

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, March 15, 2018
Commencing at 4:38 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, (Arrived at 4:48 p.m.)
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

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1 MR. SANGER: We'll stand for the flag
2 salute.

3

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

6

7 MR. SANGER: Okay.

8 Good afternoon, everyone.

9 And welcome to the March 15th meeting of
10 the Union City Housing Authority. And glad to
11 see many of our Commissioners --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: -- are here and we have a --

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: -- good strong attendance.

16 And just wishing everyone with a early
17 spring. As we move along, that the spring
18 season's coming, --

19 COMMISSIONER MUNDORF: Yeah, I can't wait.

20 MR. SANGER: -- that you enjoy the spring
21 and everyone has a healthy spring.

22 And let's move forward together in
23 continuing to do some good things for the people
24 of Union City as we do through Public Housing.
25 So we just want to mention that.

1 And I just want to take a moment to get us
2 right into our session. And what we'll do is ask
3 for a time --

4 First I'm going to take attendance -- roll
5 call. And then we're going to ask for -- that we
6 get into our -- our, you know, asking for a
7 motion.

8 All right?

9

10 **ROLL CALL:**

11

12 MR. SANGER: But roll call. We'll start.

13 Mr. Martinetti?

14 CHAIRPERSON MARTINETTI: Here.

15 MR. SANGER: Miss Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Here.

17 MR. SANGER: Miss Jetter?

18 Miss DiNardo?

19 COMMISSIONER DiNARDO: Here.

20 MR. SANGER: Miss Capizzi?

21 COMMISSIONER CAPIZZI: Here.

22 MR. SANGER: Miss Mundorf?

23 COMMISSIONER MUNDORF: Here.

24 MR. SANGER: Mr. Pedraza?

25 COMMISSIONER PEDRAZA: Here.

1 Six present; one absent. We do have a
2 quorum.

3 At this time I would like to read our --
4 which we do at each and every meeting.

5 That this is a Regular Meeting in
6 accordance with -- of -- of the Union City
7 Housing Authority --

8 CHAIRPERSON MARTINETTI: Sandy?

9 MR. SANGER: Um-hum?

10 CHAIRPERSON MARTINETTI: Some member from
11 the public's outside in the lobby.

12 COMMISSIONER DiNARDO: Miss -- is it
13 Beshara?

14 CHAIRPERSON MARTINETTI: Beshara.

15 COMMISSIONER DiNARDO: Toni --

16 MR. RODRIGUEZ: Oh, Beshara? Oh, yeah?

17 COMMISSIONER DiNARDO: Beshara. Toni
18 Beshara. Yeah.

19 MR. SANGER: Okay.

20 MR. RODRIGUEZ: Beshara?

21 COMMISSIONER DiNARDO: Yes.

22 MR. RODRIGUEZ: Toni Beshara's outside?

23 MR. MORIN: No, I checked before. Let me
24 check again.

25 VICE CHAIRPERSON GUTIERREZ: Yeah.

1 MR. SANGER: Oh, you saw her?

2 COMMISSIONER DiNARDO: Yes.

3 MR. SANGER: Oh, okay.

4 I sent Waldo there a few minutes ago. I
5 would -- would have definitely, you know, --

6 I said go see if there's anyone here. He
7 said no.

8 COMMISSIONER DiNARDO: She -- she came in
9 like behind me.

10 MR. MORIN: Yeah, she's here.

11 MR. RODRIGUEZ: Oh, okay, okay.

12 MR. SANGER: Hi. Hi.

13 MS. BESHARA: Hi.

14 MR. SANGER: This is a Regular Meeting of
15 the Union City Housing Authority in accordance
16 and pursuant to Chapter 231, Open Public Meetings
17 Act.

18 Adequate notice of this meeting has been
19 provided as follows:

20 The Annual Schedule of Board Meetings, set
21 forth the time, date, and location of such
22 meeting and the notice and agenda of this meeting
23 has been prominently posted on the bulletin board
24 in our -- on our website and has also been filed
25 with the -- the Office of the City Clerk.

