

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, January 18, 2018
Commencing at 4:35 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
ELISE DiNARDO, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
MARTIN T. MARTINETTI, CHAIRPERSON

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

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
ERIN KNOEDLER, DEPUTY CITY CLERK

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1 MR. SANGER: Will everyone please stand for
2 our flag salute?

3

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

6

7 MR. SANGER: Okay.

8 Good afternoon, everyone, and welcome to
9 the January 18th meeting of the Union City Housing
10 Authority.

11 I just want to take a moment to wish
12 everyone a very healthy and happy New Year. And
13 hopefully that you had a -- a most joyous and
14 happy Christmas season to all of you.

15 And we're certainly looking forward to some
16 good things in 2018 for the Union City Housing
17 Authority.

18 And with your support and with everyone
19 working together in our partnership with the
20 Administration here and the Board, I'm sure we
21 will move the Union City Housing Authority
22 forward in a very positive way.

23 So, we're really glad that everyone's here
24 today. We have a full Board, so that is
25 something that we're -- we're happy to see.

1

2 **ROLL CALL:**

3

4 MR. SANGER: And we're just -- we're going
5 to have a roll call now.

6 Chairperson Martinetti?

7 CHAIRPERSON MARTINETTI: Here.

8 MR. SANGER: Vice Chairperson Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Here.

10 MR. SANGER: Commissioner Jetter?

11 COMMISSIONER JETTER: Here.

12 MR. SANGER: Commissioner DiNardo?

13 COMMISSIONER DiNARDO: Here.

14 MR. SANGER: Commissioner Mundorf?

15 COMMISSIONER MUNDORF: Here.

16 MR. SANGER: And Commissioner Pedraza?

17 COMMISSIONER PEDRAZA: Here.

18 MR. SANGER: Here.

19 Six present -- six here present; and one at
20 this time, very happy to announce, that we will
21 be swearing in now Miss Diane Capizzi.

22 And Miss Capizzi has been nominated and --
23 and being appointed to the Union City Housing
24 Authority by the State of New Jersey and by the
25 Department of Community Affairs of the State of

1 New Jersey. We're happy to have her with us
2 today.

3 And we're also happy that -- with us and
4 are going to help us in the swearing in, we have
5 Erin here from City Hall. And Erin has been most
6 gracious to be here this afternoon to help us do
7 the -- the swearing in process.

8 And at this time we'll ask Miss Capizzi
9 to --

10 MS. CAPIZZI: Sure.

11 MR. SANGER: -- please come forward.

12 CHAIRPERSON MARTINETTI: Thank you, Erin.

13 DEPUTY CITY CLERK: You're welcome.

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

16 DEPUTY CITY CLERK: Okay.

17 Just raise your right hand and you'll
18 repeat after me.

19 MS. CAPIZZI: Okay.

20 DEPUTY CITY CLERK: Obviously, when I say
21 state your name, you'll state your name.

22 MS. CAPIZZI: Okay.

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

25

1 (Whereupon, Diane R. Capizzi was sworn in
2 an Commissioner of the Union City Housing
3 Authority by Erin Knoeldler, Union City Deputy
4 City Clerk.)

5

6 DEPUTY CITY CLERK: Congratulations.

7 COMMISSIONER CAPIZZI: Thank you.

8 (Applause.)

9 COMMISSIONER CAPIZZI: Thank you.

10 DEPUTY CITY CLERK: I just need your
11 signature.

12 And I'll take the original back --

13 COMMISSIONER CAPIZZI: Okay.

14 DEPUTY CITY CLERK: -- and make sure that
15 you have copies.

16 COMMISSIONER CAPIZZI: Where do I sign?

17 DEPUTY CITY CLERK: We'll keep the
18 original on file.

19 Right here.

20 COMMISSIONER CAPIZZI: Yup.

21 MR. SANGER: As Commissioner Capizzi signs
22 we'd just like to --

23 COMMISSIONER CAPIZZI: Thank you for coming
24 over.

25 MR. SANGER: -- welcome her --

1 DEPUTY CITY CLERK: Of course.

2 MR. SANGER: -- to the Union City Housing
3 Authority.

4 COMMISSIONER CAPIZZI: Thank you.

5 MR. SANGER: And many of us --

6 COMMISSIONER MUNDORF: Welcome --

7 MR. SANGER: -- in this room have been, you
8 know, working closely with Miss Capizzi in our
9 community of Union City for a number of years.

10 Miss Capizzi has been a longtime educator
11 in Union City for some oh about 35 years now,
12 maybe a little more. But we -- but we won't
13 tell.

14 And she has served on a number of Boards in
15 Union City but one thing I know -- and I had a
16 great opportunity of working for her -- with her
17 at the Board of Education for a number of years
18 and that she has a genuine concern and love for
19 Union City, for the people of Union City, the
20 children of Union City. And I'm sure she will be
21 an asset to this Board as we move forward.

22 So congratulations, Miss Capizzi, we're
23 glad to have you.

24 (Applause).

25 COMMISSIONER CAPIZZI: Thank you.

1 COMMISSIONER DiNARDO: And welcome.

2 CHAIRPERSON MARTINETTI: Thank you.

3 COMMISSIONER CAPIZZI: Thank you very much.

4 COMMISSIONER DiNARDO: Welcome.

5 COMMISSIONER CAPIZZI: Thank you everybody.

6 Looking forward to working with you.

7 Thank you.

8 CHAIRPERSON MARTINETTI: Bye, Erin.

9 MR. SANGER: Okay.

10 COMMISSIONER DiNARDO: Bye, Erin.

11 VICE CHAIRPERSON GUTIERREZ: Goodbye.

12 (Whereupon, there was a pause in the
13 proceedings.)

14 MR. SANGER: With that being said now we --
15 we would like to make a recommendation to go
16 right into Closed Session.

17 And do I get a --

18 CHAIRPERSON MARTINETTI: Motion.

19 MR. SANGER: -- do I get a motion?

20 COMMISSIONER MUNDORF: Motion.

21 VICE CHAIRPERSON GUTIERREZ: Second.

22 MR. SANGER: Motion; Mr. Martinetti.

23 Second by Miss Mundorf.

24 Chairperson Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. SANGER: Vice Chairperson Gutierrez?

2 VICE CHAIRPERSON GUTIERREZ: Yes.

3 MR. SANGER: Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Commissioner Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: And Commissioner Pedraza?

12 COMMISSIONER PEDRAZA: Yes.

13 MR. SANGER: Okay.

14 Seven yes and no nays.

15

16 (Whereupon, the Board moved to Executive
17 Session at 4:40 p.m.)

18

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

21

22 MR. SANGER: And we will now go into an
23 Open Session.

24 And, Mr. Morin, will you see if outside if
25 there are any members of our community or any

1 people who may want to come forward --

2 MR. MORIN: Outside?

3 MR. SANGER: -- for that.

4 MR. RODRIGUEZ: Mr. Chairman, I -- I
5 apologize that I just -- by the way I inserted a
6 thin report, which is another check register --

7 COMMISSIONER JETTER: Yeah.

8 MR. RODRIGUEZ: -- from July 1st of all the
9 checks that we cut out of our vouchers -- our
10 Section 8 checking account.

11 But I think the Chairman also had mentioned
12 there may be some other report that we are
13 missing in -- in the package and -- you know, I,
14 you know, you're welcome to give him that as well
15 as -- basically if he -- if we can, you know,
16 discuss that later on.

17 MR. SANGER: Most important be sure we have
18 that for the future for everyone.

19 MR. RODRIGUEZ: Absolutely.

20 MR. SANGER: Most important.

21

22 **REORGANIZATION:**

23 **ELECTION OF CHAIRPERSON:**

24

25 MR. SANGER: Okay.

1 At this time as we move forward, this is
2 the month of January, 2018, and it is a month
3 that we also have to reorganize this Board.

4 And we now must go through a nomination
5 process and a -- a voting process in order to
6 establish our -- our Chairperson for the Board
7 for 2018 and our Vice Chairperson for the Board
8 for 2018.

9 And at this time I'd like to ask those of
10 you at this table -- those Commissioners, can I
11 get a motion for -- for Chairperson for the Union
12 City Housing Authority for -- for 2018?

13 COMMISSIONER DiNARDO: Motion.

14 VICE CHAIRPERSON GUTIERREZ: Motion.

15 (Whereupon, there were multiple speakers.)

16 MR. SANGER: And the motion was -- motion
17 name --

18 COMMISSIONER DiNARDO: Mr. Martinetti.

19 MR. PIZZILLO: To nominate?

20 COMMISSIONER DiNARDO: Yes.

21 MR. SANGER: Nomination --

22 VICE CHAIRPERSON GUTIERREZ: Mr.
23 Martinetti.

24 MR. SANGER: Nomination motion.

25 COMMISSIONER JETTER: Nominate Mr.

1 Martinetti.

2 MS. DILLON: Stop.

3 MR. SANGER: Yes.

4 MS. DILLON: Stop.

5 MR. SANGER: Um-hum.

6 MS. DILLON: Who moved?

7 COMMISSIONER DiNARDO: I did.

8 MS. DILLON: And who's the second?

9 VICE CHAIRPERSON GUTIERREZ: And I'm

10 second.

11 MS. DILLON: And who are you nominating?

12 COMMISSIONER DiNARDO: Mr. Martinetti.

13 VICE CHAIRPERSON GUTIERREZ: Mr. Mart--

14 MS. DILLON: Thank you.

15 MR. SANGER: Okay.

16 And can we have a -- a vote on that now? A

17 little roll call.

18 Chairperson Martinetti?

19 CHAIRPERSON MARTINETTI: Abstain.

20 MR. SANGER: Okay.

21 Vice Chairperson Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Yes.

23 MR. SANGER: Commissioner Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. SANGER: Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Commissioner Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Commissioner Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 MR. SANGER: Commissioner Pedraza?

7 COMMISSIONER PEDRAZA: Yes.

8 MR. SANGER: Yes.

9 Congratulations, Mr. Martinetti.

10 (Applause).

11 CHAIRPERSON MARTINETTI: Thank you. Thank
12 you. Thank you, everybody.

13 You're making me blush.

14 MR. SANGER: Has done a great job for us.
15 Has done a great job for us and will continue to
16 do a great job for us.

17 Thank you, Mr. Martinetti.

18 MR. SANGER: Thank you, San.

19

20 **REORGANIZATION:**

21 **ELECTION OF VICE CHAIRPERSON:**

22

23 MR. SANGER: And for Vice Chairperson do I
24 get a nomination?

25 First -- yes?

1 COMMISSIONER JETTER: Yeah, Mar --

2 MR. SANGER: First by --

3 COMMISSIONER MUNDORF: Margarita.

4 MR. SANGER: -- Dottie Jetter making a
5 nomination for --

6 COMMISSIONER JETTER: Margarita.

7 MR. SANGER: -- Margarita Gutierrez.

8 COMMISSIONER JETTER: Margarita Gutierrez.

9 MR. SANGER: And the second by Miss
10 Mundorf.

11 And can I get a roll call on this please?

12 Chairperson Martinetti?

13 CHAIRPERSON MARTINETTI: Yes.

14 MR. SANGER: Vice Chairperson Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Yes, I accept
16 the nomination.

17 MR. SANGER: Okay. Okay. We'll do that.

18 Commissioner Jetter?

19 COMMISSIONER JETTER: Yes.

20 MR. SANGER: We'll do that. We'll do that.

21 Commissioner DiNardo?

22 COMMISSIONER DiNARDO: Yes.

23 MR. SANGER: Commissioner Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 MR. SANGER: Commissioner Mundorf?

1 COMMISSIONER MUNDORF: Yes.

2 MR. SANGER: Commissioner Pedraza?

3 COMMISSIONER PEDRAZA: Yes.

4 MR. SANGER: Congratulations, Margarita
5 Gutierrez, Vice Chairperson.

6 COMMISSIONER DiNARDO: Yay, Margarita.

7 COMMISSIONER GUTIERREZ: Thank you. Thank
8 you.

9 MR. SANGER: Thank you, everyone.

10 With that being declared, we'll move
11 forward now.

12

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

15 **CONSENT AGENDA:**

16 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
17 **NOVEMBER 21, 2017 AND THE EXECUTIVE SESSION**
18 **MEETING OF NOVEMBER 21, 2017;**

19 **B. APPROVAL OF BIDS;**

20 **C. APPROVAL OF VARIOUS RESOLUTIONS**

21 RESOLUTION NO. 2018-142 - RESOLUTION
22 APPOINTING A COMMISSIONER FOR THE NJ PUBLIC
23 HOUSING AUTHORITY JOINT INSURANCE (JIF) FOR 2018;

24 RESOLUTION NO. 2018-143 - RESOLUTION
25 APPROVING AN INCREASE IN THE CAP OF PAYMENTS TO

1 FRANK'S CARPET IN THE AMOUNT OF \$7,000.00; and
2 RESOLUTION NO. 2018-144 - RESOLUTION
3 APPROVING THE RECOMMENDATION OF THE EVALUATION
4 SELECTION COMMITTEE TO SELECT ICON ARCHITECTS LLC
5 TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES
6 FOR THE 2017 CAPITAL FUND PROGRAM;
7 **D. APPROVAL OF PAYMENT OF BILLS; and**
8 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**
9

10 MR. SANGER: And I just want to remind, as
11 we do each month, that the -- the following items
12 that we will read off in Resolutions and items,
13 we will be part of a Consent Agenda that we will
14 vote upon at the end through Consent Agenda.

15 And the first thing I'd like to do is go
16 through four -- three Resolutions that we have
17 this evening with the first one being Resolution
18 number 1 --

19 Resolution number 142.

20 It's really a formality type of Resolution
21 but it's something, of course, that must go
22 through the Board of Commissioners.

23 And that's a Resolution Appointing a
24 Commissioner for the New Jersey Public Housing
25 Authority JIF Insurance for 2018.

1 And, Whereas, the Union City Housing
2 Authority is a member of the New Jersey Public
3 Housing Authority Joint Insurance Fund; and

4 Whereas, the bylaws of the said Fund
5 requires that each member Housing Authority,
6 which is the Union City Housing Authority in our
7 case, appoint a Fund Commissioner to represent
8 and serve the Authority and Non-Profit as a
9 representative to the Fund; and

10 Therefore, Be It Resolved, that the Board
11 of Commissioners of the Union City Housing
12 Authority do hereby -- do hereby appoint Jorge
13 Rodriguez as its Fund Commissioner to the New
14 Jersey Housing Authority Joint Fund for 2018.

15 So with that we'll -- we'll move forward
16 with that one.

17 The next is Resolution 2018 - 143.

18 Resolution Approving Increase in the Cap of
19 Payments to Frank's Carpet, in the total of
20 \$7,000.00.

21 And before I do get into reading this I
22 want to just share with you the original cap for
23 Frank's Carpet. And Frank's Carpet is a -- is a
24 vendor here from Union City.

25 We may have -- in a number of our units you

1 | might have flooring issues, carpet issues, tile
2 | issues. Sometimes you have water leakage and
3 | tiles buckle. Things of that nature. And Frank
4 | -- Frank's Carpet does have a contract with --
5 | with us. That cap on that was \$12,000.00 for
6 | this year.

7 | And, unfortunately, --

8 | And it's something that I -- I take very --
9 | I take a very close look at in increasing caps to
10 | be sure it's something that is totally necessary
11 | and to be sure that we are looking at the -- you
12 | know, the cost efficiencies and keep the cost
13 | down for the Union City Housing Authority.

14 | But in this particular case, with a number
15 | of things that happened this winter with heating
16 | issues, with pipes breaking, and things of that
17 | nature, led to a number of -- and one or two big
18 | projects with water damage through pipes breaking
19 | and pipes freezing and things of that nature.

20 | MR. MORIN: And vacancy.

21 | MR. SANGER: You know?

22 | And of -- of course there are vacancies.
23 | When people move out you'd be very, very -- not
24 | -- well you wouldn't be surprised --

25 | COMMISSIONER DiNARDO: Mmm.

1 MR. SANGER: -- but it's something to see
2 the amount of damage in many of these floors that
3 people that move out.

4 And in order to get them into shape and to
5 get those apartments that are suitable for --
6 for, you know, for people to live there and to
7 make them clean -- safe and clean and healthy for
8 them, we have to sometimes remove floors, put new
9 floors in, things of that --

10 That's what we call the turnover. We
11 turnover the apartment to -- to other people.

12 So with that being said we had quite a few
13 this year and Frank already this year has gone
14 over the 12,000 -- Frank's Carpet. And we're
15 asking for an additional 7,000, which is very --
16 in my mind very minimal and I'm going to try to
17 keep to that as well.

18 So, give that -- because we have to do
19 what's right for our -- for the people, you know,
20 living within the units but at the same time we
21 have to keep a close eye on this when we're
22 exceeding some of our caps and things of that
23 nature.

24 So, there's amount -- that we could have
25 gone higher but in my -- in speaking with Jorge

1 and -- speaking with our CFO we wanted to be sure
2 we hold it down to a minimum.

3 So we're going to cap that at -- so the new
4 cap really will be 19,000. Be the original 12,
5 plus this 7, will be 19. So with that -- with
6 the floors.

7 So that we're looking to --

8 Whereas, on October 2nd, 2017, the Housing
9 Authority entered into a contract with Frank's
10 Carpet with a capped amount of --

11 And that's an -- that is an error there.
12 It should be capped amount of \$12,000.00. That's
13 a typographical; it should be \$12,000.00 there.

14 And, Whereas, the contract is currently set
15 to expire on September 30th, 2018, and Frank's
16 Carpet has already exceeded its capped
17 contractual amount; and

18 Whereas, the Authority recommends to
19 increase the cap amount of compensation payable
20 to Frank's Carpet for the remainder of the term
21 by -- by the contract by \$7,000.00; and

22 Whereas, the Board of Commissioners have
23 the opportunity to discuss this at this table
24 with the increase and have been satisfied with
25 the responses; and

1 Be It Resolved, the Board of Commissioners
2 of the Housing Authority of Union City that it
3 approves an increase in the contractual cap
4 payment amount to Frank's Carpet through
5 September 30th, by \$7,000.00, which will be a
6 total of \$19,000.00, on this day, January 18th,
7 2018.

8 The next Resolution is one that I feel is
9 very important as we move the Housing Authority
10 forward.

11 And that is Resolution 2018-144.

12 And it's a Resolution Approving the
13 Recommendation of the Evaluation Selection
14 Committee to Select ICON Architects, LLC to
15 Provide Architectural and Engineering Services
16 for the 2017 Capital Fund Program.

17 And, Whereas, the Union City Housing
18 Authority sought requests for proposals for
19 architectural and engineering services for the
20 2017 Capital Fund Program; and

21 Whereas, five requests for proposals were
22 picked up by various architectural and
23 engineering services; and

24 Whereas, on December 14th, 2017, requests
25 for proposals were submitted by ICON Architects,

1 LSEA Corporation, and Lothrop Associates LLP.

2 And if you look at that, basically five
3 have picked up and three have submitted.

4 And with that the evaluation selection
5 committee has recommended to the Board
6 Commissioners ICON Architects to provide the
7 architectural and engineering services for this
8 2017 Fund; and

9 Whereas, in renewing (sic) the submission
10 by ICON --

11 And, Whereas, in reviewing that, with the
12 evaluation selection committee recommends those
13 services as a cost of, consistent with its
14 submission of \$11,400.00.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. SANGER: And this, basically, is going
17 to be for -- for doors -- for roofing and for
18 doors.

19 And the bottom line is that the REAC -- in
20 our REAC monitoring -- that's the Real -- the
21 Real Estate --

22 MR. RODRIGUEZ: Assessment.

23 MR. SANGER: -- Assessment --

24 MR. RODRIGUEZ: Center.

25 MR. SANGER: -- Program -- Center.

1 And what that does it monitors the Union
2 City Housing Authority for our physical plant and
3 with that they had recommendations strongly to us
4 that we have to do things to -- to improve our
5 fire doors, put new fire doors, and approve that
6 -- and be sure that that's happening for the --
7 you know, for our residents.

8 So, therefore, we had to get an architect
9 in to -- to go through that and take care of that
10 whole situation. And that's why we're asking for
11 the -- for this \$11,400.00 for the architect so
12 we can complete this project in -- in its best
13 way.

14 So, we're asking to do that and we're
15 asking for your -- for your support with that.

16 And I'd also like to thank the selection
17 committee, who I met this week, and had a -- went
18 through that -- went through the selection
19 process and in its evaluation and to be sure that
20 this was done and it's appropriate legal -- in
21 appropriate legal manner.

22 So I thank you for that.

23 Are there any questions on any of those
24 Resolutions?

25 CHAIRPERSON MARTINETTI: No.

1 MR. SANGER: Okay.

2 Anyone?

3 All right. With -- with that being said, I
4 would like to at this time go to a --

5 To be sure --

6 So, with the Consent Agenda we -- approving
7 the bids and the -- would be the bids and the --
8 the Resolutions here, as well as the -- the
9 Approval of the Bills that we have.

10 And while we don't need a vote, the
11 Receivables and Delinquent Accounts, and -- and,
12 of course, Approval of our Minutes.

13 CHAIRPERSON MARTINETTI: The Section 8
14 payments.

15 MR. SANGER: Approval of our Minutes.

16 Excuse me?

17 CHAIRPERSON MARTINETTI: Section 8 payments
18 also with the Consent?

19 MR. SANGER: Yes. The Section 8 will be
20 included --

21 CHAIRPERSON MARTINETTI: Right.

22 MR. SANGER: -- in there as well, --

23 MR. RODRIGUEZ: Excellent.

24 MR. SANGER: -- while it's not in your
25 packets.

1 And we will be sure that that Section 8
2 piece is in your packets for all the future
3 months.

4 We're sorry for that but we'll be sure that
5 that's in there.

6 Okay?

7 Okay, for Consent Agenda, I'd like to take
8 the vote.

9 Roll call.

10 Chair--

11 MS. DILLON: You need a motion.

12 CHAIRPERSON MARTINETTI: Motion.

13 MR. SANGER: A motion?

14 Mr. Martinetti.

15 Second by --

16 VICE CHAIRPERSON GUTIERREZ: Second.

17 MR. SANGER: -- Miss Gutierrez.

18 And that will be Chairperson Martinetti?

19 CHAIRPERSON MARTINETTI: Yes; abstention on
20 Miguel Hector and associates and contractors
21 governed under the UCC, --

22 MR. SANGER: Okay.

23 CHAIRPERSON MARTINETTI: -- Uniform
24 Construction Code.

25 MR. SANGER: With that -- yes with those

1 stipulations.

2 CHAIRPERSON MARTINETTI: Normal --

3 MR. SANGER: Um-hum.

4 CHAIRPERSON MARTINETTI: -- exceptions.

5 MR. SANGER: Um-hum. Okay.

6 And Vice Person -- Chairperson Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Okay.

9 Commissioner Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: Commissioner DiNardo?

12 (No audible response; Commissioner DiNardo

13 stepped out of the meeting.)

14 MR. SANGER: Commissioner Capizzi?

15 COMMISSIONER CAPIZZI: Yes.

16 MR. SANGER: Commissioner Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. SANGER: Commissioner Pedraza?

19 COMMISSIONER PEDRAZA: Yes.

20 MR. SANGER: Okay.

21 We have six yes; one not present at the
22 moment. And that carries -- our agenda carries.

23 So, if you don't have any questions towards
24 that, a few things that I would like to go over.

25

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

2

3 MR. SANGER: And just as far as a report
4 from the -- from the Executive Director, just to
5 keep you abreast of many of our projects, many
6 things we're doing here at the Housing Authority.
7 And many of these things you are responsible for;
8 you vote on them each and every month. You've
9 been tremendously supportive.

10 And I -- I just sent a letter just last
11 week to all of the residents that are part of the
12 Union City Housing Authority; that includes the
13 people in Section 8, that includes the people in
14 Public Housing, that includes the people that are
15 part of Veteran's Housing as well. And we sent a
16 letter to them, of course, wishing them a happy
17 New Year, on behalf of myself as Director and on
18 behalf of yourselves as the Board.

19 And one thing we did with them is mention
20 to them and let them know and let it be known
21 throughout Union City in all of our Housing
22 projects now that we have now a -- a full
23 complement of security system throughout Union
24 City in all of our Housing projects.

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: So you should be very proud of
2 that. You worked hard -- we all worked hard on
3 that. You voted for that.

4 One of the first things I heard when I came
5 to the Housing Authority here, that there was a
6 tremendous need for cameras for the security and
7 the safety of our residents. And with that we
8 were able to -- right now we've somewhat -- we've
9 spent in the vicinity now somewhere altogether of
10 about a hundred and seventy-five/eighty thousand
11 dollars on cameras.

12 But that's throughout Union City. That's
13 our downtown sites, our -- our site here, our
14 3700 site.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. SANGER: And hopefully in the future as
17 we go through Veterans and -- and we move forward
18 in making improvement with Veterans, we're hoping
19 to do some type of security system in some of our
20 Veterans sites as well and include them in.

21 CHAIRPERSON MARTINETTI: And -- and --

22 MR. SANGER: But --

23 CHAIRPERSON MARTINETTI: -- they're paying
24 for themselves.

25 MR. SANGER: Um-hum.

1 CHAIRPERSON MARTINETTI: Because we see
2 the --

3 MR. SANGER: Yes.

4 CHAIRPERSON MARTINETTI: -- vandalism cost
5 come down every month.

6 VICE CHAIRPERSON GUTIERREZ: Yeah, exactly.
7 Exactly.

8 MR. SANGER: That's right, Mr. --

9 CHAIRPERSON MARTINETTI: We used to have
10 exorbitant bills --

11 MR. SANGER: That's right, Mr. Martinetti.

12 CHAIRPERSON MARTINETTI: -- for vandalism.

13 MR. SANGER: And just working with the
14 Union City Police Department who has -- who has
15 an app right in the Police Department. They're
16 able to view our cameras right in the Police
17 Department.

18 We've already worked with -- on five or six
19 cases where we were able to -- people who were
20 trespassing, intruders, I'll just say
21 undesirables that shouldn't be here and different
22 ways that we're able to work with the Police
23 Department. These people were arrested;
24 prosecuted.

25 Just a -- a few weeks ago we had a downtown

1 -- a robbery downtown in one of our apartments on
2 3rd Street. And because of our cameras that were
3 exterior cameras they were able to crack the
4 case --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. SANGER: -- and get those people who
7 were responsible for that.

8 So already we've seen -- we've reaped the
9 benefits; we've seen a lot of benefits of this.

10 And -- and in my speaking with the Union
11 City Police Department and speaking with Chief
12 Molinari he has said to me that this last summer
13 and the last six months or so the -- the amount
14 of calls that they get to the Union City Police
15 Department, the amount of incidents there, has
16 gone down tremendously. And this last summer was
17 the best summer they've ever had -- the Police
18 Department here at the Housing Authority when it
19 comes to, you know, disruptive people, when it
20 comes to, you know, people who may be
21 trespassing, undesirables, whatever it might be.

22 So, already the cameras that, you know, you
23 helped support are paying dividends and certainly
24 good things are happening with that. And we'd
25 like to continue with that.

1 Also, I want to let you know we had a great
2 Christmas party here in our Pavilion at
3 Christmastime and working with Mayor Stack and --

4 But just to see the kids here -- the kids
5 here, you know, coming from low income and coming
6 from these buildings, and their parents, it was
7 -- it really was a great night. And there were
8 many, many people here.

9 And I think it was the last night of the
10 toy giveaway for Christmas and these kids here
11 were going away literally with seven or eight
12 toys each --

13 COMMISSIONER MUNDORF: Oh, that's nice.

14 VICE CHAIRPERSON GUTIERREZ: Yes, yes, yes.

15 MR. SANGER: -- some of them --

16 COMMISSIONER DiNARDO: Good.

17 MR. SANGER: -- some of these little
18 ones --

19 COMMISSIONER JETTER: Yeah, that's nice.

20 MR. SANGER: -- and everything.

21 So, -- so, it was a great time and working
22 in partnership with the City and --

23 COMMISSIONER MUNDORF: Yeah.

24 MR. SANGER: -- and with everything. But
25 it's great to see the kids going through the --

1 | you know the holiday season happy.

2 | COMMISSIONER DiNARDO: Mmm.

3 | MR. SANGER: And the other thing is our SDA
4 | project.

5 | SDA project is we have a -- we have a
6 | building downtown at 519-521 Summit Avenue that
7 | has -- has 12/13 units that was part of an SDA
8 | project.

9 | The School Development Agency had obtained
10 | and acquired those properties back about ten
11 | years ago. Was supposed to originally be the
12 | site of the -- of the Union City -- it was going
13 | to be the site of the Union City --

14 | MR. RODRIGUEZ: Magnet.

15 | MR. SANGER: -- magnet school, --

16 | COMMISSIONER DiNARDO: Mmm.

17 | MR. SANGER: -- which -- which we all know
18 | is our gifted and talented program from Woodrow
19 | Wilson to come to Union City originally. But we
20 | wound up not using that site. I think we -- the
21 | -- the Board of Education made a choice to use
22 | the old Gilmore site.

23 | And now what's been there transpired as a
24 | beautiful school -- beautiful new school with,
25 | you know, a good friend of ours, Gerry Perez,

1 | being the Principal there and doing some great
2 | things there.

3 | And but the thing that's what I think is --
4 | is most important though with the site downtown
5 | the State of New Jersey is also -- we have one
6 | building which they obtained, which is going to
7 | allow us to get about 12 units for people; to
8 | give people who need affordable housing.

9 | So we worked closely with Mr. Martinetti
10 | from the Building Department, worked closely with
11 | Mayor Stack. We've submitted through our
12 | architect -- we submitted some plans through our
13 | architect on how we are going to rehab and build
14 | a -- you know, get the place ready for -- for
15 | living. Live -- make it, you know, living
16 | conditions -- good living conditions. So we're
17 | moving forward with that.

18 | For hope-- hopefully by this summer, early
19 | this summer, we'd really like to get people being
20 | in there. So we're trying to move forward
21 | aggressively with that.

22 | We also have a COAH project with the -- the
23 | Coalition of Affordable Housing and there was a
24 | number -- a -- an amount of money in -- in the
25 | general area of \$600,000.00 that again, working

1 with Mayor Stack and working with Marty through
2 the Building Department and many of the
3 contractors and the developers of Union City and
4 their contributions to the COAH funding, those --
5 those monies have been built up.

6 And the Mayor and the Commissioners have
7 allowed us now and to forward that money to --
8 with the approval of the courts --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- we're waiting for that
11 approval and we'll be able to fix up about 40 to
12 45 of our Veteran units. And improve those
13 Veteran units with new bathrooms, new kitchens,
14 new, you know, floors, new roofing, new windows.
15 And just to get some of these -- those -- many of
16 these units are like -- you know they're like 60
17 years old or so.

18 VICE CHAIRPERSON GUTIERREZ: Yeah.

19 MR. SANGER: So they really need some
20 rehabilitation and fixing up.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 MR. SANGER: So that's again something
23 that's going to be, you know, very positive for
24 us.

25 And we're also working very closely with

1 North Hudson Community Action Corporation, which
2 presently owns what they call their Renaissance
3 Project.

4 It's on 2601 Central Avenue. There are 35
5 units there that North Hudson Community Action
6 Corporation now -- they're feeling that they
7 really don't have the -- the ability or the
8 manpower to -- to manage a low income building
9 any longer -- affordable housing.

10 So we're working closely with them to see
11 if they'll turnover those -- that building to us
12 with 35 apartments there and we will run that as
13 we do with -- as we do with our Veteran's
14 Housing.

15 So the 12 apartments downtown, the 35
16 apartments at the Renaissance, and -- will allow
17 us to have some, you know, 47, near 50 apartments
18 new for people for affordable housing for the
19 people of Union City. And also gives us an
20 opportunity to fix up, through COAH funding, fix
21 up some of our existing at -- at the Veterans
22 Housing.

23 So, you know, some good things. A lot of
24 planning. Right now it's, you know, it's in the
25 development stage, it's in the planning stage.

1 It's also in the approval stage; going to courts
2 for approval, things of that nature, negotiating.
3 And we've already met two -- two or three times.
4 Erin was here earlier; she was at meetings with
5 me at North Hudson Community Action Corporation.
6 Erin representing Union City; myself representing
7 -- representing the Housing Authority. And to
8 see now how we can go about getting a good deal
9 for the Union City Housing Authority.

10 And to be sure that if we're going to enter
11 into any agreements and take over that we're
12 doing something that's going to have long term
13 benefits for the Authority and for the people of
14 Union City. And to basically that we're -- we're
15 doing something that's right and down the road
16 that we're not going to get ourselves into
17 something that might be, you know, fiscally -- a
18 fiscal problem or things of that nature.

19 So it's important for good planning and get
20 the right people involved and we think we're
21 doing that.

22 So, just wanted to let you know about these
23 three projects that are going on because it's
24 going to really, you know, be a boost for the
25 people of Union City in providing those -- those

1 areas and -- and, of course, fixing up the much
2 needed Veterans apartments.

3 And the other thing is -- is I don't have
4 to tell you but the last, you know, month or so
5 with the frigid, you know, cold temperatures,
6 that has led to a number of issues when it comes
7 to heating issues, heating -- now I don't want to
8 say problems. It's not a problem; they're
9 situations. Heating situations to be worked out.
10 Pipes that were broken because of the deepfreeze.

11 And so, you know, our staff here worked
12 very -- you know, a lot of overtime but a lot of
13 work in order to maintain, you know, that people
14 -- that the people have warm places and a roof
15 over their head and the one -- you know, one of
16 quality.

17 So we did a lot of work those three weeks
18 when it was really cold. And you know Waldo and
19 Jorge and just about everyone chipping in and --
20 and, you know, taking phone calls all hours of
21 the night and doing certain things. Being here
22 late at night and early in the morning.

23 So I just want to say, you know, I think we
24 -- we met the -- you know, we -- we met the
25 demand so to speak of -- of what comes with

1 frigid weather and -- and, you know, those issues
2 that come with heating, come with broken pipes,
3 the things like that.

4 So I think we did a good job of addressing
5 those issues and what it might be.

6 So, with that being said I think that's all
7 I have.

8 Are there any questions?

9 Any thoughts?

10 Okay. Okay.

11

12 **PUBLIC COMMENT:**

13

14 MR. SANGER: Yes, any -- any comments from
15 the public or anything like that?

16 CHAIRPERSON MARTINETTI: Did we open the
17 door?

18 MR. SANGER: Yeah.

19 COMMISSIONER DiNARDO: We didn't open the
20 door.

21 MR. SANGER: It was -- yeah, it was --

22 VICE CHAIRPERSON GUTIERREZ: Yeah, he
23 opened the door.

24 MR. SANGER: -- there was no one there.

25 COMMISSIONER CAPIZZI: There was nobody out

1 | there.

2 | VICE CHAIRPERSON GUTIERREZ: There was
3 | nobody there.

4 | MR. SANGER: Just to be sure, we want that
5 | on there.

6 | Right? Okay.

7 | Nobody's there.

8 |

9 | **ADJOURNMENT:**

10 |

11 | MR. SANGER: Okay, do I get a motion to
12 | close?

13 | VICE CHAIRPERSON GUTIERREZ: Make a motion.

14 | MR. SANGER: Motion; Mr. Martinetti.

15 | Second by Margarita Gutierrez.

16 | Chairperson Martinetti?

17 | CHAIRPERSON MARTINETTI: Yes.

18 | MR. SANGER: Vice Chairperson Gutierrez?

19 | VICE CHAIRPERSON GUTIERREZ: Yes.

20 | MR. SANGER: Commissioner Jetter?

21 | COMMISSIONER JETTER: Yes.

22 | MR. SANGER: Commissioner DiNardo?

23 | COMMISSIONER DiNARDO: Yes.

24 | MR. SANGER: Commissioner Capizzi?

25 | COMMISSIONER CAPIZZI: Yes.

1 MR. SANGER: Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Mr. Pedraza?

4 COMMISSIONER PEDRAZA: Yes.

5 MR. SANGER: Seven yes.

6 Thank you very much for a good meeting.

7 Thank you for your support.

8 CHAIRPERSON MARTINETTI: Thank you, Sandy.

9 MR. SANGER: And don't forget the --

10 VICE CHAIRPERSON GUTIERREZ: Thank you very
11 much.

12 MR. STANGER: -- and don't forget that
13 there are some refreshments inside.

14

15 (Whereupon, the proceedings were concluded
16 at 5:35 p.m.)

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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, January 18, 2018
10 and digitally recorded.

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