

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Tuesday, November 21, 2017
Commencing at 4:32 p.m.

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

DOROTHY JETTER, 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
DEBRA MUNDORF, COMMISSIONER

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, would everyone please
2 stand for our flag salute?

3

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

6

7 MR. SANGER: Please be seated.

8 We'll -- we'll have our roll call for the
9 Board of Commissioners of the Union City Housing
10 Authority, November 21st, 4:30 p.m.

11

12 **ROLL CALL:**

13

14 MR. SANGER: Roll call.

15 Mr. Martinetti?

16 CHAIRPERSON MARTINETTI: Here.

17 MR. SANGER: Miss Gutierrez?

18 VICE CHAIRPERSON GUTIERREZ: Here.

19 MR. SANGER: Miss Jetter?

20 COMMISSIONER JETTER: Here.

21 MR. SANGER: Miss DiNardo?

22 Absent.

23 Mr. Gonzalez?

24 Absent.

25 Miss Mundorf?

1 Absent.

2 Mr. Pedraza?

3 COMMISSIONER PEDRAZA: Here.

4 MR. SANGER: Yes.

5 Four present; yes we do have a quorum.

6 And at this time I'd just like to take a
7 minute just to thank everyone for being here
8 today. And this is the month of November and I
9 just want to say to everyone, to all of you, of
10 course have a very Happy Thanksgiving to you and
11 your families.

12 And we here at the Union City Housing
13 Authority, on behalf of all the people of -- of
14 Union City and people who are participating in
15 all of our -- all of our programs and all of our
16 buildings and getting the opportunity for
17 affordable housing, just want to take this time,
18 holiday season we talk about thanks, we talk
19 about gratitude. And we just want to say thank
20 you to you for your service.

21 Thank you as -- as all being Board of --
22 and Commissioners and allowing many people to
23 have the opportunity for affordable housing and
24 we are grateful for you.

25 Thank you for your service.

1 We realize you're all volunteers but you
2 come each and every month and you have a true
3 genuine interest of the people of Union City and
4 you are very much a part of the Union City
5 Housing Authority going forward in a quality way
6 in providing those services.

7 So from all the staff here at the Union
8 City Housing Authority and for the people of
9 Union City, I'm going to take it upon myself to
10 speak for them, representing the people of Union
11 City as a Director, again, we want to thank all
12 of you.

13 And particularly, Mr. Martinetti, and thank
14 you. Mr. Martinetti is back with us today and --
15 and it's nice to have him voting yes and voting
16 here. He was away from us for a few months with
17 his medical procedure but we appreciate and like
18 him, of course, being back with us because his
19 guidance and his experience is invaluable for
20 this -- for our committee here and --

21 COMMISSIONER JETTER: That's what I say all
22 the time.

23 MR. SANGER: -- he's our leader and he
24 allows us to go forward.

25 So, -- and of course all of you, many of

1 | you being here for a number of years though, we
2 | do appreciate you and do appreciate all you do.

3 | And it's that time of the year to say thank
4 | you and to know, you know, and truly know the
5 | good things that you do have in life.

6 | And professionally you're very supportive
7 | like also Gerard and Debbie and people that are
8 | all not part -- right with us every day but
9 | certainly part of us, you know, in supporting us
10 | and giving us the services that we need so we can
11 | function effectively.

12 | So thank you to everyone. That is my
13 | Thanksgiving piece.

14 | CHAIRPERSON MARTINETTI: No, thank you, Mr.
15 | Sanger.

16 | VICE CHAIRPERSON GUTIERREZ: Thank you.
17 | Thank you.

18 | CHAIRPERSON MARTINETTI: Thank you.

19 | COMMISSIONER PEDRAZA: Thank you.

20 | VICE CHAIRPERSON GUTIERREZ: Thank you.

21 | MR. SANGER: Thank you for all you do.

22 | Thank you for all you do.

23 | CHAIRPERSON MARTINETTI: And we appreciate
24 | you.

25 | MR. SANGER: So at this time I'm going to

1 ask if we can go into Closed Session.

2 Do I have a motion?

3 CHAIRPERSON MARTINETTI: Motion.

4 MR. SANGER: Motion --

5 VICE CHAIRPERSON GUTIERREZ: Second.

6 MR. SANGER: -- Mr. Martinetti.

7 Second by Mr. -- Mr. Martinetti and --

8 Motion by Mr. Martinetti and a second by
9 Mrs. Gutierrez.

10 Do I have a roll call please?

11 Mr. Martinetti?

12 CHAIRPERSON MARTINETTI: Yes.

13 MR. SANGER: Miss Gutierrez?

14 VICE CHAIRPERSON GUTIERREZ: Yes.

15 MR. SANGER: Miss Jetter?

16 COMMISSIONER JETTER: Yes.

17 MR. SANGER: And Mr. Pedraza?

18 COMMISSIONER PEDRAZA: Yes.

19 MR. SANGER: Four yes.

20 So we will now go into Closed Session.

21

22 (Whereupon, the Board moved to Executive
23 Session at 4:35 p.m.)

24

25 (Whereupon, the Board returned to Open

1 Session at 4:56 p.m.)

2

3 MR. SANGER: We are now out of Closed
4 Session.

5 I will need a motion now to go back into
6 Regular Session.

7 Motion; Mr. Martinetti.

8 Second by Miss Gutierrez.

9 Roll call.

10 Mr. Martinetti?

11 CHAIRPERSON MARTINETTI: Yes.

12 MR. SANGER: Miss Gutierrez?

13 VICE CHAIRPERSON GUTIERREZ: Yes.

14 MR. SANGER: Miss Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. SANGER: Mr. Pedraza?

17 COMMISSIONER PEDRAZA: Yes.

18 MR. SANGER: We are now back into Regular
19 Session.

20 Any members of the public can now return to
21 the room.

22 (Whereupon, there was a pause in the
23 proceedings.)

24 MR. SANGER: Okay.

25 Let the record show that we are now in --

1 into our Open Session.

2

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

5 **CONSENT AGENDA:**

6 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
7 **OCTOBER 19, 2017 AND THE EXECUTIVE SESSION**

8 **MEETING OF OCTOBER 19, 2017;**

9 **B. APPROVAL OF BIDS;**

10 **C. APPROVAL OF VARIOUS RESOLUTIONS**

11 RESOLUTION NO. 2017-136 - RESOLUTION
12 APPROVING AN INCREASE IN THE CAP OF PAYMENTS TO
13 SILVA'S MECHANICAL SERVICES IN THE AMOUNT OF
14 \$12,000.00;

15 RESOLUTION NO. 2017-137 - RESOLUTION
16 AUTHORIZING THE HOUSING AUTHORITY TO RE-BID THE
17 A/E SERVICES FOR THE CFP 2017;

18 RESOLUTION NO. 2017-138 - RESOLUTION
19 AUTHORIZING THE AWARD OF A CONTRACT FOR GENERAL
20 COUNSEL SERVICES TO GENOVA BURNS, LLC;

21 RESOLUTION NO. 2017-139 - RESOLUTION
22 AUTHORIZING THE AWARD OF A CONTRACT FOR LABOR
23 COUNSEL SERVICES TO GENOVA BURNS, LLC;

24 RESOLUTION NO. 2017-140 - RESOLUTION
25 AUTHORIZING THE HOUSING AUTHORITY TO RE-BID THE

1 ADMINISTRATION OFFICE FLOORING AND PAINTING WORK;
2 RESOLUTION NO. 2017-141 - RESOLUTION
3 APPROVING 519-521 SUMMIT AVENUE AS A HOUSING
4 PROJECT AND SHALL OPERATE 519-521 SUMMIT AVENUE
5 CONSISTENT WITH LOCAL REDEVELOPMENT AND HOUSING
6 LAW CODIFIED AT N.J.S.A. 40A:12A, et seq. AND
7 APPROVING EXECUTION OF A LEASE AGREEMENT WITH NEW
8 JERSEY SCHOOL DEVELOPMENT AGENCY FOR 519-521
9 SUMMIT AVENUE;

10 **D. APPROVAL OF PAYMENT OF BILLS; and**

11 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

12

13 MR. SANGER: At this time I want to remind
14 all of our Board Members that as we've done as a
15 practice in past months, we've gone on Consent
16 Agenda at this time, when we -- we do after our
17 presentation in the Regular Session of a number
18 of items.

19 Just want to remind you that you will be --
20 we will have in Consent Agenda as to the approval
21 of the minutes, the approval of the
22 resolutions/bids, the approval of payment of
23 bills, and just your acknowledgment that you did
24 hear the delinquency report.

25 And you will be hearing the Director's

1 report as well.

2 But those are the items that will be in
3 Consent Agenda.

4 At this time we do have six Resolutions
5 that are important to -- to the functioning of
6 our Board; two of them happen to be re-bids. And
7 as we get to those re-bids I will explain them to
8 you and the reason why we are rebidding. And,
9 most importantly, is that we're following the law
10 and regulations fully in order to get through --
11 to achieve what we do want to achieve.

12 So the first is Resolution --

13 If you follow -- want to follow along with
14 me, you do have a copy of these Resolutions in
15 your packet.

16 Resolution 2017, number 1-- 136, is a
17 Resolution Approving an Increase in the Cap of
18 Payments to Silva Mechanical Services in the
19 Amount of \$12,000.00.

20 And we did have a cap amount of \$23,400.00
21 for Silva -- Silva Mechanical Services. And,
22 unfortunately, we did have many jobs and work
23 orders towards mechanic-- those mechanical
24 services really, working with heating issues,
25 things of that nature. And you don't know

1 exactly when these things may happen.

2 In my conversation with -- with our CFO and
3 our -- our money control person, Jorge Rodriguez,
4 he thought it best with the heating season coming
5 now, with the winter coming, they are very close
6 to their cap, that we should have this money
7 there. It doesn't necessarily mean we're going
8 to spend the 12,000. But that money will be
9 there as we go into these heavy months of
10 heating; go into months of December, January,
11 February and it's there.

12 And so, most importantly, that we're in a
13 position to provide the, you know, heat and the
14 safety and -- for our -- for our residents.

15 So, --

16 CHAIRPERSON MARTINETTI: And that's --

17 Sorry.

18 That's part of --

19 MR. SANGER: -- that's what --

20 CHAIRPERSON MARTINETTI: -- their service
21 contract.

22 MR. SANGER: -- we're talking about there.

23 CHAIRPERSON MARTINETTI: Correct?

24 MR. SANGER: Yes, sir.

25 MR. RODRIGUEZ: Yes.

1 MR. SANGER: Yes it is.

2 Just a continuation of the service
3 contract. But as you know, we cannot exceed the
4 cap without your approval, so we're doing that
5 this evening.

6 All right?

7 That's -- that's number 136.

8 Number 2000 -- 2017, number 137 -- 137, is
9 a Resolution Authorizing the Housing Authority to
10 Re-Bid for A&E Services for the year 2017.

11 And the reason why we're doing that is --
12 is procedural. As you well know we do open our
13 bids at City Hall with the City Clerk and
14 unfortunately one or two of these vendors -- two
15 of these vendors came 10, 15 minutes late.

16 COMMISSIONER JETTER: Yes.

17 MR. SANGER: And, unfortunately, they came
18 late, --

19 COMMISSIONER JETTER: I always go to them.

20 MR. SANGER: Dottie Jetter, one of our
21 Commissioners was there, and unfortunately these
22 people came late and we're following the -- the
23 guidelines, we're following the rules -- the
24 regulations, and what we told these people we
25 cannot accept them late but we'll have to re-bid

1 and of course we'll welcome them to go through
2 the re-bid process.

3 COMMISSIONER JETTER: Right.

4 MR. SANGER: But we wanted to redo this
5 right, so unfortunately it's going to hold us up
6 a month or so, you know, but we -- you know, we
7 could hold on to, you know, and -- and move
8 forward but at the same time, you know, we want
9 to do this right.

10 So we're going to be asking for that and
11 the re-bid will be, again, held at City Hall and
12 we'll go through that process with the City Clerk
13 as well again.

14 Okay?

15 Resolution 2017-138.

16 Resolution Authorizing the Award of a
17 Contract for General Counsel Services to Genova
18 Burns.

19 And whereas, the City -- Union City Housing
20 Authority requires general counsel services for
21 the City of Union City; and

22 Pursuant to the Pay-- pursuant to New
23 Jersey Local Unit Pay-to-Play Law, the Authority
24 has sought qualified applicants to provide these
25 services through the use of fair and open

1 process; and

2 Whereas, as required by Law, the Authority
3 provided sufficient notice of its Request for
4 RFP; for publicly solicited RFP -- and that's
5 Request for Proposal; and publicly opened --
6 opened all proposals; and publicly awarding the
7 Contract.

8 And after opening the bid -- and we only
9 did get one, we had one person -- we had two
10 company -- two vendors, and counsel who -- who
11 picked up the package for the bid but only one
12 submitted in its appropriate way and its timely
13 way and that was Genova and Burns. And --

14 COMMISSIONER JETTER: Yeah.

15 MR. SANGER: -- they have been our counsel
16 for this last year and we're very -- we're very
17 happy with their performance.

18 And I'm hoping you would, again, approve
19 this Resolution this evening.

20 And, again, that would be at an hourly rate
21 of \$150.00 an hour, plus reimbursement. And not
22 to exceed the amount of \$68,500.00 annually.

23 So that --

24 CHAIRPERSON MARTINETTI: Which is the
25 same --

1 MR. SANGER: Which is the same --

2 CHAIRPERSON MARTINETTI: -- amount.

3 MR. SANGER: -- cap as last year. There
4 has been no increase. And we're trying to stick
5 to that as we've been instructed to do by the
6 Board. So we're doing that as well.

7 Also, the Resolution Authorizing the Award
8 of Contract for Labor Counsel Services to Genova
9 and Burns.

10 And, again, the same situation as we
11 discussed with general counsel. And we will
12 be --

13 Whereas, the Board of Commissioners deems
14 the best interests of the City of Union City to
15 award a Contract to the firm Genova Burns to
16 provide labor counsel services for the Authority
17 for the period January 1, 2018 to December 31st,
18 2018, -- the same as the -- as the general
19 counsel -- in accordance with the RFP at the rate
20 of 150 an hour. But this labor counsel is not to
21 exceed \$48,000.00.

22 And I just want to inform you that he
23 didn't get anywhere close to that \$48,000.00 mark
24 this year when it comes to labor counsel. And
25 that's a good thing. That means things are

1 running smoothly and we didn't have many issues
2 where we needed legal counsel and et cetera.

3 And number 140 -- 2017-140.

4 Resolution Authorizing the Housing
5 Authority to Re-Bid for Administrative Office for
6 -- for Flooring and Painting of this office.

7 We've been trying to do this for eight
8 months, a year.

9 MR. MORIN: Eight months?

10 MR. SANGER: A year or whatever it's been.

11 This -- as you know this office here is
12 like a maze. There's -- there's different
13 cubicles, there's different rooms, there's
14 different levels upstairs, downstairs and it's an
15 older office and rather difficult to get people
16 to come in and put bids and et cetera.

17 But we're working towards that. We
18 basically have everyone in our office making
19 calls out to people, notifying people about our
20 bids, trying to get people to create an interest
21 to come in and do this. And unfortunately you
22 have many vendors who don't want to come in and
23 do -- this is a lot of work. According to them
24 it's a lot of work and not many are putting in
25 for this particular bid.

1 But we've been talking to additional
2 people. We think we may have one or two people
3 ready to go and some people we did have ready to
4 go didn't have appropriate paperwork, things of
5 that nature, and some of requirements for the --
6 the State bidding and processes and, you know,
7 different things that they must possess and have
8 in their possession and weren't able to do that.

9 So, with this we're going to go out and
10 re-bid again and we'd love to have this
11 conference room fixed up -- cleaned up, fixed up,
12 and really make it presentable and a place that
13 we could certainly, you know, be proud of.
14 Because it's been like this and decorated for
15 about 30 years now. And it certainly needs a
16 little bit of a clean-- clean-up, paint-up, fix-
17 up kind of thing and we're looking to do that.

18 So, this Resolution's a step towards that.

19 Our last Resolution is something I'll be
20 speaking about a little later as well, giving you
21 some additional information.

22 2017-141 is Resolution Approving 519-521
23 Summit Avenue as a Housing Project and Shall
24 Operate 519-521 Summit Avenue Consistent with
25 Local Redevelopment and Housing Law Codified at

1 N.J.S.A. 40A:12A and Approving Execution of a
2 Lease Agreement with New Jersey School
3 Development Agency for 519-521 Summit Avenue.

4 In prior months I thought I had explained
5 this to you but we have a number of projects
6 going on here at the -- the Housing Authority, so
7 I just want to refresh your memory.

8 519-521 is at the corner of 6th Street and
9 Summit Avenue. And in prior years it was part of
10 the School Development Agency's project there to
11 -- to develop and build a new school in downtown
12 Union City.

13 Unfortunately that project there did not
14 develop. But, fortunately, it did develop at 17th
15 Street at -- at Gilmore School where we now have
16 the beautiful new Sara Gilmore School in Union
17 City, which is our home and our place for our --
18 with -- with our children who are --

19 I guess what's the proper way to --

20 -- arts integrated program in Union City,
21 which means advanced kids. We have a school for
22 some of our advanced kids there; it's a magnet
23 school.

24 Originally they were going to build it
25 downtown in Union City. The City fathers and the

1 SDA in their -- their infinite wisdom in getting
2 together and, of course, due to money factors,
3 decided to build it at Sara Gilmore School. It
4 turned out beautifully. So that's a great thing
5 for Union City. The seventh built school in
6 Union City. But it also left land availability
7 and -- and some buildings available downtown.

8 So the SDA was in negotiation with the City
9 of Union City allowed them to do -- provide space
10 for some of their Public Works activities and
11 things of that nature and working with the Public
12 Works Department, the Public Safety Department.
13 They've given some of that land and loaned --
14 basically loaned the land to the City.

15 Also there's a building there at 519-521
16 that has 12 units. Mr. -- Commissioner
17 Martinetti, members of our staff, we've walked
18 through the building about four months ago or so.
19 There are 12 apartments there that -- owned by
20 the SDA and they're willing to give us that
21 building and allow us to continue with 12
22 additional apartments to give opportunity for
23 people of Union City to have affordable housing.

24 So they're looking to give us that building
25 at a very minimal fee, if any fee at all. But at

1 the same time our first step towards that is to
2 have a Resolution that we can get into
3 agreements. That's basically what this is.

4 All right, it's you giving us approval that
5 we can enter into negotiations and move on,
6 develop a lease and develop procedures and allow
7 us to move into that and manage that with the
8 Union -- with the -- you know, along with the
9 City of Union City and manage that and give --
10 allow us to have 12 or so additional apartments
11 there. So this is the first step towards that.

12 And we will be going down with our
13 architect and -- and Mr. Martinetti and his staff
14 has also allow-- you know, has informed us that
15 they'll come down as well, give us some guidance
16 on what we may have to do for the cost to fix the
17 building up to make sure it's livable.

18 It's been abandoned for eight or nine years
19 or so but it's in pretty -- it's in good shape.

20 They're all two bedrooms. I would say
21 it's, you know, modern. There are -- there are
22 refrigerators there. There are microwave ovens
23 there. All brand new; right in the plastic and
24 -- and everything.

25 VICE CHAIRPERSON GUTIERREZ: Wow.

1 MR. SANGER: They have never been used.
2 And whatever -- whatever reasons it was abandoned
3 the last minute but it has great potential. Put
4 that it that way. It has great potential. And a
5 good thing for the people --

6 COMMISSIONER JETTER: Wow.

7 MR. SANGER: -- of Union City.

8 So this is the first step. And we would
9 like to rent it as we did with -- as we have with
10 our vet's apartments and our vets units in Union
11 City and give people an opportunity with flat
12 rent and things of that nature.

13 We'll look into it. We'll see what we
14 could do. That's our original thought on that.
15 So we wanted to get your approval this evening.

16 So, that would be that.

17 Are there any questions to any of the
18 Resolutions?

19 Anything to the payment of bills that may
20 -- may have?

21 If not then, what I'm going to do before I
22 do my Director's Report, I'm going to ask for a
23 vote on the Consent Agenda.

24 Do I have a motion for Consent Agenda?

25 CHAIRPERSON MARTINETTI: Motion.

1 MR. SANGER: Motion by --

2 VICE CHAIRPERSON GUTIERREZ: Second.

3 MR. SANGER: -- Mr. Martinetti.

4 Second by Miss Gutierrez.

5 Roll call.

6 Mr. Martinetti?

7 CHAIRPERSON MARTINETTI: Yes but --

8 MR. SANGER: Miss Gutierrez?

9 CHAIRPERSON MARTINETTI: Sorry.

10 On payable bills, recusal on any

11 contractors falling under jurisdiction of Uniform

12 Construction Code and Miguel Hector.

13 MR. SANGER: Okay. Okay.

14 MR. PIZZILLO: And also I -- Commissioner,

15 I think you'd probably abstain on the meeting

16 minutes.

17 Right? Because you weren't here at --

18 CHAIRPERSON MARTINETTI: Oh, correct.

19 MR. PIZZILLO: -- the last --

20 CHAIRPERSON MARTINETTI: Yeah, we didn't

21 do --

22 MR. PIZZILLO: -- at the last --

23 CHAIRPERSON MARTINETTI: I'm sorry, I

24 forgot --

25 MR. SANGER: Right, the meeting minutes.

1 CHAIRPERSON MARTINETTI: -- that was under
2 the Consent.

3 MR. SANGER: Okay.

4 CHAIRPERSON MARTINETTI: Yes. I was
5 absent.

6 MR. SANGER: Okay.

7 VICE CHAIRPERSON GUTIERREZ: Yeah.

8 MR. SANGER: Thank you, gentlemen.

9 For Mr. Martinetti is vote yes unless --
10 but no to those areas he wishes to abstain.

11 And Miss Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Miss Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. SANGER: And Mr. Pedraza?

16 COMMISSIONER PEDRAZA: Yes.

17 MR. SANGER: Yes. Okay.

18 So the Consent Agenda carries.

19

20 **F. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

21

22 MR. SANGER: At this moment, as we move
23 along, I just want to take a few minutes to
24 discuss with you the Director's Report. And I'll
25 try to be as brief as possible, knowing it is

1 Thanksgiving time and many of us family people
2 and have a lot -- many, many things to do. But
3 at the same time do the right business for the --
4 the Authority here.

5 So, new -- the first thing I'd like to talk
6 to you about, happy to announce as of today, all
7 the cameras have been installed down at the
8 downtown complex on 3rd Street.

9 VICE CHAIRPERSON GUTIERREZ: Yay.

10 MR. SANGER: So all PHA properties -- PHA
11 properties, not Veterans or not Section 8, all
12 PHA prop-- Public Housing Authority properties
13 have cameras now.

14 All right?

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. SANGER: So, this is the week --

17 VICE CHAIRPERSON GUTIERREZ: Thank you.

18 MR. SANGER: -- where they're testing it
19 all and doing a test run. And by next week it
20 should be up full running. And they'll give us a
21 -- they'll give us some training, they'll give us
22 some guidance.

23 And all I can say to you is the cameras
24 have made a tremendous difference. I don't want
25 to go into it all; we've talked about this for a

1 number of months.

2 Just this month there were a few issues.
3 One woman claimed that some man came to her door
4 4:30 in the morning and banged on the door, tried
5 to get into her apartment and whatever. So we
6 actually followed -- once she said it was about
7 4:30 in the morning -- it was 4:52 in the
8 morning. We followed the man exactly what he did
9 around.

10 Basically, he went to 3911 and knocked on
11 5G when he should have been in 3901 in 5G.

12 So he left 3911, --

13 VICE CHAIRPERSON GUTIERREZ: Oh my God.

14 MR. SANGER: -- he went to 3901 5G, knocked
15 on the door, and a woman let him in.

16 COMMISSIONER JETTER: Was he drinking?

17 MR. RODRIGUEZ: Five in the morning.

18 MR. SANGER: And a woman let him in 4--

19 MR. MORIN: It wasn't malicious.

20 MR. SANGER: -- 4:50 in the morning.

21 So, --

22 VICE CHAIRPERSON GUTIERREZ: And she let
23 him in?

24 MR. SANGER: -- he wasn't banging on the
25 doors to get in there or whatever; he went to the

1 | wrong building.

2 | MR. MORIN: Yeah. It wasn't malicious, you
3 | know, --

4 | VICE CHAIRPERSON GUTIERREZ: Oh my God.

5 | MR. MORIN: -- he was there for a reason.

6 | MR. SANGER: He wasn't -- he wasn't wild.
7 | He wasn't out of order.

8 | MR. MORIN: Yeah.

9 | MR. SANGER: He wasn't disorderly.

10 | But he knocked on the door ten to five in
11 | the morning, you know, so he realized he was in
12 | the wrong place. But the person that he knocked
13 | on the door originally, of course, got a little,
14 | you know, --

15 | MR. MORIN: Yeah.

16 | MR. SANGER: When he yelled, it's me, it's
17 | me, whatever. So she thought someone was trying
18 | to get into her apartment at 4:50. But he went
19 | right next door.

20 | We followed him exactly with the camera.
21 | And we were able to arrest her fears and the
22 | worries and people that had a worry that someone
23 | was coming in at that hour of the day trying to
24 | get into apartments and we showed them exactly,
25 | you know, how the person came from one building

1 to the other, --

2 VICE CHAIRPERSON GUTIERREZ: Mmm.

3 MR. SANGER: -- then got into the building
4 and whatever.

5 VICE CHAIRPERSON GUTIERREZ: Oh my --

6 MR. SANGER: But what I'm trying to say is
7 it's just -- it's just great having the cameras.
8 It's helped us with a lot of problems. It helps
9 us, you know, alleviate some problems and just --
10 it just -- people are much more at ease here.
11 And there's all good comments about them.

12 Now we have them downtown at the -- at the
13 3rd and 4th --

14 COMMISSIONER JETTER: Will we ever have
15 them --

16 MR. SANGER: -- Street site.

17 COMMISSIONER JETTER: -- in the Veterans
18 place?

19 MR. SANGER: Well, in Veterans, --

20 COMMISSIONER JETTER: We need them.

21 MR. SANGER: -- as we get money and as we
22 move forward, -- I'll talk a little bit about
23 Veterans in a minute -- but maybe not with
24 cameras but what we're doing there --

25 VICE CHAIRPERSON GUTIERREZ: Um-hum.

1 MR. SANGER: -- and you'll see.

2 Okay?

3 Also, we have the new camera system
4 downtown, so now all PHA is covered with cameras.

5 We trimmed all the trees -- I don't know if
6 you noticed, all the trees on our property have
7 been trimmed. First time I've heard that's been
8 done in 25 years here.

9 All right?

10 And Waldo has told me that 25 years and
11 people -- citizens that have been here that long.

12 So, --

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: -- we've been able to trim
15 these trees and it allows us just for better
16 sight. It allows for safety. The trees were in
17 people's --

18 VICE CHAIRPERSON GUTIERREZ: And clear.

19 MR. SANGER: -- faces, literally.

20 VICE CHAIRPERSON GUTIERREZ: Yeah.

21 MR. SANGER: The cameras weren't really
22 having a full -- getting it's, you know, full
23 capability and full capacity from the cameras
24 because they -- there's so many trees around and
25 things of that nature. But they were all

1 trimmed. It's -- it's safer. It's cleaner.
2 There's brighter lighting around now. The
3 lighting's shining through.

4 So, all in all it's a better thing.

5 One of our older trucks we fixed up. We
6 chose one of our -- we -- we went to auction and
7 got rid of a few trucks but one we fixed up and
8 cleaned up. So we did some things on that and
9 trying to save money.

10 We painted columns and the wallings
11 (phonetic) at 3700 Palisade Avenue. We put
12 things out for bid last year; the bids were
13 astronomical. But we, in-house, did as much as
14 we could in-house. So we did a lot of -- some
15 really good things over there.

16 We want to do some additional things this
17 spring but we did some good things there.

18 The other thing I just want to mention two
19 things rather quickly.

20 In addition to the SDA project downtown
21 that we spoke about, we also had the architect,
22 Ignatius Cama (phonetic) --

23 MR. MORIN: Caramia.

24 MR. SANGER: -- Caramia, yes. Iggy
25 (phonetic) -- Iggy Caramia. He's our architect

1 working with us. He submitted a rough estimate
2 of \$625,000.00 to -- to utilize the COAH money
3 from the City of Union City through our City
4 fathers. Marty was instrumental in providing
5 those funds through his Building Department,
6 whatever.

7 Mr. Martinetti; we thank him for that.

8 But we've been -- one thing that the City
9 of Union City has certainly taken an interest in
10 and, you know, improving the -- the living
11 conditions for affordable housing. And with that
12 they've given us an award of \$600,000.00 or so in
13 order to fix up the Veterans Housing.

14 That would include things of new bathrooms,
15 new kitchens, new windows, new floors, new
16 heating system, new electric systems. Things of
17 that nature to really -- many of things maybe
18 we've -- maybe really haven't had a real true
19 fixing up in 60 years. They're really back in
20 the 1950s and that type thing.

21 So good things are happening there.

22 He provided this estimate, of which I gave
23 a copy to Mr. Martinetti for his perusal but --
24 and that we'll give them to City of Union City.
25 And the City of Union City will take that to the

1 courts to get the approval.

2 The City of Union City's attorney will take
3 the proposal of the cost estimate to -- and ask
4 the judge to approve that money to be spent for
5 Union City Housing with the Veterans.

6 So we mentioned this a few times in the
7 past, --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- so we're moving -- we're
10 moving forward with that.

11 So we're hoping to fix all the houses --
12 the 40 units at Cantello Street and fix them up.
13 So, --

14 COMMISSIONER JETTER: There is 40 units
15 there?

16 MR. SANGER: There are 40 units there, yes.

17 CHAIRPERSON MARTINETTI: And -- and COAH
18 money's being collected on an ongoing basis, so
19 down the road we could --

20 MR. PIZZILLO: That's right.

21 CHAIRPERSON MARTINETTI: -- go back for
22 another allotment --

23 MR. PIZZILLO: Round. Yeah.

24 CHAIRPERSON MARTINETTI: -- and move
25 forward with some more improvements.

1 MR. PIZZILLO: There's an administrator in
2 the court that actually holds the funds.

3 So we make an application, through the City
4 to the Court. And then Judge Costello, who's the
5 Assignment Judge in Hudson County, her as well as
6 there's a -- you know, an independent expert who
7 also oversees the release of these funds.

8 So we make the application to them; so long
9 as they approve it the funds get released. So
10 that's just in a nutshell, --

11 COMMISSIONER JETTER: Oh, they're just
12 holding --

13 MR. PIZZILLO: -- the process.

14 COMMISSIONER JETTER: -- the funds?

15 MR. PIZZILLO: Yeah. Yeah.

16 But as Commissioner Martinetti said, as new
17 projects continue to get built in the City
18 there's an obligation on any developer to set
19 aside or pay into what's called the Affordable
20 Housing Trust Fund.

21 And --

22 COMMISSIONER JETTER: Yeah.

23 MR. PIZZILLO: -- it's a, you know, a
24 percentage based on per unit or it's a number per
25 unit. And so the funds are regularly being, you

1 know, accumulated.

2 COMMISSIONER JETTER: Yeah.

3 MR. PIZZILLO: So, --

4 MR. SANGER: Bottom line is the initial
5 \$600,000.00, they're allowing -- they're
6 providing for us with court -- of course with
7 court approval.

8 And each year -- if they collect \$70,000.00
9 next year, they'll give us the \$70,000.00 and
10 maybe we can fix up six more units, seven more
11 units. Then the next year, 70,000, maybe another
12 six.

13 And over a course of a four or five year
14 period maybe we get them all done.

15 COMMISSIONER JETTER: How you going to
16 choose the units?

17 MR. SANGER: Well, we're choosing Cantello
18 Street first, all of them there.

19 COMMISSIONER JETTER: Yeah.

20 MR. SANGER: And we're hoping, you know,
21 that that will -- will -- lessons learned there
22 and see, you know, that we're doing the right
23 thing there and -- and whatever. And then we'll
24 be able to move on.

25 COMMISSIONER JETTER: And if they don't

1 keep the place nice throw them out.

2 MR. SANGER: Okay. You got it. You got
3 it.

4 CHAIRPERSON MARTINETTI: On behalf of the
5 Board --

6 COMMISSIONER JETTER: I'm -- I'm telling --

7 CHAIRPERSON MARTINETTI: -- I want to say
8 thank you for the help with the cameras.

9 MR. SANGER: Um-hum.

10 COMMISSIONER JETTER: Yes.

11 CHAIRPERSON MARTINETTI: That was a pet
12 peeve -- especially a pet peeve of mine. I tried
13 for 15 years.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 CHAIRPERSON MARTINETTI: And Waldo and
16 Margarita and other members know that.

17 VICE CHAIRPERSON GUTIERREZ: We try -- we
18 try hard.

19 CHAIRPERSON MARTINETTI: It pays for
20 itself. Because the -- the cost-cut on the
21 vandalism is enormous. If you look at all
22 payable bills --

23 COMMISSIONER JETTER: Yeah, I put them --

24 CHAIRPERSON MARTINETTI: -- compared to
25 bills now, you're -- they're paying for

1 themselves every year; you could put a new system
2 in.

3 MR. SANGER: Um-hum. That's true. So,
4 progress.

5 VICE CHAIRPERSON GUTIERREZ: More safe.
6 Safer.

7 MR. SANGER: Good progress, --

8 VICE CHAIRPERSON GUTIERREZ: And safety.

9 MR. SANGER: -- Commissioner.

10 Thank you. Thank you.

11 VICE CHAIRPERSON GUTIERREZ: And the
12 safety.

13 CHAIRPERSON MARTINETTI: I want to say
14 thank you.

15 MR. SANGER: Yeah.

16 Thank you.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: And the last thing I want to
19 inform you, before we do break or if you have any
20 other questions, is we've been contacted by the
21 North Hudson Community Action Corporation who
22 presently owns the facilities at 2601 Central
23 Avenue. It's known as the Renaissance Project
24 there.

25 That building there has 36 units, plus one

1 unit for a superintendent, so actually it has 37
2 units -- for a superintendent of the building.

3 And North Hudson Community Action
4 Corporation has been managing that site for the
5 last 15 years. And they've had partners with the
6 County -- County of Hudson County, City of Union
7 City, different agencies they had partnerships
8 with.

9 After 15 years those partnerships are
10 allowed to back out. So that's exactly what
11 happened.

12 So now North Hudson Community Action
13 Corporation is left with this, okay, with this
14 facility of 36 units. They are choosing not to
15 get into the housing management business. They
16 are saying, hey, we don't have the expertise, we
17 don't have the manpower, we don't have the staff
18 and we don't have, basically, -- basically, what
19 they're saying, we don't have, you know, the --
20 the experience to do this.

21 You know so what they're saying is they'd
22 like to give it over to the Union City Housing
23 Authority and allow us to manage that.

24 So we're looking into the possibility right
25 now. We've been approached. I've attended two

1 meetings. We will be sitting down with the City
2 fathers, people from North Hudson Community
3 Action Corporation. Eventually we will get to
4 attorneys. We'll get a chance to get together
5 and discuss and talk.

6 But it might be another great opportunity
7 for the people of Union City -- because the
8 building is in good shape. Yes, it does need
9 some paint-up, fix-up, clean-up.

10 We want to see it first. We want to do
11 this intelligently and just -- just not jump into
12 something for the sake of jumping into it. Want
13 to be sure that the cost of fixing it and making
14 it truly livable and managing it will be
15 something that will not be a burden on us.

16 That it's something that will be
17 manageable, would go fluently, and allow us again
18 to provide additional for -- for people in Union
19 City.

20 So when you think about it, there is a
21 possibility we'll have three units -- we'll have
22 -- at -- 12 units downtown at 5th Street, 5th/6th
23 Street. We'll have 36, possibly 37 units, there.
24 So that's 49/50 units that we'll be managing
25 additional.

1 And I'd like to manage it the way -- as we
2 do the Veterans with a flat rent type situation.

3 And then the big opportunity of fixing up
4 40 units with Veterans.

5 So it shows progress. It shows we're
6 meeting the needs of the people of Union City as
7 best we can at this time. And just good things
8 happening. And, you know, progressive thinking;
9 a lot of people working together and coming up
10 with ideas.

11 And the last thing I'll mention is we --
12 the AT&T is here putting the antennas on the
13 roof. If you recall, they'll be giving us 3500,
14 you know, --

15 COMMISSIONER JETTER: We get paid for that,
16 right?

17 MR. SANGER: Yes. We get paid for that.

18 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah.

19 MR. SANGER: They'll presently be doing
20 that the next few months and they'll be putting
21 the antennas on the roof and we'll be a facility
22 supporting their system.

23 And tonight, if you have a chance, at seven
24 o'clock the City fathers, we're having a
25 Thanksgiving dinner here in our Pavilion for all

1 of the people in the public housing here. So if
2 anybody wants to come to our dinner at seven,
3 having a dinner there. There will be many people
4 and get a chance to meet some of the tenants and
5 we'll all be going ourselves and going over
6 there.

7 So if you get a chance, of course, you're
8 invited and -- and share the Thanksgiving spirit
9 with all our residents.

10 But other than that, that's the end of our
11 meeting.

12 And do I get a motion to adjourn?

13 MR. RODRIGUEZ: We didn't have the Public
14 --

15 CHAIRPERSON MARTINETTI: Motion.

16 MR. SANGER: Ooh, I'm sorry. Ooh, I'm
17 sorry.

18 VICE CHAIRPERSON GUTIERREZ: Don't forget,
19 we have public.

20

21 **PUBLIC COMMENT:**

22

23 MR. SANGER: Member of the public -- is
24 there someone from the public who would like to
25 address us?

1 CHAIRPERSON MARTINETTI: That -- that was
2 an accident. That wasn't planned.

3 MR. SANGER: I'm sorry. In my haste to get
4 finished here.

5 No one?

6 No one from the public?

7 MS. BESHARA: I'm fine.

8 MR. SANGER: Okay.

9 Thank you.

10 Thank you.

11

12 **ADJOURNMENT:**

13

14 MR. SANGER: So, Happy Thanksgiving to
15 everyone.

16 Do I get a motion to adjourn?

17 VICE CHAIRPERSON GUTIERREZ: Thank you.

18 I make a motion.

19 MR. SANGER: Motion Miss Gutierrez.

20 Second?

21 Miss Jetter.

22 CHAIRPERSON MARTINETTI: Second.

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: Mr. Pedraza?

6 COMMISSIONER PEDRAZA: Yes.

7 MR. SANGER: Four yes.

8 Thank you, everyone.

9 And have a great Thanksgiving, you and your
10 family.

11 Appreciate it.

12 VICE CHAIRPERSON GUTIERREZ: Thank you.

13 You too, guys.

14 MR. SANGER: There is some refreshment in
15 the back here.

16

17 (Whereupon, the proceedings were concluded
18 at 5:22 p.m.)

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24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

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

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25 Monitored and Proofread by: Deborah Dillon