1 With that being said I would like to ask if
2 we could have a motion now from the table that we
3 can go into Closed Session.

4 CHAIRPERSON MARTINETTI: Motion.

5 MR. SANGER: Motion; Mr. Martinetti.

6 VICE CHAIRPERSON GUTIERREZ: Second.

7 MR. SANGER: A second by Miss Mundorf.

8 Roll call.

9 Mr. Martinetti?

10 CHAIRPERSON MARTINETTI: Yes.

11 MR. SANGER: Miss Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Miss Jetter is absent.

14 Miss DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: Miss Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Mr. Pedraza?

21 COMMISSIONER PEDRAZA: Yes.

22 MR. SANGER: Yes.

23 Okay, six yes.

24 We will now be going into Closed Session.

25

1 (Whereupon, the Board moved to Executive
2 Session at 4:42 p.m.)

3

4 (Whereupon, Commissioner Dorothy Jetter
5 arrived at 4:48 p.m.)

6

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

9

10 MR. SANGER: And we will move now into
11 asking for a motion to go into Open Session.

12 Motion for Open?

13 COMMISSIONER DiNARDO: Motion.

14 MR. SANGER: Motion; Elise --

15 VICE CHAIRPERSON GUTIERREZ: Second.

16 MR. SANGER: -- Miss DiNardo.

17 Second; Miss Gutierrez.

18 Roll call.

19 Mr. Martinetti?

20 CHAIRPERSON MARTINETTI: Yes.

21 MR. SANGER: Miss Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Yes.

23 MR. SANGER: Miss Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. SANGER: Miss DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Miss Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Miss Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 MR. SANGER: And Mr. Pedraza?

7 COMMISSIONER PEDRAZA: Yes.

8 MR. SANGER: Okay, seven oh.

9 And we are now going into Open Session.

10 And we'll ask anyone from outside to come
11 into Open Session.

12 MR. PIZZILLO: And, Mr. Sanger, just -- I'd
13 just like to make the record clear, during
14 Executive Session Commissioner Jetter was a
15 late --

16 MR. SANGER: Yes.

17 MR. PIZZILLO: -- arrival.

18 So I just wanted to put it on the public
19 portion of the meeting.

20 COMMISSIONER JETTER: You gonna sue me?

21 MR. PIZZILLO: Never.

22 VICE CHAIRPERSON GUTIERREZ: You're bad.

23 COMMISSIONER JETTER: I'm only kidding.

24 MR. PIZZILLO: I know. I know.

25 COMMISSIONER JETTER: Hi.

1 MS. BESHARA: Hi.

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 **FEBRUARY 15, 2018 AND THE EXECUTIVE SESSION**

8 **MEETING OF FEBRUARY 15, 2018;**

9 **C. APPROVAL OF VARIOUS RESOLUTIONS**

10 RESOLUTION NO. 2018-147 - 2018 AGENCY
11 PLAN/CFP 2018 ANNUAL STATEMENT AND FIVE YEAR
12 PLAN; and

13 RESOLUTION NO. 2018-148 - RESOLUTION TO
14 AUTHORIZE THE WRITE/OFF UNCOLLECTIBLE RENTS FROM
15 THE PUBLIC HOUSING RESIDENTS;

16 **D. APPROVAL OF PAYMENT OF BILLS;**

17 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS;**

18 **and**

19 **F. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS.)**

20

21 MR. SANGER: Okay, to move along with our
22 Open -- Open Meeting here, want to just remind
23 everyone on the Board as we do each and every
24 month, you will be in the -- following our agenda
25 you will be approving minutes of the meeting --

1 approving minutes of prior meetings.

2 You -- you're approving certain
3 resolutions.

4 Approving payment of bills.

5 Accounts -- not that you're approving but
6 you're acknowledging the -- the accounts
7 receivable and delinquent accounts.

8 And all of that will be taken with a --
9 taken with a Consent Agenda at the end of our --
10 at the end of our Open Session here now.

11 First thing I'd like to do is read off
12 Board Resolution.

13 And this is Resolution 2018, number 147.

14 You can follow along.

15 Copy of these Resolutions are in your
16 packets.

17 And this is -- it has to do with the 2018
18 Agency Plan for the -- and this is for 2018
19 Annual Statement and Five Year Plan.

20 That whereas, the Board of Commissioners of
21 the Housing Authority of City of Union City have
22 adopted Resolution 2018-147 to approve the 2018
23 Agency Plan/CFP 2018 Annual Statement Budget and
24 Five Year Plan;

25 Whereas, the 2018 Agency Plan and Annual

1 Statement of Five Year Plan was prepared in
2 accordance and consistent with Consolidated Plan
3 of Hudson County Consortium and pursuant to 24
4 CFR Part 19 (sic);

5 Whereas, the Division Chief of Hudson
6 County Division of Housing and Community
7 Development reviewed and approved the above plan
8 and certified to its compliance with the
9 Consolidated Plan of Hudson County Consortium, in
10 accordance with the 24 CFR Part 191 (sic); and

11 Whereas, the Housing Authority, City of
12 Union City certifies that the work on items and
13 Budget Line Items, included the Annual
14 Statement/Budget, are for the -- are from the
15 most recent Five Year Plan;

16 Therefore Be It Resolved, that the Housing
17 Authority of the City of Union City, adopted
18 Resolution 2018-147 and established it effective
19 on this date on March 15th, 2018.

20 So we will --

21 Do we have any comments, any thoughts, on
22 that particular Resolution?

23 Just allows us to move forward with -- with
24 our Annual Statement, which is part of our Five
25 Year Plan -- one of the years in our Five Year

1 Plan.

2 Is basically routine format --

3 COMMISSIONER CAPIZZI: Um-hum.

4 MR. SANGER: -- and routine that you vote
5 on each and every year. But --

6 Do you want to mention --

7 MR. RODRIGUEZ: Yeah, I just want to say --

8 Thank you, I just --

9 Just to add that, you know, keep in mind,
10 this is the capital fund that basically what HUD
11 is considering cutting back or eliminating all
12 together in the new Budget. Not HUD, per se, but
13 the new Administration is.

14 So we hope, for the -- for our purposes,
15 that that does not come to fruition. But just to
16 let you know there's about \$600,000.00 that is
17 budgeted to come in for this fiscal year coming
18 in, you know, so --

19 MR. SANGER: Very, very important piece
20 that \$600,000.00.

21 And if you read -- we -- we get a chance to
22 read a number of the announcements that come from
23 HUD and come from Washington, DC -- federal
24 government, and you'll see one of the plans
25 through the Trump Administration is to cut

1 funding by 18 percent in this particular area,
2 which would be drastic.

3 Which would be drastic not only here in
4 Union City but throughout the United States for
5 capital fund. Because that capital fund allows
6 you to just, you know, address the needs of just
7 so many different -- in different so many
8 different areas and allows --

9 It's flexibility money. Could use a little
10 for administration, little put for capital -- you
11 know, for capital improvements. And so it's good
12 flex money and it's a nice lump sum of money that
13 we rely on very, very strongly here at the Union
14 City Housing Authority. And enable us to make --
15 make improvements and to, you know, make -- just
16 allow us to better ourselves here.

17 And so this is a very important piece that
18 we're moving on and we're hoping that there will
19 be a fight within Congress and -- and those who
20 will be fighting for the continuation of capital
21 funding here in the -- in the United States
22 towards that.

23 And bottom line, ladies and gentlemen, I
24 think the federal government's looking to go
25 almost all -- I've said this before -- but is

1 almost looking to go all Section 8. They do not
2 want to be in PHA --

3 COMMISSIONER CAPIZZI: Um-hum.

4 MR. SANGER: -- funding any longer. And
5 rather have -- let's go to, you know, Section 8.

6 Let's run it with tenants and -- and owners
7 and things of that nature. Still supply some of
8 the funding but let's get it out of all this
9 massive management that HUD has been required to
10 do.

11 Rules, regulations, massive management and,
12 you know, which involves of course hundreds of
13 thousands of people, you know. When you look at
14 this through the United -- you know, United
15 States, Puerto Rico and, you know, just so many,
16 you know, places that rely so heavily upon this.

17 And I wanted to add Puerto Rico is the
18 number one subsidized in the -- in the United
19 States. That's next to New York City. New York
20 City is the highest subsidized when it comes to
21 this capital funds and the second highest is --
22 is -- is in Puerto Rico itself.

23 So there are people around -- you know, all
24 -- all around the United States that are relying
25 heavily upon this and we're one of them, so.

1 Okay, with that being said, I'd like to
2 move on to Resolution 2018-148.

3 To Authorize the Write-off on Collectible
4 Rents from the Public Housing Residents.

5 And you had a chance -- we had a chance to
6 talk about this a few moments ago.

7 And, Whereas, the Board of Commissioners of
8 the Housing Authority of Union City, adopt
9 Resolution 2018-148, to Write-off Uncollectible
10 Rents from Public Housing residents corresponding
11 to Fiscal Year 2018 as per attached report;

12 Be It Resolved, that the Board of
13 Commissioners of the Housing Authority of Union
14 City, adopt this Resolution 2000 -- 14-- and --
15 and hereby establish on this date of March 15,
16 2018.

17 We were able to go over that in Closed
18 Session, realizing that there were many names
19 involved and when names are involved that we want
20 to keep that confidential. So we had gone over
21 this is Closed Session as to those people.

22 So, those -- those are those two
23 Resolutions. Those are the only two Resolutions
24 that I do have.

25

1 **DIRECTOR'S REPORT/UCHA ACHIVEMENTS:**

2

3 MR. SANGER: I would like to move on now if
4 you don't have any questions towards that. I
5 think we had some good conversation prior.

6 And to move on now I'd like to just get a
7 -- an opportunity just to share with you some
8 things from our Direc-- our Director's Report.
9 And right after the Director's Report I will get
10 into and ask for a vote -- I'll ask for a Consent
11 -- Consent Agenda vote.

12 But the Director's Report; I just want to
13 give you the status of the SDA Project out of
14 that 519-521 Summit Avenue.

15 We've been moving very aggressively towards
16 that. We've been working very closely with City
17 Fathers; with Marty. Marty's been much involved
18 in that from its inception from the very
19 beginning. But also we're right now realizing
20 that the -- the importance of affordable housing
21 more and more -- the opportunity for affordable
22 housing in Union City.

23 We do have 12 units that are there that are
24 being provided -- the site's being provided by
25 the School Development Agency and it has great

1 potential there for a site. And we're moving
2 towards that.

3 We're working very closely trying to push
4 some of these government agencies in the right
5 direction. You know and -- and we do have a good
6 relationship with the SDA.

7 And I'm just going to ask Gerard, just give
8 us a quick update on that, Gerard.

9 MR. PIZZILLO: Sure.

10 MR. SANGER: As brief as possible but a
11 quick update on that.

12 MR. PIZZILLO: Okay, very brief. Very
13 brief.

14 A few rounds of revisions on the lease
15 agreement have gone back and forth. Where we're
16 at right now today, I sent the most recent
17 revision, minor revisions to counsel for SDA on
18 Monday. I -- as well as addressing some of the
19 concerns they had with our sublease to our
20 tenants, which have been addressed.

21 I've provided the SDA with all of their
22 requested and required exhibits to the lease.
23 Budgets, which Jorge ran and some cost
24 assessments which we had our architect do as the,
25 you know, the type of work that we need to get

1 | these -- that we'll need to get done to get the
2 | building up and running.

3 | As of today I have not heard back from
4 | counsel. However, I -- I anticipate us
5 | finalizing this lease in the next week and a
6 | half, two weeks.

7 | Simultaneously, and as we discussed prior,
8 | we will be seeking a use of COAH funds to
9 | implement -- to implement the repairs and the
10 | renovations that our architect were -- stated
11 | that were required.

12 | I actually, on my way here, had a --
13 | exchanged a few emails at red lights -- not
14 | texting and driving but at red lights with
15 | Corporation Counsel for the City.

16 | So we have a -- a call scheduled Monday to
17 | go through the logistics of that. Essentially he
18 | has everything he needs, but an application is
19 | going to be made to the Superior Court, which is
20 | required, in order to have these funds released
21 | to us.

22 | So, I'm -- I'm anticipating -- and I think
23 | the plan is to get everyone -- get all this done
24 | and hopefully everyone in by, you know, the fall.
25 | The fall of this year if everything goes right.

1 CHAIRPERSON MARTINETTI: Separate from the
2 funds allocated for Veterans.

3 MR. PIZZILLO: Correct. It's two separate
4 allocations. That's correct.

5 And then I guess, Mr. Sanger, if you want
6 to, you know, we -- I guess we can, you know,
7 kind of bootstrap and talk about the Veterans
8 project and where we're at with that as well.

9 MR. SANGER: Um-hum. Yeah you can.

10 MR. PIZZILLO: Okay. Okay.

11 So with Vets, as -- as Chairman said, we
12 have two applications -- or the City, on our
13 behalf, are making two applications for a release
14 of COAH funds.

15 The Council of Affordable Housing is no
16 more. So every -- all of these affordable
17 housing funds are being held in the courts -- in
18 County Court, Superior Court.

19 In order to have those funds released, an
20 application has to be made to approve a spending
21 plan -- or amend the spending plan of those
22 funds.

23 So, working in conjunction as -- as Mr.
24 Sanger said with the relevant City officials,
25 more -- most specifically, Corporation Counsel

1 for the City, two applications will be made on
2 our -- on our behalf to Judge Costello, the
3 presiding judge in Hudson County, for a release
4 of the \$658,000.00 for the upgrades and
5 renovations to the Vets Housing project.

6 An additional application is going to be
7 made at the same time to the same -- same judge
8 for a release of approximately a hundred and
9 twenty-five thousand dollars for the renovations
10 needed to upgrade the 519-521 Summit Avenue site.

11 So, those -- you know, we'll find out more
12 -- I'll find out more on Monday in terms of the
13 timeline of when counsel is making those
14 applications. But from our end we've done and
15 complied with everything that we need to comply
16 with in order for him to go forward and ask the
17 court for -- for the release.

18 MR. SANGER: Okay.

19 So things are looking bright. I mean the -
20 - the light at the end of tunnel is getting a
21 little wider and wider. So, you know, good
22 things happening there.

23 As was mentioned we're hoping to possibly
24 get in by the end of this summer, something with
25 the SDA project downtown. Early fall; latter

1 part of this summer. I know there are people in
2 the community who are pushing very strongly for
3 that, you know, to realize -- and the importance
4 of that and allow people, you know, to have that
5 opportunity.

6 So, we'll -- we're -- we're cooperating 100
7 percent. We're putting all our resources, you
8 know, in place. Try to make it all work for --
9 for everyone.

10 The next thing is the -- the lack of snow
11 this winter. And we didn't have really what we'd
12 call a -- we had some -- we had a cold period
13 this winter. It was very cold. But also at the
14 same time we really haven't had a snowy winter.

15 And that's a good thing because snow -- and
16 when you're working for an agency such as us,
17 snow removal becomes very costly. Overtime
18 becomes very costly.

19 And we have a -- what I call my -- my
20 fiscal hawk, Jorge here. And he -- Jorge really
21 is doing a good job, you know, looking at --
22 analyzing -- analyzing, reviewing, same factors
23 in just so many things. And one of the things we
24 sat here at this table -- Jorge, myself, Waldo,
25 Jose Alba, a few people that are involved,

1 supervi-- whatever, and say what are we going to
2 do now to cut down on costs in so many different
3 areas. One had to do with overtime, which we're
4 working very strongly with.

5 And, Jorge, just give us an idea --

6 MR. RODRIGUEZ: Yeah, we're --

7 MR. SANGER: -- of the --

8 MR. RODRIGUEZ: -- we're about --

9 MR. SANGER: -- some of that savings --

10 MR. RODRIGUEZ: -- we're about \$20,000.00
11 as of March -- as our last payroll, we're about
12 \$20,000.00 compared to last year -- under. So,
13 -- so, that's -- that's a good sign.

14 MR. SANGER: That's a lot of money for us.

15 MR. RODRIGUEZ: Last year, 2017 calendar,
16 January to December, we spent nearly \$135,000.00
17 in overtime.

18 VICE CHAIRMAN GUTIERREZ: Wow.

19 COMMISSIONER MUNDORF: Wow.

20 MR. RODRIGUEZ: So, we're pretty good at --
21 you know, we're doing a pretty good job so far.

22 And I also want to give credit to -- to our
23 Maintenance Director here, Waldo, who's been
24 working with me to make sure that we, you know,
25 basically keep an eye on overtime and making sure

1 that it's necessary overtime maintenance.

2 So, for other things we've talked about
3 our, you know, our -- our administrative
4 expenses, which we'll go into detail next month
5 when the audit report is published. And I'll go
6 -- maybe I'll put in a couple -- no, I'm sure, I
7 will put a couple of bullet points that we can
8 discuss some things that, you know, I would like
9 to share with you.

10 So, --

11 MR. SANGER: Thank you, Jorge.

12 MR. RODRIGUEZ: You're welcome

13 MR. SANGER: Okay, the -- the next item is
14 just, quickly, as a -- as a follow-up to our
15 recent monitoring -- we're monitoring here. It's
16 called REAC. The Real Estate, you know,
17 Assessment.

18 And the REAC here they come in monitor--
19 monitoring our buildings physically and, of
20 course, for safety and -- health and safety
21 issues. Things of that nature.

22 And one of the major things that they I
23 guess cited us for in the last year or two it was
24 the fact with our fire doors -- our front doors,
25 our rear doors, our basement doors and all fire

1 doors, fire-related.

2 So one of the things we're doing with our
3 capital fund money is 26 new doors; 26 new doors
4 that will meet all the fire doors, meeting the
5 Code.

6 And, of course, what's, you know, meeting
7 the codes and, of course, providing more safe
8 environment for everyone as they, you know, exit
9 buildings in case of fire or whatever.

10 So, that's one thing -- capital money, we
11 don't have capital money we can't do things such
12 as that. You know and -- and what's -- when I
13 think of it that's going to be hard for me to
14 imagine how HUD is going to be able to dictate to
15 you that you should be making these improvements
16 and things should be getting better.

17 COMMISSIONER DiNARDO: If you don't have
18 the money.

19 MR. SANGER: But then there's no funding;
20 there's no money.

21 COMMISSIONER DiNARDO: Right.

22 MR. SANGER: So it's -- when you think
23 about it's -- let's see where it all goes.

24 That's -- you know, that happens in so many
25 government agencies though.

1 COMMISSIONER DiNARDO: Right.

2 MR. SANGER: You know. As we're doing
3 towards it.

4 And overall security has been better. I
5 can't tell you how much these cameras have meant
6 to us. The Police Chief -- every time I see
7 Chief Molinari he says to me, Sand, things are so
8 much better. Things are so much better.

9 We don't get hardly any calls down there.
10 Things are better. If we do, it's minor, it's --
11 what it might be.

12 CHAIRPERSON MARTINETTI: Good.

13 COMMISSIONER DiNARDO: Good.

14 MR. SANGER: So, --

15 VICE CHAIRPERSON GUTIERREZ: Good.

16 COMMISSIONER DiNARDO: That's terrific.

17 MR. SANGER: -- that has been a good --
18 good step in the right direction with that.

19 COMMISSIONER CAPIZZI: Um-hum.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: So with that being said I
22 would just like to have a roll call as far as the
23 Consent Agenda.

24 And we'll roll call -- Consent Agenda and
25 I'll have that roll call.

1 Mr. Martinetti?

2 MS. DILLON: Motion.

3 CHAIRPERSON MARTINETTI: Yes.

4 MR. SANGER: Motion please?

5 CHAIRPERSON MARTINETTI: Motion.

6 MR. SANGER: Motion; Mr. Martinetti.

7 Second by Miss --

8 VICE CHAIRPERSON GUTIERREZ: Here.

9 MR. SANGER: -- Gutierrez.

10 And roll call.

11 Mr. Martinetti?

12 CHAIRPERSON MARTINETTI: Yes.

13 Abstention --

14 MR. SANGER: Miss Gutierrez?

15 CHAIRPERSON MARTINETTI: -- on Miguel

16 Hector --

17 MR. SANGER: Okay.

18 CHAIRPERSON MARTINETTI: -- properties

19 owned and contractors --

20 MR. SANGER: Yeah.

21 CHAIRPERSON MARTINETTI: -- governed under

22 the Uniform Construction Code.

23 MR. SANGER: Okay.

24 Dottie -- Miss Jetter?

25 COMMISSIONER JETTER: Yes.

1 MR. SANGER: Miss DiNardo?

2 COMMISSIONER DiNARDO: Yes.

3 MR. SANGER: Miss Capizzi?

4 COMMISSIONER CAPIZZI: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Mr. Pedraza?

8 MR. PEDRAZA: Yes.

9 Abstention on approval of the -- the
10 minutes.

11 MR. SANGER: Okay.

12 MR. PEDRAZA: Yeah because I wasn't here.

13 MR. SANGER: Mr. Pedraza will not be voting
14 on the minutes because he was not here --

15 MR. PEDRAZA: Yes.

16 MR. SANGER: -- at the --

17 COMMISSIONER DiNARDO: Well, I wasn't here
18 either --

19 MR. SANGER: He was absent at last --

20 COMMISSIONER DiNARDO: -- but I read them.

21 MR. SANGER: -- month meeting.

22 COMMISSIONER DiNARDO: Does that mean I'm
23 supposed to abstain as well?

24 CHAIRPERSON MARTINETTI: You're special.

25 COMMISSIONER JETTER: He can vote.

1 COMMISSIONER DiNARDO: So, then I --

2 MR. SANGER: Miss DiNardo will be
3 abstaining as well.

4 COMMISSIONER DiNARDO: I will be abstaining
5 as well.

6 (Whereupon, there were multiple speakers.)

7 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah,
8 yeah.

9 MR. SANGER: I think that's -- that's a
10 bid.

11 I -- I need a motion to close.

12 MR. PIZZILLO: Oh, wait. Wait.

13 MR. SANGER: You know.

14

15 **PUBLIC COMMENT:**

16

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

18 CHAIRPERSON MARTINETTI: Yes.

19 MR. SANGER: We do have -- now is the time
20 for our public portion.

21 VICE CHAIRPERSON GUTIERREZ: Oh, yeah.

22 MR. SANGER: Public portion.

23 Is there anyone from the public who would
24 like to address the Board they could do so now.

25 MS. BESHARA: Not at this time.

1 Thank you.

2 MR. SANGER: Okay, thank you.

3 Thank you.

4

5 **ADJOURNMENT:**

6

7 MR. SANGER: Do I get a motion to close --
8 adjourn the meeting.

9 Motion; Miss Gutierrez.

10 Second?

11 By Miss Mundorf.

12 Roll call.

13 Mr. Martinetti?

14 CHAIRPERSON MARTINETTI: Yes.

15 MR. SANGER: Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Yes.

17 MR. SANGER: Miss Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. SANGER: DiNardo?

20 COMMISSIONER DiNARDO: Yes.

21 MR. SANGER: Miss Capizzi?

22 COMMISSIONER CAPIZZI: Yes.

23 MR. SANGER: Miss Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 MR. SANGER: And Mr. Pedraza?

1 COMMISSIONER PEDRAZA: Yes.

2 MR. SANGER: Seven yes.

3 Our meeting is closed.

4

5 (Whereupon, the proceedings were concluded
6 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, March 15, 2018 and
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon