land to Mayor Stack. That's
17 where our Public Works now is -- we have Public
18 Works trucks there and they've set up a whole
19 Public Works Department there -- temporary site.

20 But there was also a building there, which
21 was really -- we've been able to go into the
22 building and we've been able to, you know, survey
23 and check it out and assess it. And there are 12
24 units in the building and the SDA is going to
25 give us -- give the City of Union City that

1 building and the City of Union City is giving it
2 to us.

3 COMMISSIONER DiNARDO: Wonderful.

4 MR. SANGER: So what we're going to have is
5 12 more units as far as affordable housing for
6 people -- for families of Union City. And we're
7 going to try to run it, make it just very much
8 like our Veterans' homes; we call them Veterans'
9 homes but it's really affordable housing.

10 So we're going to have -- add additional
11 units onto our affordable housing offerings and,
12 you know, affordable housing opportunities. So
13 that's a great thing.

14 It's not going to cost us much. We're
15 going to have to fix up a little bit. But in my
16 -- in walking through and having a walk through
17 with Marty Martinetti, with some of the people
18 from the Police Department, the Fire Department
19 -- make sure it's safe and secure, Marty through
20 the Buildings Department. And what we've
21 observed we feel we can make the repair and what
22 needs to be -- and make it totally, you know,
23 livable and make it comfortable for about a
24 hundred thousand dollars.

25 COMMISSIONER DiNARDO: Wow.

1 MR. SANGER: It's really in pretty good
2 shape.

3 Mostly roofing and some leakage. And other
4 than that -- maybe some floors that have been
5 effected by the leakage and things like that.
6 But other than that we feel -- we really feel
7 we're going to have a good site, nice site there.

8 So, that's happening and so you're going to
9 have additional --

10 The other is --

11 ACTING CHAIRPERSON JETTER: That's
12 downtown.

13 Right?

14 MR. SANGER: That is downtown at -- it's on
15 5th Street and Summit Avenue. Right.

16 The other is COAH/Veterans Improvement
17 Project.

18 You might say what is that?

19 That's Coalition of Affordable Housing.

20 And I -- I've mentioned this to you before where
21 we're getting further along and -- and how we're
22 progressing towards this.

23 And what we're doing is just recently is
24 we've met with our attorney. We've met with the
25 architects. And what we're trying to do is to

1 improve our Veterans Housing and just make the
2 living conditions, you know, much more
3 comfortable and much more safe. And just -- just
4 spruce them up; make them -- make them modern.

5 As you know those buildings are 65 years
6 old. They're old post-war. Sixty-seven years
7 old or so. They're post-war from, you know,
8 World War II. And what we're looking to do at
9 Cantello Street and Peter Street, working closely
10 with the COAH money and the City has awarded us
11 -- has given us \$600,000.00 to -- as to what we
12 can do to fix up those units.

13 So we're looking to put in new bathrooms,
14 new kitchens, new floors, new windows, et cetera.

15 But the other additional thing that we're
16 very excited about is that we have an additional
17 partner who's looking to come in with us and that
18 is PACO. And PACO is a winterization agency.

19 COMMISSIONER MUNDORF: Um-hum.

20 MR. SANGER: It's a county/state
21 winterization agency. And they provide heating
22 -- heating units, they provide windows, they
23 provide refrigerators.

24 So with the COAH money, with money coming
25 from PACO, and working here, we feel we can do a,

1 | you know, real nice thing for our -- all our
2 | veterans, people who are living at -- at the
3 | Cantello Street project there. There are 44
4 | units there.

5 | Not that we're going to ignore the other
6 | people around town but that's going to be the
7 | first site we're going to work on with the
8 | original \$600,000.00 and the original PACO money.

9 | And -- so we're -- the architects have just
10 | visited there this week. They're looking into
11 | and make a plan. So what we're doing is coming
12 | up with a plan to give to the City of Union City
13 | attorney, so that City of Union City attorney can
14 | go before the courts. Because in COAH, in the
15 | State of New Jersey, no longer -- no longer has
16 | an office or a facility, they have to go through
17 | the courts.

18 | The COAH office in the State of New Jersey
19 | is basically defunct.

20 | MR. RODRIGUEZ: Yeah.

21 | MR. SANGER: All right?

22 | So it has to go through the courts. So the
23 | City attorney is going to take down our proposal
24 | to the courts and ask the courts to approve that.
25 | So, basically saying what it's going to cost.

1 ACTING CHAIRPERSON JETTER: They didn't --

2 MR. SANGER: You know, --

3 ACTING CHAIRPERSON JETTER: -- they didn't

4 do it yet.

5 MR. SANGER: -- so, --

6 No. No, we haven't done it yet. They're

7 going to be putting -- that's what the

8 professional are doing -- the architects, A&E,

9 architects and engineers.

10 ACTING CHAIRPERSON JETTER: Right.

11 MR. SANGER: And put together -- we're

12 hoping it's going to be done for less than

13 \$10,000.00 per unit. And then, of course, what

14 PACO could put in.

15 PACO stating for us if we could prove that

16 50 -- between 50 and -- well, 66 percent of all

17 the people living in the -- in the Veterans

18 units, if we could prove that they're below the

19 threshold of income, that they'll do all the

20 sites. In other words, even the people that are

21 above the threshold.

22 You know if we could show 66 or below,

23 they'll do everything. So they'll come in and

24 put heating units, boilers in, they'll come in

25 and put new windows in.

1 COMMISSIONER DiNARDO: Wow.

2 MR. SANGER: And a number of them we have
3 already new windows and boilers but the ones who
4 need and --

5 ACTING CHAIRPERSON JETTER: And how much
6 would that raise the rent?

7 MR. SANGER: Well, that's something --
8 Right now there hasn't been discussion
9 towards that. And I think, --

10 ACTING CHAIRPERSON JETTER: Um-hum.

11 MR. SANGER: -- Dottie, one thing we're
12 looking to do is --

13 I don't think it will be much, be honest
14 with you, but it might be something we can be in
15 discussion, you know, with yourselves at -- I
16 think at the right time when that happens. I
17 don't think this is the right -- basically the
18 right time but it's something to be considered
19 what you're -- what you're saying.

20 And --

21 ACTING CHAIRPERSON JETTER: Yeah.

22 MR. SANGER: -- because people will be
23 getting new units and they will be getting
24 affordable housing that now is going to be,
25 basically, new and all nice.

1 You know we're putting new roofs, new
2 pathways, new outside lighting. Maybe security
3 cameras if we can squeeze it in the money -- and
4 things of that nature. So, --

5 ACTING CHAIRPERSON JETTER: I'll give
6 you --

7 MR. SANGER: -- a lot to --

8 ACTING CHAIRPERSON JETTER: -- the money
9 for it.

10 MR. SANGER: So what we like to do is do
11 the Cantello Street area first and get that
12 together. Then lessons learned and make a
13 prototype there.

14 And then the following year, when the City
15 of Union City gets additional COAH money, --

16 Each year they get about a hundred thousand
17 dollars or so and then they'll be able to maybe
18 give us another hundred; maybe then we could do
19 eight or ten other units.

20 ACTING CHAIRPERSON JETTER: Um-hum.

21 MR. SANGER: And then the next year maybe
22 eight or ten other units. Then eight or ten
23 others.

24 Maybe a four or five year period we can get
25 all our hundred and twelve units complete and

1 done.

2 So, that's we're looking to do and it's
3 going to take a lot of work, a lot of
4 coordination. And I think one of the biggest
5 things -- and people have to understand this and
6 I notice it might be like pulling teeth a bit,
7 but we need everyone's support with this.

8 In order for PACO to come onboard with us
9 and give us hundreds of thousands of dollars that
10 are going to benefit everyone -- all the people
11 living there, people have to inform us of what
12 their income is. All right? And this is a
13 requirement of PACO.

14 So we want to do this as softly as possible
15 for obvious reasons. Because many people do not
16 like to disclose their income. I'm sure many
17 people here don't like to disclose their income
18 different places at different times. You know?

19 But in order for -- get -- to get the money
20 from PACO we have to show that -- that 66 percent
21 of the people are below the threshold. All
22 right?

23 And what we're going to be asking, the
24 people in the Housing, to provide for us -- and
25 I'm getting that -- exactly what is needed for

1 PACO's regulations from the PACO Director. And
2 he happens to be a resident of Union City and
3 he's -- he's says I'm gung-ho, I want to things
4 for Union City. And so he's excited about it.

5 He calls me often. You know, he's -- he's
6 so aggressive about it.

7 So -- and Waldo and -- we've had a great
8 relationship with PACO in past years. Waldo
9 knows many of the supervisors there, the people
10 that have worked with us, so --

11 ACTING CHAIRPERSON JETTER: I thought that
12 was only --

13 MR. SANGER: -- I think it's a natural fit
14 in that --

15 ACTING CHAIRPERSON JETTER: I thought that
16 was only for Spanish?

17 MR. SANGER: Spanish?

18 MR. MORIN: Hmm?

19 ACTING CHAIRPERSON JETTER: Yeah. PACO.

20 MR. MORIN: What?

21 MR. SANGER: No, no, no.

22 COMMISSIONER DiNARDO: No, you're thinking
23 of --

24 MR. SANGER: No.

25 COMMISSIONER DiNARDO: -- it as being a --

1 MR. MORIN: PACO is --

2 MR. SANGER: Yeah.

3 COMMISSIONER DiNARDO: -- Hispanic
4 organization.

5 MR. SANGER: Yeah. Yeah.

6 ACTING CHAIRPERSON JETTER: It's a
7 Hispanic --

8 Oh, okay.

9 COMMISSIONER DiNARDO: That's what you're
10 thinking.

11 ACTING CHAIRPERSON JETTER: Yes.

12 COMMISSIONER DiNARDO: That's what you're
13 thinking --

14 ACTING CHAIRPERSON JETTER: Yeah.

15 MR. SANGER: Yeah, no.

16 COMMISSIONER DiNARDO: You're --

17 MR. MORIN: But it's --

18 COMMISSIONER DiNARDO: -- but it's not.

19 MR. MORIN: No, but it's --

20 COMMISSIONER DiNARDO: I know -- I know
21 it's not.

22 MR. SANGER: What does it stand -- what
23 does the acronym --

24 MR. MORIN: PACO is called Puerto Rico
25 Association Together.

1 COMMISSIONER DiNARDO: That's why she's --
2 that's why she's thinking that.

3 ACTING CHAIRPERSON JETTER: Yeah, that's
4 why I asked.

5 MR. MORIN: Puertorriquenos -- (Spanish was
6 spoken).

7 It's a -- you know, that -- a Puerto Rican
8 Association, you know, to help the low income
9 residents.

10 MR. SANGER: Yeah. Um-hum.

11 COMMISSIONER DiNARDO: Well, it started in
12 downtown Jersey City.

13 MR. MORIN: But -- Jorge, but it's open
14 for --

15 ACTING CHAIRPERSON JETTER: Yeah.

16 MR. MORIN: -- to anybody that qualifies.

17 COMMISSIONER DiNARDO: Which was primarily
18 an area that had a number of --

19 MR. MORIN: Yeah.

20 COMMISSIONER DiNARDO: -- of -- like a big
21 Puerto Rican community --

22 MR. SANGER: I didn't even know that.

23 COMMISSIONER DiNARDO: -- and that's where
24 PACO started.

25 MR. SANGER: I didn't even know that.

1 MR. MORIN: Puerto Rican Association for --

2 ACTING CHAIRPERSON JETTER: Yeah.

3 (Whereupon there were multiple speakers.)

4 ACTING CHAIRPERSON JETTER: I didn't either
5 but thank you.

6 MR. SANGER: You get educated here.

7 COMMISSIONER DiNARDO: Unfortunately I've
8 been around a long time, I think, you know.

9 ACTING CHAIRPERSON JETTER: Yeah.

10 COMMISSIONER DiNARDO: But -- yeah.

11 So that's why you're thinking that.

12 ACTING CHAIRPERSON JETTER: That's why I
13 am.

14 COMMISSIONER DiNARDO: Okay. So, --

15 ACTING CHAIRPERSON JETTER: Yeah.

16 COMMISSIONER DiNARDO: But they do a lot of
17 good work.

18 MR. MORIN: Yeah, a lot of work.

19 COMMISSIONER DiNARDO: Lot of good work.

20 MR. SANGER: So, we'll leave it at that.
21 We could talk all night about it.

22 MR. MORIN: Okay.

23 MR. SANGER: But as we progress every month
24 I'll give you an update as we're moving forward.
25 But one thing I need, when people talk about --

1 oh, I don't want my income and whatever, --

2 COMMISSIONER DiNARDO: Um-hum.

3 MR. SANGER: -- listen do this for us, --
4 we're not snoopervising (phonetic) (sic), I call
5 it snoopervising (sic). We're not coming in and
6 snooping on them what their income, it's not
7 going to disrupt their residence at all, we're
8 not going to have them out or -- has nothing to
9 do --

10 What goes on in Veterans has nothing to do
11 with income. It's not a HUD facility. It's not
12 anything to do with income of that nature.

13 ACTING CHAIRPERSON JETTER: Well, then why
14 would they --

15 MR. SANGER: So we don't want people to
16 fear that, oh they're looking after my money.
17 Maybe, oh, I got a big raise or I have -- my
18 family member now has graduated college, they're
19 working and now they're going to kick me out or
20 something because we make too much money. Has
21 nothing to do with that.

22 MR. RODRIGUEZ: Right.

23 MR. SANGER: All right?

24 So people do not have to fear how much
25 money they make.

1 MR. RODRIGUEZ: Exactly.

2 MR. SANGER: It has nothing to do with it.

3 They're still going to be residents there.

4 They're still going to be with us. Everything's

5 fine. We just have to come up --

6 PACO's even told us if you come up with

7 about 50 percent we might be able to get it done

8 for you.

9 COMMISSIONER DiNARDO: Mmm.

10 MR. SANGER: So, you know, --

11 COMMISSIONER DiNARDO: It's all about --

12 MR. SANGER: So, -- yeah.

13 COMMISSIONER DiNARDO: -- qualifying.

14 Right. Right.

15 MR. SANGER: It's all about qualifying.

16 COMMISSIONER DiNARDO: Yeah.

17 MR. SANGER: Absolutely. Absolutely.

18 Below the threshold.

19 COMMISSIONER DiNARDO: Sounds great.

20 MR. SANGER: Yeah. So, -- so, we --

21 COMMISSIONER DiNARDO: Mr. Sanger, who --

22 MR. SANGER: Um-hum.

23 COMMISSIONER DiNARDO: -- are our

24 architects and our engineers?

25 MR. SANGER: Okay, our engineer is Ignacio

1 (phonetic) -- our architect is Ignacio --

2 What's Iggy's (phonetic) last name?

3 Whatever. He is from Hoboken. I -- I'm
4 sorry I don't -- his last name off the top of my
5 head. I'm sorry for that but --

6 COMMISSIONER DiNARDO: Is it -- is he with
7 a firm or --

8 MR. SANGER: No, he's -- he's a -- he's a
9 solo person.

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: You know he's on his own. And
12 he -- we had asked him to come in to help us with
13 a few -- a few items in different things on a --
14 on a smaller basis and he's done very well. So,
15 he's, you know, working with us.

16 I'm sorry I don't have the last name.

17 COMMISSIONER DiNARDO: Okay.

18 MR. SANGER: But by the end of the night
19 I'll -- I'll try to get inside and get his card
20 and --

21 See I forget it's a different name, put it
22 that way.

23 COMMISSIONER DiNARDO: Okay.

24 MR. SANGER: It's different.

25 COMMISSIONER DiNARDO: And our engineers?

1 MR. SANGER: Yeah.

2 The engineers are people that will work
3 under him with --

4 COMMISSIONER DiNARDO: Oh, I see.

5 MR. MORIN: Yeah.

6 MR. SANGER: -- within --

7 Comes as an A&E kind of thing.

8 COMMISSIONER DiNARDO: I see.

9 MR. SANGER: You know.

10 MR. MORIN: Yeah.

11 MR. SANGER: And he'll sub it out and that
12 kind of thing.

13 COMMISSIONER DiNARDO: Okay.

14 MR. SANGER: Yeah.

15 So that's what --

16 COMMISSIONER DiNARDO: So, Dottie, you got
17 to -- you got to declare your income. You know
18 that?

19 ACTING CHAIRPERSON JETTER: Pardon me?

20 COMMISSIONER DiNARDO: You got to declare
21 your income.

22 ACTING CHAIRPERSON JETTER: What do I care.

23 MR. SANGER: Okay, now?

24 Also, just to move along, a lot of things.

25 So we're doing all those things and I -- I

1 want to be -- but I think this is important for
2 you to hear; a lot of good things that are going
3 on --

4 COMMISSIONER DiNARDO: Terrific.

5 MR. SANGER: -- and the things that have
6 happened the last three months, --

7 COMMISSIONER MUNDORF: Um-hum.

8 MR. SANGER: -- you know, since the summer
9 and -- the spring and the summer.

10 AT&T is coming and antennas on the roof
11 here. And we'll be getting from them about
12 \$2500.00 a month rent from them.

13 MS. DiNARDO: Awesome.

14 MR. SANGER: So we're getting income from
15 the AT&T. We're getting income from the project
16 on Cantello Street where they're building the new
17 units there and they're using some of our
18 property there. And we're getting income from
19 the Union City Board of Education.

20 So now, for the first time, this last year
21 -- last 16 months or so, we now have revenue
22 coming somewhere around 200 -- somewhere around
23 \$200,000.00 a year revenue coming from other
24 sources to help us, of course, with things that
25 we want to do.

1 COMMISSIONER DiNARDO: Um-hum.

2 ACTING CHAIRPERSON JETTER: That's not --

3 MR. SANGER: And a lot goes right back to
4 the people.

5 ACTING CHAIRPERSON JETTER: Excuse me?

6 But that's not on Cantello Street. That's
7 really on Peter.

8 Right?

9 MR. SANGER: Peter. Cantello.

10 ACTING CHAIRPERSON JETTER: Well, what
11 are --

12 MR. SANGER: Right in between --

13 ACTING CHAIRPERSON JETTER: -- they going
14 to do in Cantello Street?

15 MR. SANGER: Hmm?

16 ACTING CHAIRPERSON JETTER: Putting fences
17 up I hope.

18 MR. SANGER: Um-hum. Well, you'll see,
19 it's -- it's going to be nice there, Dottie. The
20 guy does a very good job.

21 MR. RODRIGUEZ: Yeah.

22 ACTING CHAIRPERSON JETTER: And you get rid
23 of --

24 MR. SANGER: His reputation around --

25 ACTING CHAIRPERSON JETTER: And you have to

1 get --

2 MR. SANGER: -- Union City for all of
3 his --

4 ACTING CHAIRPERSON JETTER: -- rid of
5 people who don't clean.

6 MR. SANGER: -- projects have been stellar.
7 You know, everyone I hear say he's a --

8 ACTING CHAIRPERSON JETTER: No, you --

9 MR. SANGER: -- he's a great, you know, --

10 ACTING CHAIRPERSON JETTER: -- you fix up a
11 beautiful apartment --

12 MR. SANGER: -- he's a great --

13 ACTING CHAIRPERSON JETTER: -- and then --

14 MR. SANGER: -- contractor, does good work.

15 ACTING CHAIRPERSON JETTER: -- don't clean.

16 MR. SANGER: So we're doing that there.

17 ACTING CHAIRPERSON JETTER: And the dogs --

18 MR. SANGER: We have a new Employee

19 Handbook, which we've never had before here at
20 the Authority. So that's been done. And Jorge
21 and Waldo, you know, working closely to get that
22 together.

23 We had a partnership with the Union City
24 Board of Education now. They started -- they
25 started this week with the alternative ed program

1 coming here for their physical education. And
2 next month, in October, they're going to be
3 coming and having a -- 60 students are coming as
4 part of their special needs program using our
5 facility in the back. And so we're very, you
6 know, happy with that.

7 And a lot of what was back there, the
8 facility, that was a little dormant for a while.
9 Even though it's clean and nice and it's like a
10 hidden secret in Union City, our Pavilion, it was
11 never -- it was underused let's put it that way.
12 And now we're going to get some -- little more of
13 a maximum usage from it.

14 And so the kids of Union City will be able
15 to benefit and at the same time we'll be getting
16 income for the -- for the Authority that we could
17 use for some of our other projects, things like
18 that.

19 So, good -- good stuff.

20 We're also taking back the old Juvenile Aid
21 office here on 39th Street. One of our buildings,
22 the Juvenile -- the Union City Police Department
23 Juvenile Aid Bureau had an office here. One of
24 their mobile offices and one of their satellite
25 offices were here for many years.

1 ACTING CHAIRPERSON JETTER: Yeah.

2 MR. SANGER: We're going to be taking that
3 office back and using that for storage and for
4 just better efficiency for us as well.

5 New boilers and air conditioners in our --
6 in our Pavilion.

7 Tree trimming on the UCHA property. All
8 around many of our properties. They did a great
9 job of going around and trimming all our trees
10 for safety and --

11 With -- with all the cameras there were so
12 many trees up and so many trees were overgrown,
13 the cameras weren't able to see it.

14 MR. RODRIGUEZ: That's right.

15 MR. SANGER: You know, --

16 MR. RODRIGUEZ: That's right.

17 ACTING CHAIRPERSON JETTER: Yeah.

18 MR. SANGER: -- many of the exterior --

19 MR. RODRIGUEZ: Yeah.

20 MR. SANGER: -- cameras were --

21 MR. RODRIGUEZ: True.

22 MR. SANGER: -- weren't doing a, you
23 know, --

24 MR. RODRIGUEZ: That's a good problem
25 though.

1 MR. SANGER: So, --

2 It's a good problem. We were able to do
3 all that, trim all those trees.

4 ACTING CHAIRPERSON JETTER: Even the street
5 light.

6 MR. SANGER: We've improved and fixed
7 sidewalks at various sites.

8 We improved the fire alarm at 3700 at the
9 Senior Citizens.

10 We have our Summer Youth Program. We
11 cooperated with that.

12 We have new hallway windows in AMPS II and
13 III.

14 Stairwell painting in AMPS II and III.

15 We had the budget, year-end budget closing
16 June -- just last June, June 2017. Jorge working
17 closely with Bala in getting that all together.
18 I'm very confident that budget's going to go
19 well, as far as our audit with that.

20 We've also had Administrative Office -- the
21 new tiles and the painting here. That is going
22 to be in a couple weeks that we're going to be
23 doing.

24 We had a REAC inspection prep for all of
25 our facilities. And REAC is the Real Estate

1 Assessment that we do. And they -- we get a
2 number of people come in as third parties and
3 assess what we're doing with, you know, many --
4 with a lot of Code items and safety items and
5 just -- windows, sidewalks, railings, fences,
6 doors, fire alarms. You name it, they have it.
7 You know? And they are part of that.

8 So, so far we're very happy with some of
9 the preliminary --

10 MR. RODRIGUEZ: Scores.

11 MR. SANGER: -- scores that we've received.

12 Not official yet but some of the
13 preliminary scores. We've gone up in one area,
14 we've -- in one of our sites. In one of our
15 areas we've gone up 15 points. Another area we
16 went up 12 points. So we're happy with that.

17 And Waldo does a good job of repairing all
18 that with all our guys and getting that done.

19 We've upgraded and assessed the -- our
20 phone system for cost efficiency. Be surprised
21 over the years different phones that were still
22 working; didn't need to be working. We were
23 getting charged for the phones.

24 So we did a whole assessment of the phone
25 system; different places, different offices,

1 different sites, different buildings. And we
2 were able then to make the cuts and the changes
3 and is allowing us, of course, to reduce the cost
4 of all those type things.

5 Full upgrade of our operational software.

6 And the other thing, too, working closely
7 in conjunction with the City of Union City. This
8 summer we had three outdoor barbeques for -- for
9 our residents in three of our sites. And we
10 worked closely -- you know, the Mayor has his
11 going on too; we were all part of it.

12 And, basically, we were able to meet with
13 all the residents and -- and it was really a good
14 time. It was -- you know, we were pleasantly
15 surprised the reactions; see people very happy.
16 You know people were out there and a couple of
17 nights were beautiful.

18 Was that one week in -- that one week in
19 August where all the nights were just beautiful.
20 It was like 70 degrees and --

21 MR. RODRIGUEZ: Yeah.

22 MR. SANGER: -- beautiful every night. It
23 was just gorgeous.

24 And we were out at three different sites in
25 one week and we were able to talk with people and

1 | just, you know, improve relations with people.

2 | You talk with them, improve relations --

3 | COMMISSIONER MUNDORF: Um-hum.

4 | MR. SANGER: -- and, you know, just be able
5 | to put your hand out and say hi to people, you
6 | know. People enjoy that.

7 | A lot of the senior citizens loved it and a
8 | lot of the younger people as well.

9 | We had, you know, those -- some of those
10 | carnival --

11 | ACTING CHAIRPERSON JETTER: Type things.

12 | MR. SANGER: What do they call those
13 | things?

14 | ACTING CHAIRPERSON JETTER: Yeah.

15 | COMMISSIONER DiNARDO: The bouncy house.

16 | MR. SANGER: The bouncy -- that's it.
17 | Bouncy house.

18 | COMMISSIONER DiNARDO: The bouncy house.

19 | MR. SANGER: Bouncy house --

20 | MR. RODRIGUEZ: That's right. Yeah.

21 | MR. SANGER: -- and those kind of the
22 | things --

23 | ACTING CHAIRPERSON JETTER: Yeah.

24 | MR. SANGER: -- for the kids. We -- and,
25 | you know, we had hot -- hot dogs, hamburgers and

1 | soda and, you know, and just had a good time.

2 | You know try to lighten up and have a good
3 | time with everybody. So -- so it was a nice
4 | thing.

5 | So these are the good things that have
6 | happened over the last few months.

7 | And also I've -- able to provide for you,
8 | if -- we've also -- be able to give you the New
9 | -- New Jersey Housing Authority Commissioners
10 | Handbook.

11 | COMMISSIONER MUNDORF: Um-hum.

12 | MR. SANGER: You ever want to look through
13 | this. See some things with, you know, -- you
14 | know, our responsibilities, our relationship
15 | working with, you know, the -- and something I
16 | enjoy very much and I'm very -- I thank you very
17 | much that we have a great working relationship as
18 | an Authority working with the Executive Director,
19 | working with our staff here. We've had a great
20 | relationship and we were able to see some good
21 | things.

22 | And a lot of things that they talk about in
23 | this handbook we have.

24 | COMMISSIONER DiNARDO: Um-hum.

25 | MR. SANGER: And it's all about the

1 relationships to -- to have quality and to
2 provide quality. And we have those
3 relationships. So I'm proud of that.

4 And, yes, there's things we have to work
5 on. Sure. Certainly. But at the same time
6 there's a lot of things that we've improved upon.

7 So just some things for you to peruse
8 through. And I think -- I think that's about it
9 from my end.

10 MR. PIZZILLO: We can open it to Public.

11 MR. SANGER: Anybody.

12 Yeah, at this time you -- anybody here from
13 the Commissioners or anyone have any comments?
14 Anything you'd like to say?

15 Any questions?

16 Any thoughts?

17

18 **PUBLIC COMMENT:**

19

20 MR. SANGER: If not, it's now time for the
21 public.

22 And if there's anyone here from the public
23 who'd like to come before the Board, please state
24 your name and your address and --

25 MS. BESHARA: Thank you.

1 MR. SANGER: Thank you.

2 MS. BESHARA: Hi. Toni Beshara, Veterans
3 Housing, 305 44.

4 I have a couple of questions. Things were
5 read here and some information was not completed
6 as it was for others.

7 For example, the Resolutions.

8 On Resolution 116, the Fire Sprinkler
9 System Repair. You mentioned that it would --
10 would not exceed the amount of the bid. It was
11 in accordance with the bid. But you didn't give
12 the amount.

13 MR. SANGER: Um-hum.

14 MS. BESHARA: May I have that?

15 (Whereupon, there were multiple speakers.)

16 MR. RODRIGUEZ: The cap? The cap?

17 MR. MORIN: No, that's going -- that's
18 going to be rebid.

19 MR. SANGER: Was that the one that was
20 rebid?

21 MR. RODRIGUEZ: Rebid.

22 MR. SANGER: We've got to rebid?

23 MR. MORIN: That's the alarm?

24 MR. RODRIGUEZ: That's a rebid probably.
25 That's probably a rebid.

1 Right?

2 MR. SANGER: The alarm.

3 MR. MORIN: The alarm one?

4 MS. BESHARA: Yeah.

5 MR. SANGER: What --

6 MS. BESHARA: It was a Sprinkler System
7 Repair, --

8 MR. MORIN: Oh, no, sprinkler, --

9 MS. BESHARA: -- the lowest bidder, --

10 MR. MORIN: -- I got it.

11 MS. BESHARA: -- fire prevention and --

12 MR. SANGER: Which number was that, ma'am?

13 MS. BESHARA: I believe --

14 COMMISSIONER MUNDORF: Sixteen.

15 MS. BESHARA: -- it was 116.

16 MR. SANGER: No, I'll have that for you.

17 MS. BESHARA: Because 115 you have the
18 amount.

19 There are a couple. If you could just keep
20 your papers out, there are a couple that I would
21 like the amounts for.

22 MR. MORIN: One fifteen is the boiler.

23 MS. BESHARA: Some were disclosed. Some
24 were not.

25 MR. SANGER: Here.

1 MR. MORIN: Fire Sprinkler's, 116.

2 MS. BESHARA: One sixteen. And for the
3 period of what? One sixteen what? Thousand?
4 Hundred? What is that?

5 MR. PIZZILLO: No. No. He's --

6 MS. BESHARA: The amount?

7 MR. PIZZILLO: He was saying 116 the
8 Resolution.

9 MS. BESHARA: Oh, the Resolution.

10 MR. MORIN: The Resolution number.

11 MS. BESHARA: Right.

12 MR. MORIN: That's the one for the
13 sprinklers.

14 MR. SANGER: I'm going to have that for
15 you, Miss Beshara.

16 MS. BESHARA: All right. I'll -- I'll be
17 patient.

18 (Whereupon, there was a pause in the
19 proceedings.)

20 MR. MORIN: The sprinkler?

21 MS. BESHARA: Yeah.

22 MR. MORIN: That's the sprinkler.

23 MR. SANGER: Yeah, I see but I just wanted
24 to see the amount.

25 MR. RODRIGUEZ: It's on the bottom. It's

1 -- I think it's --

2 MR. SANGER: All right.

3 MR. RODRIGUEZ: I would say, yeah.

4 MR. SANGER: Which would be \$3,150.00.

5 MS. BESHARA: Per?

6 MR. RODRIGUEZ: Year.

7 MR. SANGER: Year.

8 MR. PIZZILLO: Per year.

9 MS. BESHARA: For the year.

10 MR. PIZZILLO: Yes.

11 MS. BESHARA: Okay the next one was 117.

12 Again, it was for the Contract Fuel Oil

13 Delivery, I believe; Petroleum Traders Inc.

14 MR. SANGER: Well, that's -- that's an open
15 thing. And obviously because you don't know what
16 type of winter you're going to have, --

17 MS. BESHARA: Right.

18 MR. SANGER: -- if it's a -- if it --

19 MS. BESHARA: But -- what --

20 MR. SANGER: -- if it's a severe winter, --

21 MS. BESHARA: -- is there a not to exceed
22 amount?

23 MR. SANGER: No, there's not. That's left
24 wide open. But it's something we peruse and keep
25 a close eye on --

1 MS. BESHARA: Okay.

2 MR. SANGER: -- for obvious reasons. But
3 we never put a bid -- you know, a cap on that
4 because --

5 MS. BESHARA: No cap.

6 MR. SANGER: -- if you have a severe winter
7 where, you know, extra heat -- heat is --

8 MS. BESHARA: Okay.

9 MR. SANGER: -- needed and what's needed.
10 So, you know, you allow for that.

11 MS. BESHARA: All right.

12 Then I believe it's 121, the Compactor
13 Machine Maintenance. Again, it's in accordance
14 with the bid and the specs but I did not hear you
15 give an amount.

16 Metropolitan Compactor I believe it is --
17 was the lowest bidder.

18 MR. MORIN: One twenty-one.

19 ENER-G-Rudox. ENER-G-Rudox.

20 MR. SANGER: Yeah, twenty -- that would be
21 \$2,400.00 for three visits.

22 I thought I mentioned that?

23 No?

24 MS. BESHARA: No. Not the amount.

25 MR. SANGER: Oh, okay.

1 MS. BESHARA: The compactor machine --

2 MR. SANGER: Okay. Okay.

3 MS. BESHARA: -- was the lowest --

4 MR. SANGER: Two thousand four hundred
5 dollars for three visits, which, you know, to
6 provide service for that.

7 MS. BESHARA: Two thousand four hundred
8 dollars for three visits.

9 MR. SANGER: Yes.

10 MS. BESHARA: Okay.

11 Then you have 124.

12 Emergency -- it's for TSUJ Corporation, I
13 believe for the Emergency --

14 MR. MORIN: Electrical.

15 MS. BESHARA: -- Electrical Repair.

16 You didn't give the bid amount.

17 You gave in accordance with the bid and the
18 specs, not to exceed that amount; but you didn't
19 give the amount.

20 MR. SANGER: What was that, Waldo?

21 MR. MORIN: KC Electrical?

22 MS. BESHARA: No, you didn't --

23 MR. RODRIGUEZ: No, TSUJ.

24 MS. BESHARA: -- you didn't give the
25 number.

1 MR. RODRIGUEZ: TSUJ.

2 (Whereupon, there was a pause in the
3 proceedings.)

4 MR. SANGER: Who's got the --

5 MS. BESHARA: T--

6 MR. SANGER: -- fire alarm?

7 MR. PIZZILLO: No, it's the --

8 MS. BESHARA: No.

9 MR. PIZZILLO: -- Emergency Electrical.

10 MS. BESHARA: It was the TSUJ. The
11 Emergency Electrical --

12 MR. PIZZILLO: Repair.

13 MS. BESHARA: -- Repair, --

14 MR. PIZZILLO: Resolution 124.

15 MS. BESHARA: -- 124.

16 MR. MORIN: One twenty-four?

17 MS. BESHARA: Resolution 124.

18 MR. MORIN: TS-- TSUJ?

19 MR. PIZZILLO: Um-hum.

20 MS. BESHARA: Um-hum.

21 MR. MORIN: Right here, Mr. Sanger.

22 MR. SANGER: TSUJ, 2,572.

23 MS. BESHARA: And that is for the period
24 of? Increment --

25 MR. SANGER: For the --

1 MR. MORIN: No, --

2 MR. SANGER: Right here.

3 MR. MORIN: This one -- this one --

4 MS. BESHARA: So is it annual? Is it
5 monthly? Is it --

6 MR. MORIN: Total parts; 214.90.

7 MR. SANGER: Yeah but she's talking about
8 the total amount.

9 MS. BESHARA: No, what was the bid for?
10 Because you didn't give the amount for the
11 bid.

12 MR. MORIN: What do you mean?

13 MS. BESHARA: Well, TSUJ Corporation, it
14 was in accordance with the bid and the specs, not
15 to exceed the bid amount of that contract but you
16 didn't give the amount.

17 MR. SANGER: That's what I'm saying -- two
18 thousand --

19 MR. MORIN: No, no, that's --

20 MR. SANGER: -- 2,572.

21 MS. BESHARA: Okay, so for the year?

22 MR. SANGER: Yes. Yes.

23 MS. BESHARA: For the year.

24 MR. SANGER: Yes.

25 MS. BESHARA: Thank you.

1 Let me see if I have another question.

2 Yeah, I do have a question. You mentioned
3 that Mr. Natera is gone? Is it okay if you
4 divulge why he is gone? Because he seemed --

5 MR. SANGER: Mr. -- Mr. Natera had chose --
6 had chosen to -- to leave the Housing Authority.
7 Just recently had submitted his papers for
8 retirement.

9 MS. BESHARA: Retirement?

10 MR. SANGER: And we -- and we wish him --
11 we wish him the best.

12 MS. BESHARA: That's great.

13 And when you selected, you mentioned
14 Jorge, --

15 MR. SANGER: Um-hum.

16 MS. BESHARA: I don't know Jorge's last
17 name.

18 MR. RODRIGUEZ: Rodriguez.

19 MR. SANGER: Rodriguez.

20 MS. BESHARA: Jorge Rodriguez.

21 How was he selected? Isn't that supposed
22 to be done by a vote with the public?

23 MR. SANGER: No. First -- first of all
24 Jorge Rodriguez has been with us at the Authority
25 for over a year prior.

1 MS. BESHARA: Um-hum.

2 MR. SANGER: And he has been work-- he's --
3 he is a -- an accountant who is a college
4 graduate accountant with experience in accounting
5 in area. And he has come to us to work and that
6 helped us tremendously and putting in more of a
7 -- improving our systems, improving our
8 efficiency --

9 MS. BESHARA: And he worked --

10 MR. SANGER: -- and worked toward --

11 MS. BESHARA: -- with Mr. Natera?

12 MR. SANGER: He worked with Mr. Natera on
13 many -- on many projects here for improvements.

14 And Mr. -- Mr. Natera had made a decision
15 to -- to move on with his life and we wish him
16 the best.

17 And Jorge was a natural person to come and
18 fit in --

19 MS. BESHARA: Natural person.

20 MR. SANGER: -- fit into that.

21 Yes. Um-hum.

22 MS. BESHARA: Okay.

23 Let me just see if I have another --

24 Here. All right.

25 You mentioned the PACO threshold. You

1 mentioned it was 66 percent. You might --

2 MR. SANGER: Um-hum.

3 MS. BESHARA: -- they might be willing
4 to --

5 MR. SANGER: Um-hum.

6 MS. BESHARA: -- come down to --

7 MR. SANGER: Um-hum.

8 MS. BESHARA: -- 50 percent.

9 What is that threshold?

10 MR. SANGER: Well, that's exactly what
11 they're going to be sending us.

12 When I said that, they're going to be
13 sending it to us and they'll let us know what the
14 threshold --

15 MS. BESHARA: The specific amount.

16 MR. SANGER: Exactly. Exactly

17 MS. BESHARA: Okay.

18 MR. SANGER: Because, obviously, the best
19 thing to do would -- when we send letters to all
20 of our people in the Veterans' homes and when we
21 send out to them the -- for them to report back
22 to us what the -- their income was, that we
23 should be using the thresholds and the items for
24 PACO because they're going to be the people
25 providing the funds.

1 So, it's a natural -- natural way to do it.

2 MS. BESHARA: Okay.

3 Thank you.

4 Let me see.

5 I think that's it. The other questions I
6 have are so small, they're not even --

7 You've answered my questions.

8 Thank you.

9 MR. SANGER: Okay, you're welcome.

10 COMMISSIONER MUNDORF: Thank you.

11 MR. SANGER: Okay, that's it.

12

13 **ADJOURNMENT:**

14

15 MR. SANGER: Motion to adjourn?

16 That's what I need.

17 MR. MORIN: Motion to adjourn.

18 MR. SANGER: Motion by Miss Mundorf.

19 COMMISSIONER MUNDORF: Mundorf.

20 MR. SANGER: Second?

21 Second motion by Miss Jetter.

22 And we need a roll call.

23 Right?

24 MR. PIZZILLO: Yes.

25 MR. SANGER: We need a roll call for that.

1 MR. SANGER: Miss Jetter?

2 ACTING CHAIRPERSON JETTER: Yes.

3 MR. SANGER: Miss DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Mr. Gonzalez?

6 COMMISSIONER GONZALEZ: Yes.

7 MR. SANGER: Miss Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. SANGER: Mr. Pedraza?

10 COMMISSIONER PEDRAZA: Yes.

11 MR. SANGER: Thank you.

12 Okay, five yes.

13 Thank you very much.

14 COMMISSIONER MUNDORF: Thank you.

15

16 (Whereupon, the proceedings were concluded

17 at 6:00 p.m.)

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25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, September 21, 2017
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon