

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, September 20, 2018
Commencing at 4:30 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER
MARTIN T. MARTINETTI, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON,

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
GERARD D. PIZZILLO, ESQ., COUNSEL
WALDO MORIN, Deputy Director of Operations
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	4
EXECUTIVE SESSION	6
CONSENT AGENDA	
APPROVAL OF MINUTES	7
APPROVAL OF BIDS	7
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2018-171	7
RESOLUTION NO. 2018-172	8
RESOLUTION NO. 2018-173	8
RESOLUTION NO. 2018-174	8
RESOLUTION NO. 2018-175	8
RESOLUTION NO. 2018-176	8
RESOLUTION NO. 2018-177	9
RESOLUTION NO. 2018-178	9
RESOLUTION NO. 2018-179	9
RESOLUTION NO. 2018-180	9
RESOLUTION NO. 2018-181	9
RESOLUTION NO. 2018-182	10
RESOLUTION NO. 2018-183	10
RESOLUTION NO. 2018-184	10
RESOLUTION NO. 2018-185	10
RESOLUTION NO. 2018-186	10
RESOLUTION NO. 2018-187	10
RESOLUTION NO. 2018-188	10
RESOLUTION NO. 2018-189	10
RESOLUTION NO. 2018-190	11
RESOLUTION NO. 2018-191	11
APPROVAL OF PAYMENT OF BILLS	11
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	36
ADJOURNMENT	61

1 MR. SANGER: Flag salute.

2

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

5

6 MR. SANGER: Well, good evening everyone.

7 And welcome to the September meeting of the
8 -- the Board of the Union City Board of
9 Commissioner -- the Union City Housing Authority.

10 And I'm just hoping and trusting that everyone
11 did have a good summer.

12 We didn't have a July and August meeting.
13 But at the same time we were able to continue
14 with our -- our business here and being in
15 contact with many of you via phone and
16 telecommunications in various ways.

17 So bottom line is the Union City Housing
18 Authority still moved forward. We didn't skip a
19 beat and it was business as usual.

20 But of course this evening we're getting
21 back to our first meeting and I'm just trusting
22 that you had a good summer, you and your
23 families.

24 And we did do a lot of work over the summer
25 as a -- you know, as an Authority, which we will

1 show you a little later and be able to give you
2 some visuals towards that and a lot did happen.

3

4 **ROLL CALL:**

5

6 MR. SANGER: But before we get into all
7 that I just want to take a moment to do our Roll
8 Call. And I will do that at this moment and
9 we'll have Roll Call.

10 Mr. Martinetti?

11 CHAIRPERSON MARTINETTI: Here.

12 MR. SANGER: Miss Gutierrez?

13 Absent.

14 Miss Jetter?

15 COMMISSIONER JETTER: Here.

16 MR. SANGER: Miss DiNardo?

17 Absent.

18 Miss Capizzi?

19 COMMISSIONER CAPIZZI: Here.

20 MR. SANGER: Miss Mundorf?

21 Absent.

22 Mr. Pedraza?

23 COMMISSIONER PEDRAZA: Here.

24 MR. SANGER: Here.

25 Okay, we have four present; three absent.

1 We do have a quorum.

2 At this time I'd like to say this is a
3 Regular Meeting and in accordance of the Union
4 City Housing Authority, in accordance and
5 pursuant to Chapter 231 of the Open Public
6 Meeting Act.

7 And adequate notice of this meeting has
8 been provided as follows:

9 An annual schedule of Board Meetings set
10 forth the time, date and location of such
11 meetings and the notice and the agenda, to extent
12 known, of this meeting has been prominently
13 posted on our bulletin board, along with our --
14 with our website, and also have been filed with
15 the Office Of the City Clerk for the Union City.

16 And at this time what I'd like to do is
17 have a motion to go into Closed Session.

18 Do I have a motion?

19 CHAIRPERSON MARTINETTI: Motion.

20 MR. SANGER: Motion; Mr. Martinetti.

21 Second; Miss Jetter.

22 Roll call.

23 Mr. Martinetti?

24 CHAIRPERSON MARTINETTI: Yes.

25 MR. SANGER: Miss Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. SANGER: Miss Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Mr. Pedraza?

5 COMMISSIONER PEDRAZA: Yes.

6 MR. SANGER: Okay.

7 Thank you very much.

8

9 (Whereupon, the Board moved to Executive
10 Session at 4:32 p.m.)

11

12 (Whereupon, the Board returned to Open
13 Session at 4:48 p.m.)

14

15 MR. SANGER: We will now go into our Open
16 Session and we'll see if there are any members of
17 the public here.

18 And before we go into that we'll ask for a
19 motion to go into Open Session?

20 MR. PIZZILLO: Mr. Martinetti.

21 CHAIRPERSON MARTINETTI: Motion.

22 MS. SANGER: Mr. Martinetti; motion.

23 Second by Miss Jetter.

24 And we'll have our roll call for Open
25 Session.

1 Mr. Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. SANGER: Miss Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Miss Capizzi?

6 COMMISSIONER CAPIZZI: Yes.

7 MR. SANGER: Mr. Pedraza?

8 COMMISSIONER PEDRAZA: Yes.

9 MR. SANGER: We are now in Open Session and
10 we'll see if there are members from the public
11 that would like to join us.

12 MR. MORIN: Nope.

13 MR. SANGER: At this time there are no
14 members of the public here.

15 So we will go right into our Open Session.

16

17 (Whereupon, the Board discussed and took
18 action on the following items:

19 **CONSENT AGENDA:**

20 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
21 **JUNE 21, 2018 AND THE EXECUTIVE SESSION MEETING**

22 **OF JUNE 21, 2018;**

23 **B. APPROVAL OF RFP/BIDS;**

24 **C. APPROVAL OF VARIOUS RESOLUTIONS;**

25 RESOLUTION NO. 2018-171 - TO RENEW

1 MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING
2 AUTHORITY JOINT INSURANCE FUND;

3 RESOLUTION NO. 2018-172 - RESOLUTION
4 AUTHORIZING THE HOUSING AUTHORITY TO RE-BID THE
5 EXTERMINATION MAINTENANCE SERVICES FOR THE PHA;

6 RESOLUTION NO. 2018-173 - RESOLUTION
7 AUTHORIZING THE PHA TO ADVERTISE FOR RFPs FOR
8 LEGAL SERVICES FOR THE PHA;

9 RESOLUTION NO. 2018-174 - RESOLUTION
10 APPROVING RATIFICATION OF UNION CITY HOUSING
11 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
12 TELEPHONICALLY APPROVING SILVA MECHANICAL BID FOR
13 BOILER AND HOT WATER HEATER CLEANING SERVICES;

14 RESOLUTION NO. 2018-175 - RESOLUTION
15 APPROVING RATIFICATION OF UNION CITY HOUSING
16 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
17 TELEPHONICALLY APPROVING QUOTE BY SILVA
18 MECHANICAL FOR THE INSTALLATION OF BOILER WATER
19 FEED TANK AT 514 3RD STREET;

20 RESOLUTION NO. 2018-176 - RESOLUTION
21 APPROVING RATIFICATION OF UNION CITY HOUSING
22 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
23 TELEPHONICALLY PERMITTING THE AUTHORITY TO
24 PUBLISH BID FOR THE PURCHASE, DELIVERY, AND
25 INSTALLATION OF KITCHEN STOVES AT AMP II & III;

1 RESOLUTION NO. 2018-177 - RESOLUTION
2 APPROVING RATIFICATION OF UNION CITY HOUSING
3 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
4 TELEPHONICALLY APPROVING GL GROUP BID FOR THE
5 INSTALLATION OF NEW DOORS, FRAMES AND HARDWARE AT
6 AMP II & III;

7 RESOLUTION NO. 2018-178 - RESOLUTION
8 APPROVING RATIFICATION OF UNION CITY HOUSING
9 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
10 TELEPHONICALLY SELECTING ICON ARCHITECTS FOR
11 ARCHITECTURAL SERVICES FOR CAPITAL FUND PROGRAM;

12 RESOLUTION NO. 2018-179 - RESOLUTION
13 APPROVING THE UNION CITY HOUSING AUTHORITY TO
14 CONVERT TO AND IMPLEMENT THE RENTAL ASSISTANCE
15 DEMONSTRATION (RAD) PROGRAM OFFERED BY THE
16 DEPARTMENT OF HOUSING URBAN DEVELOPMENT (HUD);

17 RESOLUTION NO. 2018-180 - RESOLUTION
18 APPROVING THE RECOMMENDATION OF THE EVALUATION
19 SELECTION COMMITTEE TO SELECT MANAGEMENT RESOURCE
20 GROUP, LLC TO PROVIDE A 2018 ENERGY AUDIT FOR THE
21 PHA;

22 RESOLUTION NO. 2018-181 - RESOLUTION
23 APPROVING THE APPOINTMENT OF JORGE RODRIGUEZ,
24 HOUSING AUTHORITY COMPTROLLER AS A PERSONAL
25 SIGNER TO THE WELLS FARGO ESCROW ACCOUNTS NUMBER

1 8498-4064 AND 8524-9639;

2 RESOLUTION NO. 2018-182 - RESOLUTION
3 APPROVING CONTRACT FOR FIRE ALARM, SECURITY ALARM
4 AND INTERCOM SYSTEMS MAINTENANCE SERVICES;

5 RESOLUTION NO. 2018-183 - RESOLUTION
6 APPROVING CONTRACT FOR FUEL OIL DELIVERY
7 SERVICES;

8 RESOLUTION NO. 2018-184 - RESOLUTION
9 APPROVING CONTRACT FOR FIRE SPRINKLER SYSTEM
10 REPAIR SERVICES;

11 RESOLUTION NO. 2018-185 - RESOLUTION
12 APPROVING CONTRACT FOR HVAC UNIT MAINTENANCE
13 SERVICES;

14 RESOLUTION NO. 2018-186 - RESOLUTION
15 APPROVING CONTRACT FOR EMERGENCY ELECTRICAL
16 REPAIR SERVICES;

17 RESOLUTION NO. 2018-187 - RESOLUTION
18 APPROVING CONTRACT FOR PURCHASE AND INSTALLATION
19 OF KITCHEN STOVES AT AMPS 2 & 3;

20 RESOLUTION NO. 2018-188 - RESOLUTION
21 APPROVING CONTRACT FOR BOILER WATER TREATMENT
22 SERVICES;

23 RESOLUTION NO. 2018-189 - RESOLUTION
24 APPROVING CONTRACT FOR ELEVATOR MAINTENANCE
25 SERVICES;

1 RESOLUTION NO. 2018-190 - RESOLUTION
2 APPROVING CONTRACT FOR COMPACTOR MACHINE REPAIR
3 SERVICES;

4 RESOLUTION NO. 2018-191 - RESOLUTION
5 APPROVING CONTRACT FOR EMERGENCY GENERATOR
6 PREVENTIVE MAINTENANCE SERVICES; and

7 **D. APPROVAL OF PAYMENT OF BILLS.)**

8

9 MR. SANGER: What I'd like to do is just
10 remind all the Board members we will now do a
11 Consent Agenda, as we have done in the past.

12 And when we do have our Consent Agenda you
13 will be voting on -- in the areas of Approval of
14 the Minutes; Approval of the Bids; Approval of
15 the Various Resolutions; and Approval of the
16 Payment of Bills.

17 That will all go into be part of our
18 Consent Agenda.

19 So we will take that Consent Agenda after
20 we go through all our Resolutions and any other
21 businesses that we may have.

22 With that we want to have Mr. Pizzillo make
23 a -- a statement if you'd like with Mr.
24 Martinetti's vote, --

25 MR. PIZZILLO: Sure.

1 MR. SANGER: -- please.

2 MR. PIZZILLO: Sure.

3 And just -- just for the record I --

4 MS. DILLON: Move forward, Mr. --

5 MR. PIZZILLO: Oh, sure.

6 Sorry.

7 Just for the record, on the Consent Agenda
8 items, Chairman Martinetti is -- will be and --
9 or potentially abstaining from any and all voting
10 on Resolutions, payment of bills and any other
11 items on the Consent -- on the Consent Agenda
12 dealing with Miguel Hector and any other
13 contractor or vendor who is in or governed by the
14 Uniform Commercial Code.

15 This is going to be --

16 CHAIRPERSON MARTINETTI: Uniform
17 Construction.

18 MR. PIZZILLO: Excuse me.

19 Uniform Construction Code.

20 This is going to be a blanket statement for
21 this meeting and for all meetings going forward.

22 I will continue to make this statement at
23 each subsequent meeting but at least for the
24 September 20th meeting that's how we will be going
25 forward.

1 MR. SANGER: Thank you, Mr. Pizzillo.

2 And what about to do and please bear with
3 me and just to remind everyone we did not have a
4 July or August meeting but we were able to go
5 forward with a lot of our business.

6 And I just want to thank everyone at this
7 table for being cooperative and helpful with me,
8 as Director, making telephone contact with you,
9 having some telephone vote during the course of
10 the summer, so we're able to keep our operations
11 moving forward and -- and to allow us to continue
12 to be successful here at the -- the Authority.

13 But at this time now I have about somewhere
14 -- about 20 or 21 Resolutions that I'm about to
15 read. So if you bear with me, we'll go through
16 this. And there are various -- various areas,
17 some with -- through vendors and some through
18 just some general things that we must take care
19 of.

20 So, I'll try to be as succinct as possible
21 and as short as possible to make this palatable
22 for everyone and so everyone has a good general
23 understanding of our Resolutions.

24 The first is Resolution number 17--
25 2018-171.

1 And it's just allowing the -- the Union
2 City Housing Authority to be part of New Jersey
3 Public Housing Authority Joint Insurance Fund.

4 And we've been part of this for many, many
5 years here. And it's just another yearly item
6 that comes before us.

7 So, again, to renew membership with the New
8 Jersey Public Housing Authority in their what
9 they call JIF, Joint Insurance Fund; number one.

10 Second is -- you'll see a second here is
11 also the -- what you'll see the agreement with
12 them.

13 And you'll see that here it starts from
14 January -- you know, from December right through
15 January the following year.

16 So, you'll see that. That's also connected
17 to that Resolution.

18 The second Resolution.

19 The 2018-172, is a Resolution Authorizing
20 the Housing Authority to Rebid the Extermination
21 Maintenance Services for the PHA.

22 We did put out bid for the extermination
23 services, which of course is extremely important
24 for our Housing. We were not happy with the --
25 the selections or the people who have basically

1 submitted. And there weren't many. So we'd --
2 we'd like to have a better selection so we could
3 truly try to service the -- our tenants, you
4 know, more appropriately and best -- as best we
5 can.

6 So we're asking to go out to rebid for
7 that. And we will be asking for your consent
8 with that as well.

9 The third.

10 2018-173, is Resolution Authorizing the PHA
11 to Advertise for Legal Services.

12 We do this each year. And those legal
13 services, for those who might be going out --
14 professional contract towards that. And we will
15 putting -- be putting that out. And, of course,
16 being sure that our current firm, represented by
17 Mr. Pizzillo, will be sure -- get a copy of this
18 as well.

19 Number 2018-174 is Resolution Approving
20 Ratification of Union City Housing Authority
21 Commissioners, via Telephone, which we had done
22 this summer -- for Mechani-- Silva Mechanical for
23 Bid for Boiler and Hot Water Cleanings.

24 And this was not to exceed \$13,000.00.

25 The next Resolution, which -- which would

1 be 175.

2 2018-175.

3 Resolution Approving Ratification of Union
4 City Housing Authority Board of Commissioners
5 Approval via Telephonically Approving Quote from
6 Silva Mechanical for Installation of a Boiler
7 Feed Tank that was necessary in downtown AMP 1
8 and -- which is connected to heating and hot --
9 hot water heating.

10 So this is one where we'll be asking for as
11 well.

12 And they will not exceed the amount of
13 \$9,436.00.

14 Moving on 2018-176.

15 Resolution Approving Ratification of Union
16 City Board of Commissioners via the
17 Telephonically Permitting the Authority to
18 Publish Bid for Purchase, Delivery, and
19 Installation of Kitchen Stoves at AMPs II and
20 III.

21 And we were able to do that and go out to
22 bid for that -- bid for these services.

23 And we're very happy to say this evening
24 that we did get a -- a group that will be working
25 with us. And with that -- that company would --

1 is called Corporation --

2 MR. PIZZILLO: Appliance Connection.

3 MR. SANGER: -- yeah, Appliance Connection,
4 from Brooklyn New York.

5 And they'll be providing for us some 255
6 new stoves and installation of these stoves for
7 all of the residents and all of the units here in
8 -- in our PHA.

9 So we're very happy with that as we always
10 look forward to improving upon that.

11 The other is the 2018-177.

12 Resolution Approving Ratification of the
13 G and L Group Bid for Installation of New Doors,
14 Frames and Hardware at AMPs II and III.

15 If you recall with spoke with you at our
16 last meeting back in June about our plan that we
17 had put together to address some of the issues
18 with REAC, which is the -- the inspection that we
19 do get -- annual inspection from HUD.

20 So we did put together our plan. And we're
21 utilizing funding for that. So capital funding
22 towards that. And in our plan that we shared
23 with you in June. And that will not exceed
24 \$128,000.00.

25 Number 178 is Resolution Selecting ICON

1 Architects for Architectural Services for our
2 Capital Fund Program.

3 And, again, the -- the amount will not
4 exceed 24,600. And, again, it's those services
5 -- architectural services connected to that
6 capital fund program making improvements for our
7 residents.

8 Next would be 2018-179.

9 And this is a Resolution Approving the
10 Union City Housing Authority to Convert to and
11 Implement the -- the Rental Assistance
12 Demonstration, otherwise known as RAD Program
13 Offered by the Department of Housing Urban
14 Development, HUD.

15 And what this is is we are -- we have
16 rethought and realize the importance now that --
17 of what we have to do as an Authority to make
18 improvements, capital improvements here, and for
19 conditions and making the quality of life better
20 for all of our residents and all of our units.

21 We realize that -- and if -- to say it very
22 bluntly, the -- the Union City Housing Authority
23 does not have one unit that is under 60 years
24 old.

25 Okay?

1 So with that -- older buildings and older
2 units we have to do something now to do in a --
3 in a collective way and to -- to improve the --
4 all our facilities and by doing that.

5 So we will be working -- we'll -- we'll
6 have a lot more information for you about this.
7 We are going to ask that -- give you -- asking
8 you for permission that we can go out and start
9 doing the -- you know, providing -- we're
10 executing any and all of the documents and
11 applications towards this and to give the
12 Executive Director, myself, the discretion to
13 retain individuals and people to help us move
14 this along.

15 All right?

16 So bottom line, we are looking to improve
17 everything here in the PHA -- in our -- in our
18 building. We're talking about new bathrooms, new
19 kitchens, new electrical service, new plumbing
20 services, elevators, roofing, many of the health
21 and safety issues and the exterior as well.

22 So this is going to be something that may
23 take two or three year period but it's something
24 that's vitally needed to make the improvements
25 for everyone here at our -- in our Author-- you

1 know, living here within the Authority.

2 MR. RODRIGUEZ: If I may?

3 MR. SANGER: So, we'll be asking you for --
4 towards that.

5 MR. RODRIGUEZ: And if I may?

6 I may just add it also stabilizes the
7 funding that, you know, is a predictive -- it's a
8 more predictive funding source knowing that we're
9 going to get a specific amount every month from
10 HUD, as opposed to, you know, based on our
11 operating expenses where it could fluctuate.

12 So with RAD it provides at least a more --

13 MR. SANGER: Um-hum.

14 MR. RODRIGUEZ: -- it's a more, I guess,
15 stable financing for the -- for the -- for our
16 buildings.

17 MR. SANGER: Stable and also is much
18 stronger with administrative fees.

19 MR. RODRIGUEZ: Exactly.

20 MR. SANGER: Administrative fees, which
21 allows you to help with operations and, of
22 course, to manage all of these things.

23 So, we're happy with that. And eventually
24 would allow us to do is to become, in -- in a
25 sense, a voucher -- a voucher Authority here.

1 And within our PHA here we would actually
2 go with voucher, such as we do already with
3 Section 8.

4 So we will be managing all our facilities.
5 Once you get to that point, you will get
6 additional funding from HUD and you will also get
7 higher management fees that will help us in
8 overall operations and money.

9 So, -- so it helps very much.

10 Once we get into it a little more, of
11 course, something as big as this, something as
12 important to this, we'll have special -- we'll
13 have maybe just a meeting that we'll just
14 concentrate on explaining all of this to you.

15 This is the early stage of just going out
16 and letting -- you know, basically, we're going
17 to go out and have two meetings with the public
18 here. It requires two meetings with the people
19 who live in our -- in our facilities.

20 Once we have those two meetings and that we
21 take -- you know, document all of -- everything
22 that was said at our meetings, we're -- we -- and
23 we're allowed to put in an application to HUD.
24 Once we put that application into HUD and then
25 it's approved, then we will move on into

1 something they call CHAP, which was --

2 CHAP is something -- it's the acronym for
3 something with Housing Authority program. It's
4 basically --

5 MR. RODRIGUEZ: Contract for --

6 MR. SANGER: Yeah.

7 Contract for payment of that. Which
8 basically allows us now to sit with consultants
9 and allow us to make the next steps and actively
10 looking at what banks we're going to use.

11 MR. RODRIGUEZ: Exactly.

12 MR. SANGER: This is going to require a
13 loan everyone.

14 MR. RODRIGUEZ: Right.

15 MR. SANGER: This is like a big mortgage.

16 It will be somewhere in the area of 13 to
17 \$14 million.

18 And this is not immediate but in that area.
19 And they'll go through a whole financial --

20 MR. RODRIGUEZ: Plan.

21 MR. SANGER: -- assessment and plan with
22 you.

23 HUD will come in and do a whole plan with
24 us to be sure that the Union City Housing
25 Authority is fiscally sound to make the payments

1 in the future to do this program.

2 So they check with you very thoroughly and
3 they -- to be sure that we could this and move
4 forward and stay solvent and still run everything
5 through operations and et cetera.

6 So as we go through these steps and move
7 along with these steps, I will be briefing you,
8 will be informing you, asking you for your
9 support. And, of course, we want everyone to be
10 onboard with this. It's something I think the
11 City fathers realize is extremely important,
12 speaking with Chairman Martinetti, knowing that
13 many of our affordable housing units in the City
14 of Union City are in great need of repair and
15 improvement.

16 So we will be moving towards that.

17 We will also be moving towards -- which
18 I'll announce -- speak a little bit about later
19 about -- about what we're doing with COAH
20 funding, what we're doing with the veterans'
21 apartments in Union City.

22 So, all in all this is all good steps in
23 the right direction.

24 The next is number 180.

25 Resolution approving the recommendation to

1 the evaluation to select Management Group to
2 provide an audit.

3 You're required by HUD to do an energy
4 audit each and every year. These people have
5 doing -- doing this for a number of years. Our
6 select team -- selection team committee met
7 yesterday.

8 Thank you to Miss Capizzi, Miss -- Miss
9 Gutierrez who's not here, and of course, Miss
10 Jetter. They met as a selective -- as a select
11 committee yesterday and were able to, as the low
12 bidder, the -- the low bidder and most
13 responsible bidder, we were able to award this to
14 energy -- the energy audit to Select Management
15 Resource Group for the cost of \$4,500.00.

16 Resolution 181, is active -- is just very
17 basic, Appointing Jorge Rodriguez, our
18 Comptroller, as a Personal Signer of our Wells
19 Fargo Escrow Accounts.

20 And, of course, as financial -- as -- as
21 our financial leader he's the person most
22 equipped to sign this --

23 MR. RODRIGUEZ: And, just quickly, those
24 two --

25 MR. SANGER: -- each and every month.

1 MR. RODRIGUEZ: And just, may -- if I may,
2 those two -- those two accounts are just reserve
3 accounts that we keep with a -- an investment
4 bank that earns a specific -- a very conservative
5 interest rate of return to -- so that we can earn
6 some funds -- interest on some funds that we have
7 on reserve.

8 So that's all that is.

9 MR. SANGER: 2018-182 is Resolution
10 Approving Contract for Fire Alarm, Security
11 Alarm, Intercom Systems.

12 And that not -- that will not -- of course
13 the importance of this for safety with fire
14 alarms and security alarms -- not to exceed
15 \$38,389.00.

16 CHAIRPERSON MARTINETTI: Could I -- could
17 I go back to the reserve account?

18 MR. RODRIGUEZ: Yes.

19 MR. SANGER: Yes, sir.

20 CHAIRPERSON MARTINETTI: What kind of --
21 what's the balance more or less?

22 Let's --

23 MR. RODRIGUEZ: Well, we have -- we have
24 about approximately \$600,000.00 in those two
25 accounts. They are sitting on veteran's

1 | financials.

2 | CHAIRPERSON MARTINETTI: How about -- you
3 | ever consider going to maybe an online account
4 | during the --

5 | MR. RODRIGUEZ: For --

6 | CHAIRPERSON MARTINETTI: -- better interest
7 | rate?

8 | MR. RODRIGUEZ: -- investment purposes?

9 | That's a very good -- that's a very good
10 | question. It all --

11 | CHAIRPERSON MARTINETTI: Some are paying --

12 | Sorry.

13 | Some are paying almost two percent now. I
14 | see in my advertisements all the time. American
15 | Express Savings.

16 | MR. RODRIGUEZ: Sure.

17 | CHAIRPERSON MARTINETTI: Goldman Sachs
18 | Savings, --

19 | MR. RODRIGUEZ: Sure.

20 | CHAIRPERSON MARTINETTI: -- which is now --
21 | I forget what they call it.

22 | MR. RODRIGUEZ: We -- we could --

23 | CHAIRPERSON MARTINETTI: They changed it.

24 | MR. RODRIGUEZ: Yeah, I could explore that.
25 | There's definitely -- there's no question --

1 CHAIRPERSON MARTINETTI: I mean \$600,000.00
2 at two percent is a lot better than getting
3 almost, --

4 MR. RODRIGUEZ: Right.

5 CHAIRPERSON MARTINETTI: -- you know, a
6 zero return.

7 MR. RODRIGUEZ: Correct. Correct.

8 They've been -- and they've been -- we've
9 been basically earning about -- yeah, about the
10 -- the conservative amount of two to three
11 percent. The funds are really there for
12 emergency purposes.

13 CHAIRPERSON MARTINETTI: But you could
14 always transfer right in.

15 MR. RODRIGUEZ: Sure. Sure. The only
16 thing is I -- I would have to like explore that
17 and sit down and just weigh the -- the risks and
18 returns and just -- just to make sure that, you
19 know, we have that -- that in a very safe --

20 CHAIRPERSON MARTINETTI: Well they're all
21 FDIC --

22 MR. RODRIGUEZ: -- investment.

23 CHAIRPERSON MARTINETTI: -- insured.

24 MR. RODRIGUEZ: I'm sorry?

25 CHAIRPERSON MARTINETTI: They're -- they're

1 all FDIC insured.

2 MR. RODRIGUEZ: Well, yeah, I would have to
3 explore that.

4 CHAIRPERSON MARTINETTI: Yeah, they're
5 all --

6 MR. RODRIGUEZ: I would have to see --
7 Yeah. I would have to explore --

8 CHAIRPERSON MARTINETTI: Chartered banks.

9 MR. RODRIGUEZ: But, yeah, I'll consider
10 it. I'll definitely considered that.

11 CHAIRPERSON MARTINETTI: You're talking 12
12 grand a year at two percent on a \$600,000.00, you
13 know, --

14 MR. RODRIGUEZ: Um-hum.

15 CHAIRPERSON MARTINETTI: -- times X amount
16 of accounts. Multiply that ten years --

17 MR. SANGER: We are meeting tomorrow with
18 our financial consultant.

19 MR. MORIN: Um-hum.

20 MR. SANGER: Tomorrow morning. So it would
21 be a good time to discuss this.

22 MR. RODRIGUEZ: Yeah.

23 MR. SANGER: Mr. -- Mr. Balu of the --

24 MR. RODRIGUEZ: Yeah, our --

25 MR. SANGER: Since Mr. Balu will be --

1 MR. RODRIGUEZ: -- our fee accountant.

2 MR. SANGER: -- here tomorrow.

3 MR. RODRIGUEZ: Yeah, he'll be here.

4 MR. SANGER: Our fee accountant will be
5 here --

6 CHAIRPERSON MARTINETTI: Yeah, what --

7 MR. SANGER: -- tomorrow morning. It will
8 be a good time to bring that up to him.

9 MR. RODRIGUEZ: Yeah, I --

10 MR. SANGER: So very timely. Very timely.

11 MR. RODRIGUEZ: There's always --

12 MR. SANGER: Okay.

13 MR. RODRIGUEZ: -- they'll always --
14 always --

15 MR. SANGER: Jorge, make note of that so we
16 can --

17 MR. RODRIGUEZ: Yeah, absolutely.

18 MR. SANGER: -- bring that up.

19 MR. RODRIGUEZ: I will.

20 CHAIRPERSON MARTINETTI: They're the same
21 banks. It's just, you know, one's online so the
22 expenses are less, so they're able to pay you a
23 better interest.

24 MR. RODRIGUEZ: Right.

25 Okay.

1 CHAIRPERSON MARTINETTI: They're -- they're
2 all secured by the government. Same -- same
3 insurance, --

4 MR. PIZZILLO: Same FDIC.

5 CHAIRPERSON MARTINETTI: -- have to be the
6 same FDIC.

7 MR. PIZZILLO: Same FDIC controls.

8 CHAIRPERSON MARTINETTI: Correct.

9 MR. SANGER: We'll put that on the agenda
10 for tomorrow morning, Mr. Chairman.

11 MR. RODRIGUEZ: Okay.

12 MR. SANGER: Right?

13 No problem.

14 Next is 2018-183.

15 Approving Contract for Fuel Oil Delivery.

16 Of course the importance of that and the
17 submission of this was -- would not point -- you
18 know, .1019 per gross gallon towards this.

19 And so that would go to United Metro Energy
20 Corporation. So -- to provide the fuel for our
21 -- for our units here.

22 Also, 184.

23 Resolution Approving Contract for Fire
24 Sprinkler System.

25 And that will not exceed the \$85.00 per

1 hour for labor and 135/hour for emergency
2 repairs. And at 3,150 for yearly inspections
3 that go on in --

4 And that would be awarded to Fire
5 Prevention Contractors.

6 The -- Resolution 185.

7 Resolution Approving Contract for HVAC Unit
8 Maintenance Services.

9 We do have this each and every year and
10 just to maintain our heating and our air
11 conditioning.

12 And that is a fee of \$2,525.00.

13 Resolution Approving Contract for Emergency
14 Electrical Repair.

15 And happy to say we haven't been -- we --
16 there hasn't been such a great need in this --
17 this last year or so for that electrical repair.

18 But you know how that is, you must always
19 be ready for anything that might come down in
20 that area. Because, once again, it is a safety
21 and a health issue with electricity.

22 And it will not exceed that \$75.00 per hour
23 and 110 per hour on -- on weekends. So, --

24 And that will be awarded to TSUJ
25 Corporation.

1 Approve --

2 Next Resolution is 2018-187.

3 Approving Contract for Purchase and
4 Installation of Kitchen Stoves, which I spoke
5 about before.

6 And you will see here, as a -- as a follow-
7 up to that Resolution that the amount of
8 \$99,826.00 for 255 stoves that will be installed
9 and put in. And we think it's going to be a
10 great improvement for all our residents here.

11 So for about approximately \$100,000.00, we
12 have 255 stoves -- stoves installed. And just a
13 great step and -- for the people -- the
14 improvements for all the people within our units
15 here.

16 Resolution number 188.

17 Resolution Approving Contract for Boiler
18 Water Treatment Services.

19 And, again, this goes to the Metro Group.
20 And it's for \$5,805.00.

21 Number 189.

22 Resolution Approving Contract for Elevator
23 Maintenance Services. And this is a very big
24 item for here at the -- at our Housing Authority.

25 And, unfortunately, we do have issues with

1 elevators breaking down and sometimes you have
2 vandalism and things of that nature.

3 This is being awarded to G and S
4 Elevators. And that's not to exceed the bid
5 submission rate of \$2,300.00 for a month.

6 The next is number 190.

7 Resolution Approving Contract for Compactor
8 Machine Repair Services.

9 And our compactor machines are used on a
10 regular basis. And, you know, and used very, you
11 know, most often. Very important for us as we do
12 -- we work towards trash and things of that
13 nature.

14 And not to exceed \$91.00 for first hour and
15 \$83.00 for additional hours for that.

16 And this is going to Premier Compact
17 Systems.

18 Number 191.

19 Resolution Approving Contract for Emergency
20 Generator Preventive Maintenance Services.

21 Goes to Annual (sic) Switch and Generator
22 LLC and not to exceed the amount of \$1,786.08.

23 That -- that is all of the Resolutions.

24 MR. PIZZILLO: Just for the record,
25 Atlantic Switch and Generator.

1 MR. SANGER: Um-hum. Atlantic Switch --

2 MR. PIZZILLO: Sorry.

3 Just so we're --

4 MR. SANGER: Thank you.

5 MR. PIZZILLO: Sorry.

6 MR. SANGER: Thank you for the correction.

7 So, that is with the -- with the

8 Resolutions.

9 I do want to say as a -- as a general
10 statement, we are sticking to what we -- the --
11 all of the bid caps on all of these items.

12 Recall two years ago, as we started the new
13 administration here, we had cut all the caps by
14 15 percent. We continue along with that
15 philosophy and we continue along with the
16 philosophy which has always been, you know,
17 hearing the voice of our -- all our Commissioners
18 that we be sure that these people are the lowest
19 bidders and the most responsible.

20 So we've kept with that philosophy as
21 lowest bidder and most responsible and everyone
22 to stay with under the bid cap.

23 At times you may have to go above the bid
24 cap, some emergencies and things of that nature
25 when it's a necessity.

1 And, of course, when we do do that or have
2 to do that we will come to the Board for approval
3 to do that.

4 So we will not spend a dime at the Union
5 City Housing Authority without your approval when
6 it comes to the things -- awards of this nature.

7 So, with that being said, with the Open
8 Session, I believe at this time we can have a
9 Consent Agenda vote.

10 And can I have a -- can I have Consent
11 Agenda?

12 CHAIRPERSON MARTINETTI: Motion.

13 MR. SANGER: Mr. Martinetti; motion.

14 CHAIRPERSON MARTINETTI: Yes.

15 MR. SANGER: Mr. Martinetti.

16 Second by Miss Jetter.

17 And we -- we will have our motion.

18 Mr. Martinetti?

19 CHAIRPERSON MARTINETTI: Yes.

20 MR. SANGER: Miss Capizzi?

21 COMMISSIONER CAPIZZI: Yes.

22 MR. SANGER: Miss Jetter?

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: Okay.

25 MR. PIZZILLO: Mr. Pedraza.

1 MR. SANGER: Yeah, of course, Mr. Pedraza?

2 COMMISSIONER PEDRAZA: Yes.

3 MR. SANGER: Just sharing with Dottie
4 there.

5 Mr. Pedraza.

6 Thank you.

7 Okay.

8 COMMISSIONER JETTER: Oh God.

9 MR. SANGER: So that's -- the vote -- the
10 Consent Agenda is all finished.

11

12 **DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

13

14 MR. SANGER: At this time I'd like to have
15 a -- spend a little time just sharing with you
16 our report from the -- the Executive Director's
17 Report and what we've done.

18 And what I like to do, if you could all
19 just maybe spin around, and we'd like to show you
20 a little visual -- a little overhead visual of a
21 lot of the improvements we've made at the Housing
22 Authority this summer.

23 I would like to say at this time, before we
24 do get into this -- and with this visual. And if
25 you recall we spoke with you back in June about

1 | our scores -- with the REAC scores, with -- with
2 | HUD and the federal government. And since then
3 | we've had a number of REAC assessments here and
4 | evaluations.

5 | And I'm very happy to say recently, at the
6 | Senior Citizens Building, we -- our score was 66;
7 | just recently it went to 75. So there was a plus
8 | nine in that area.

9 | Recently we had at Columbian Courts, which
10 | are our downtown public housing units down on 3rd
11 | and 4th Street, we were at 60 and we just -- and
12 | our last -- over the summer we had our -- our
13 | REAC inspection there and it went to 72. So
14 | we're plus 12 there.

15 | And then this week we're very happy to say
16 | in our -- what we call our AMP -- AMP --

17 | MR. RODRIGUEZ: II.

18 | MR. SANGER: -- II, --

19 | MR. RODRIGUEZ: Right.

20 | MR. SANGER: -- down -- which are two of
21 | our buildings on -- three of our buildings down
22 | the hill here, we started at 47, which was an
23 | issue for us. And I'm very happy to say that our
24 | -- just two -- just ten days ago we had a REAC
25 | inspection and we came in at 78 --

1 COMMISSIONER CAPIZZI: That's --

2 MR. SANGER: -- from 47.

3 Which shows that we had a 31 point
4 improvement.

5 COMMISSIONER CAPIZZI: Yeah, that's great.

6 MR. SANGER: And it goes to show the plan
7 that we shared with you for capital funds and for
8 improvements back in June, we followed that plan;
9 we did a lot of these improvements over the
10 summer and I think it's showing in our REAC
11 inspection.

12 So we're very happy with that.

13 And it just goes to show that we are moving
14 forward; we are making improvements. And, most
15 certainly, a lot has to do with the support we
16 get from all of our Board members here.

17 Many of the projects we choose to enter
18 into, you've been totally supportive and helpful
19 towards. And it shows that we're -- all of us
20 working together. We are doing -- we are doing
21 the right things for all -- for the people of
22 affordable housing in Union City.

23 So I did want to mention that.

24 I want to thank Waldo and Jorge.

25 And, of course, the guys in our maintenance

1 staff who went around doing a lot of these -- you
2 know, going into buildings and fixing doors and
3 fixing lights and fixing emergency exits and
4 signs and all things that we had to improve upon.
5 And they all did an excellent job and it shows.
6 Now we're -- we're getting some of the best
7 scores we've had here at the Housing Authority in
8 many, many, many years.

9 So, thank you for that and thank you for
10 your support.

11 But if you look above now at our visual
12 you'll see these are -- this is our parking lot
13 that we did have paved last summer. We were able
14 to get some speed bumps in our parking lot now.

15 We will be using our facility in the back
16 there towards --

17 Our pavilion will be used by the Union City
18 Board of Education come about November 1st or so
19 for special needs classes. So we wanted to be
20 sure that was all set up with proper speed bumps.

21 There will be buses coming into our -- our
22 parking lot and dropping off kids -- drop off and
23 pick up and things and so we wanted to be sure
24 everything was safe there.

25 We have our yellow lines. We have our

1 speed bumps. And we tried to make it an area as
2 safe as possible.

3 If you look along -- at this picture along
4 the fence here, if you recall -- and I don't know
5 how many could look back at it, three, four
6 months ago there were dozens of trees hanging
7 over that fence onto our property, onto the
8 pavilion in the back. Those -- those branches
9 from the trees, were now going into our -- to our
10 vents and going into our -- our, you know, our
11 water, you know, systems there and everything
12 from that. And we no longer have that problem.

13 And you could see that we were able to work
14 with the people next door and had to ask them to
15 cut the trees and help us with that. And the
16 people of the adjacent property next door, so we
17 were allowed to work that out with them. So it's
18 made a much safer --

19 Some of our windstorms and, you know, heavy
20 thunderstorms in recent months had come down on
21 the fences there. We had gone next door and
22 asked them to cooperate with us and they were --
23 people from the mausoleum there were very, you
24 know, cooperative and help us to cut all those
25 trees, all the excessive vegetation, everything

1 | there to make it more of a safer environment for
2 | everyone and, of course, the parking.

3 | You see back along the pavilion here, we
4 | had a problem with water drainage. The water
5 | drainage was actually coming under our building
6 | for erosion and things of -- under those stairs
7 | there.

8 | MR. RODRIGUEZ: Right.

9 | MR. SANGER: There are stairs that go down.

10 | MR. RODRIGUEZ: Right.

11 | MR. SANGER: There was all erosion.

12 | And of course with the children coming from
13 | the Board of Education and, of course, just all
14 | of our people, you know, that use those stairs,
15 | that we wanted to be sure they were in good
16 | condition.

17 | So that -- working with Adamo and Sons, for
18 | a fee of about \$9,000.00, we were able to fix
19 | that whole area, put new drains in, and hopefully
20 | it's going to be -- all be well protected.

21 | And now will be, you know, much more safer
22 | for everyone who uses those stairs and uses that
23 | area.

24 | The next item is the --

25 | If we could get that, Jorge?

1 MR. RODRIGUEZ: Sure.

2 MR. SANGER: The -- you'll see we're
3 working -- with the pavilion; how we painted the
4 pavilion, working with the Union City Board of
5 Education.

6 All of these are the facilities, the
7 downstairs facility that the -- at the pavilion
8 that they'll be used by the special needs classes
9 from the Union City Board of Education, which
10 we're renting out to them for this -- for a fee
11 of \$3,500.00 a month. And allowing us to get a
12 much needed income and at the same time help the
13 people of Union City in services to our special
14 needs students and be in a cooperative
15 partnership with the Union City Board of
16 Education.

17 You see the facilities are all clean --
18 very clean, have been painted, and really ready
19 to go.

20 Working with the special needs class. You
21 might say, well what will special needs kids do
22 here?

23 If you would look at those two, the doors
24 on the left there, right in there are two --
25 actually two setups of two bedrooms, a living

1 room and a bedroom. And what it does is --

2 And what it does is allow the -- the
3 special needs students to be able to learn what
4 you'd call daily life skills.

5 MR. MORIN: Yeah.

6 MR. SANGER: How to go into their bedroom.
7 How to keep their bedroom. Make beds. How to
8 clean. How to fold towels. How to fold their
9 clothing. How to work at living rooms. How to
10 clean. How to things like that.

11 So many of these students do need a
12 training and help and assistance --

13 MR. RODRIGUEZ: That's great.

14 MR. SANGER: -- towards working toward --

15 MR. RODRIGUEZ: That's great.

16 MR. SANGER: -- daily life skills.

17 So a lot of that is going to be done here
18 at the Housing Authority, so we're happy with
19 that.

20 Just a picture of our drainage system there
21 that -- that Max Adamo --

22 Now you see we have a clean drain going
23 right into a drainage system; won't be coming off
24 the side and ruining and deteriorating --
25 deteriorating stairs and things of that nature.

1 | So, moving towards that.

2 | All these projects for the summer, you'll
3 | see at 3700 Palisade Avenue, our senior citizens
4 | building, we have a little park on the side
5 | there, which we call International Park.

6 | The Mayor and the City fathers and people
7 | of Union City use this site now for raising of
8 | flags.

9 | And they might have days such as Cuban-
10 | American Day, Dominican-American Day, Irish-
11 | American Day, Italian-American Day. Whatever it
12 | might be. International Day.

13 | But that park -- we actually had one
14 | citizen trip there back about four, five months
15 | ago, an -- an elderly citizen hurt herself there,
16 | and we had decided that it wasn't as safe as it
17 | should be. And we decided -- now we put new
18 | pavers in, new sidewalk, new plants. And we're
19 | happy to say it's really a -- a special site now.

20 | You'll see here how we painted up 3700.
21 | You'll see the front here. With your approval
22 | and your help. If you look at it, it's much --
23 | much more -- it's much cleaner, it's much more
24 | attractive, and it's much -- it's safer.

25 | So the 3700 we put in a lot of time this

1 summer, as you could see, painting that. Mr.
2 Martinetti helped us and assisted us in -- in
3 giving some good ideas on how to make
4 improvements there with his -- with his
5 experience working with the Building Department.
6 And we were able to make some good improvements
7 there.

8 And a reason why we got a 12 -- 12 points
9 higher this time in our inspection --

10 COMMISSIONER CAPIZZI: Right.

11 MR. SANGER: -- due to these things that we
12 had completed.

13 MR. RODRIGUEZ: Right.

14 MR. SANGER: So we're happy with that.

15 MR. RODRIGUEZ: Right.

16 MR. SANGER: And next we have --

17 Jorge? Do you have anything else next?

18 Yeah. There it is there. Is a nice --
19 like a nice view of how we --

20 COMMISSIONER PEDRAZA: Right.

21 MR. SANGER: -- cleaned all that up now.

22 You'll see there's no -- you'll see there's
23 no stains on the walls.

24 COMMISSIONER CAPIZZI: Yeah.

25 MR. SANGER: There used to be -- used to be

1 heavy stains there coming down, --

2 COMMISSIONER CAPIZZI: Right.

3 MR. SANGER: -- water and --

4 MR. RODRIGUEZ: And the lighting.

5 MR. MORIN: The lighting.

6 MR. SANGER: -- and whatever.

7 And underneath --

8 COMMISSIONER CAPIZZI: Pretty glass, isn't
9 it?

10 MR. SANGER: -- underneath we fixed all of
11 our lighting.

12 COMMISSIONER CAPIZZI: Right.

13 MR. SANGER: If you go by there in the
14 evening now, the whole area's so --

15 MR. RODRIGUEZ: Lighting up here.

16 MR. SANGER: -- well lit up and safe for
17 all the senior citizens.

18 And all the lights have been fixed there
19 and we put a lot of, you know, you know,
20 resources into that. Fiscal resources and our
21 staff.

22 MR. RODRIGUEZ: There's something I may
23 add.

24 I mean when you walk -- when you drive into
25 Union City, I mean -- one of the impressions at

1 | least I get is how nice and well lit some of our
2 | streets are, --

3 | COMMISSIONER JETTER: Um-hum.

4 | MR. RODRIGUEZ: -- thanks to the
5 | Administration, you know, Mr. -- Brian Stack's --
6 | Mayor Brian Stack and his administration.

7 | And I -- I think lighting just does so much
8 | for appearance of our buildings, for -- just for
9 | the safety and for the -- you know, for the
10 | quality of life overall.

11 | So, I'm very proud of what -- what we've
12 | done here. I mean I -- I think that we have a
13 | lot to do but --

14 | MR. SANGER: So that is an area we made
15 | improvement there as well for 3700.

16 | You see that -- that was all stains. They
17 | were all stains at one time.

18 | MR. RODRIGUEZ: And here's the lighting.

19 | MR. SANGER: Here's the inside. Here's the
20 | lighting on the inside. Those lights were not
21 | working three or four months ago and --

22 | CHAIRPERSON MARTINETTI: And -- and all
23 | LEDs also.

24 | MR. SANGER: Yes.

25 | MR. RODRIGUEZ: Yes.

1 MR. SANGER: LEDs.

2 MR. RODRIGUEZ: Exactly.

3 MR. SANGER: LEDs --

4 MR. RODRIGUEZ: Exactly.

5 MR. SANGER: -- most -- yes.

6 MR. RODRIGUEZ: Impressive. LEDs that
7 really make a big difference.

8 MR. SANGER: As you know the Union City
9 Housing Authority is a smoke-free -- everywhere
10 is smoke-free.

11 It's a HUD regulation now in the United --

12 COMMISSIONER JETTER: Now?

13 MR. SANGER: Every HUD -- every HUD
14 facility in the United States of America,
15 starting -- ha, ha, I should say starting --
16 August 1st.

17 Starting August 1st now is smoke-free.
18 You're not allowed to have any smoking; even in
19 apartments, whatever it be, common areas or
20 apartments, whatever it might be.

21 But you do have -- must -- and you must --
22 must have though designated smoking areas. And
23 we'll show you that in a moment.

24 You'll see our whole emergency systems --

25 MR. MORIN: Brand new system.

1 MR. SANGER: -- and our alarm system.

2 Brand new system that we put in about --

3 MR. MORIN: Senior citizen.

4 MR. SANGER: -- seven, eight months ago at
5 the senior citizen building. So there's a whole
6 new alarm system there. And -- and, of course, a
7 major safety issue for our senior citizens there.

8 MR. RODRIGUEZ: Absolutely. Absolutely.

9 MR. SANGER: Go ahead, the entry. Go
10 ahead.

11 And you'll see an air conditioner. Say
12 what -- what picture is this. You see there's an
13 air conditioner there that we bought there.

14 MR. MORIN: For TV room --

15 MR. SANGER: Yeah.

16 MR. MORIN: -- for seniors.

17 MR. SANGER: In -- in a -- in the room
18 here, which is our community room where we hold
19 many of, you know, community things and parties
20 and things of that nature.

21 And you'll see the -- what's happening
22 there is that there's an air conditioner. We
23 bought four new air conditioners for that area
24 there.

25 MR. RODRIGUEZ: Right.

1 MR. SANGER: And it's well -- it's well
2 cooled and it's real -- actually a nice, you
3 know, clean, comfortable place now for our
4 seniors.

5 MR. RODRIGUEZ: And they're always calling
6 me, you know, make sure I got those Yankees on
7 the cable TV --

8 MR. SANGER: Yeah.

9 MR. RODRIGUEZ: -- programming.
10 And I'm like don't worry about, I'll take
11 care of it.

12 MR. SANGER: We have the televisions for
13 the seniors that are in some sitting rooms and --

14 MR. RODRIGUEZ: Yeah.

15 MR. SANGER: -- turned out well -- worked
16 out well.

17 Here's a sign for designating smoking area
18 that we have. At each one of our sites we must
19 have a designated smoking area.

20 COMMISSIONER JETTER: What about the
21 housing -- the Veterans Housing? Where are they
22 supposed to go to smoke?

23 MR. SANGER: Well, act-- to be -- what we
24 have to do we have to do a little better job with
25 the Veterans Housing.

1 COMMISSIONER JETTER: Yeah, they throw them
2 out --

3 MR. SANGER: First of all --

4 COMMISSIONER JETTER: -- the window.

5 MR. SANGER: -- we haven't had time --

6 Yeah, exactly.

7 Unfortunately you do have people who do
8 something like that.

9 Being that Veterans Housing is not part of
10 HUD we weren't required to do that immediately.
11 But it's still important.

12 COMMISSIONER JETTER: Yeah.

13 MR. SANGER: And I think when we do our
14 fixing up -- up at the Veterans the next year or
15 so -- because next year we're going to do our
16 whole, you know, improvements at the -- the sites
17 there, we'll be able to implement our no smoking,
18 our designated areas, once we could -- we fix up
19 most of our housing there.

20 COMMISSIONER JETTER: You two guys have
21 been there. They take the butts and so there's
22 all cigarette butts all --

23 MR. SANGER: Regularly.

24 COMMISSIONER JETTER: -- over.

25 MR. SANGER: Yes. Yes.

1 MR. RODRIGUEZ: Yeah. Yeah.

2 COMMISSIONER JETTER: Yeah.

3 MR. SANGER: Yes.

4 COMMISSIONER JETTER: And that's not right.

5 MR. SANGER: We know it's a problem.

6 So, we're going to be moving towards that
7 at the Veterans as well.

8 Go ahead, Jorge.

9 MR. RODRIGUEZ: All right, so --

10 COMMISSIONER JETTER: Not until next year
11 though.

12 MR. SANGER: Okay, just a --

13 MR. RODRIGUEZ: Again, this is more of
14 the --

15 MR. SANGER: -- quick -- just some quick
16 things now. Just keep moving.

17 This is our --

18 MR. RODRIGUEZ: Office.

19 MR. SANGER: -- administrative office here.
20 You could see here what we've done with the
21 floors, what we've --

22 COMMISSIONER CAPIZZI: Nice.

23 MR. SANGER: -- done -- we got some
24 furniture inside. And needless to say how -- the
25 condition it was in a year ago or so.

1 It's all clean now, safe, and we're able
2 to, you know, just improve the whole working
3 environment here for -- for everyone who works
4 here.

5 So, --

6 MR. RODRIGUEZ: That pretty much concludes
7 --

8 MR. SANGER: Everybody helps.

9 So that basically concludes what we've
10 done. We did -- you know, we've done a lot with
11 your approval --

12 MR. RODRIGUEZ: And --

13 MR. SANGER: -- allowing us to spend the
14 money we've spent. And we're -- we're just happy
15 to move forward with that.

16 I just want to reiterate and mention to you
17 again, as we move forward with RAD, --

18 I know tonight I didn't give you a total.
19 I don't think this was the appropriate time with
20 so many things we had to do this evening. But in
21 the very near future at our upcoming meetings I
22 will have a whole presentation that will be --
23 that will be more thorough, more detailed for you
24 on what we'd like to do with RAD funding, the RAD
25 money, and how we're going to move forward in

1 | securing funding and hopefully make the
2 | improvements we want.

3 | So, that being said, --

4 | (Whereupon, there was a pause in the
5 | proceedings.)

6 | MR. SANGER: Yeah the other two things I
7 | want to mention really quickly is the SDA
8 | building that we've been talking around for six
9 | or seven months here.

10 | But the SDA building that's at 519-521
11 | Summit Avenue, that was going to allow us to have
12 | some 12 -- 12 units there. That will be part of
13 | -- become part of affordable housing under our --
14 | under the umbrella of the Union City Housing
15 | Authority.

16 | We acquired that building from the State of
17 | New Jersey SDA.

18 | Right now this -- last week it -- it took
19 | us months to get in there do -- do an
20 | environmental study.

21 | Next week we're doing an environmental
22 | study to be sure -- and to do the cleanup and
23 | what has to be done there to make it livable and
24 | -- so people can live there.

25 | And we're happy to say with COAH money from

1 | the City of Union City, the Coalition of
2 | Affordable, you know, Affordable Housing.

3 | A lot of the money that comes from COAH in
4 | Union City where we're taking -- where we're able
5 | to get -- obtain about a hundred and twenty-six
6 | thousand dollars just to fix up and make the --
7 | the improvements at that particular building.

8 | So, COAH -- COAH money's going to be
9 | helping us a lot. And, you know, Mayor Stack,
10 | Marty was involved with it as well, and
11 | through --

12 | You might say again what is COAH money, you
13 | know, and Marty's most equipped and most
14 | knowledgeable to talk about what COAH money is
15 | but in general it's when all the -- all the
16 | contracting and all of the new building and
17 | constructing that's been going on in Union
18 | City, --

19 | Each one of the units was, what, 3,000, --

20 | CHAIRPERSON MARTINETTI: It's a --

21 | MR. SANGER: -- Marty?

22 | CHAIRPERSON MARTINETTI: No, it's a
23 | development fee.

24 | MR. SANGER: Development fee.

25 | CHAIRPERSON MARTINETTI: It's based on the

1 | assessed value and the type of variance they get.

2 | MR. SANGER: Um hum.

3 | And is per unit?

4 | CHAIRPERSON MARTINETTI: It's usually about
5 | one percent.

6 | MR. SANGER: Is it per unit?

7 | CHAIRPERSON MARTINETTI: No, it's usually
8 | about one percent of your total equalized
9 | assessed value.

10 | MR. SANGER: Is it per unit though, Marty?
11 | Wasn't it --

12 | CHAIRPERSON MARTINETTI: No.

13 | MR. SANGER: -- about --

14 | No?

15 | CHAIRPERSON MARTINETTI: That -- there was
16 | discussion of putting a sliding scale on a --

17 | MR. SANGER: Um-hum.

18 | CHAIRPERSON MARTINETTI: -- do it as a unit
19 | base but right now it's based on equalized
20 | assessed value.

21 | So it could go up to six percent if you --
22 | depending on the variance. I don't want to get
23 | into all -- too complicated.

24 | COMMISSIONER CAPIZZI: Um-hum.

25 | CHAIRPERSON MARTINETTI: But usually it's

1 | one percent.

2 | COMMISSIONER CAPIZZI: Um-hum.

3 | CHAIRPERSON MARTINETTI: But over time it
4 | -- it's accumulating. It's based on, you know,
5 | new construction.

6 | COMMISSIONER CAPIZZI: Um-hum.

7 | CHAIRPERSON MARTINETTI: Additions. New
8 | construction.

9 | MR. SANGER: So with that being said,
10 | somewhere, we're -- we're not sure, and this is
11 | not for sure but somewhere in the area of \$1
12 | million we're going to be able to improve for the
13 | Veterans Housing and affordable housing in Union
14 | City.

15 | So with RAD for the public housing, --

16 | COMMISSIONER CAPIZZI: Right.

17 | MR. SANGER: -- with COAH money for the
18 | Veterans Housing, I think we're going to be
19 | making some great improvements for the people.

20 | And lot of people working together with
21 | this -- it's going to take time but with everyone
22 | working together it does make it much easier.

23 | CHAIRPERSON MARTINETTI: It's a lot of work
24 | to collect the fees, too.

25 | MR. SANGER: Right. Lot of work.

1 COMMISSIONER CAPIZZI: Yeah. Yeah.

2 CHAIRPERSON MARTINETTI: Nobody likes to
3 pay them; trust me.

4 MR. SANGER: So, that and also --

5 CHAIRPERSON MARTINETTI: It's a battle
6 every day.

7 MR. SANGER: -- 2601 Central Avenue.

8 2601 Central Avenue; we're going to be
9 obtaining that from North Hudson Community Action
10 Corporation. It's not going to cost us much
11 money. It's --

12 MR. PIZZILLO: A dollar.

13 MR. SANGER: -- very, very little.

14 MR. PIZZILLO: A dollar.

15 MR. SANGER: About one dollar.

16 We just went over with a -- put in a new
17 sprinkler system where we split the -- the
18 amount, the new \$18,000.00 sprinkler system. We
19 paid 9,000; they paid 9,000.

20 And we're hoping -- the attorneys are
21 working on that now to make the transaction
22 towards that. So, you know, hopefully some -- by
23 this wintertime --

24 CHAIRPERSON MARTINETTI: Just --

25 MR. SANGER: -- we may be --

1 CHAIRPERSON MARTINETTI: Sorry.

2 Just make sure they file permits and
3 inspect --

4 MR. SANGER: Um-hum. Yes.

5 CHAIRPERSON MARTINETTI: -- obtain
6 inspections.

7 MR. SANGER: Okay.

8 CHAIRPERSON MARTINETTI: Especially
9 sprinkler work.

10 MR. SANGER: Uh-huh.

11 CHAIRPERSON MARTINETTI: So there's --

12 MR. SANGER: Okay.

13 CHAIRPERSON MARTINETTI: -- no issues.

14 MR. SANGER: Okay.

15 We always remember to do that, --

16 CHAIRPERSON MARTINETTI: The fees are
17 for --

18 MR. SANGER: -- Mr. Martinetti.

19 CHAIRPERSON MARTINETTI: -- waived, so
20 don't --

21 MR. SANGER: We've been pretty good with --

22 CHAIRPERSON MARTINETTI: -- cost anything.

23 MR. SANGER: We've been pretty good with
24 that.

25 CHAIRPERSON MARTINETTI: You have. Yeah.

1 Much better.

2 MR. SANGER: Yeah, we've been pretty good
3 with that.

4 MR. PIZZILLO: Hopefully, with -- yeah,
5 hopefully with 2601 we'll be able to close, you
6 know, end of October, November. It's a pretty
7 easily transaction that the lawyer has a -- our
8 draft of a contract just to cover all our bases.
9 You know, we already did a walkthrough --
10 Sandy and, you know, his team.

11 MR. SANGER: The architects.

12 MR. PIZZILLO: The architects.

13 So we kind of know what we're expecting
14 when we walk in there.

15 So it's just a matter of, you know, the
16 lawyers just hammering out the legalities. I
17 spoke with counsel several times. Both of us
18 came to the same conclusion.

19 You know, this isn't going to be a long
20 drawn out process but, you know, we got to do the
21 -- the little diligence that we have to do and
22 title work, you know, getting a signed contract,
23 things like that.

24 So, we're -- we're pushing forward on that.

25 I was hoping to give you guys more of an

1 update to say we have a signed contract and we're
2 just going and getting the title work but I don't
3 anticipate any -- any problems with that
4 whatsoever.

5 MR. SANGER: Okay.

6 With that being said I need a motion now to
7 come out of the public portion --

8

9 **ADJOURNMENT:**

10

11 CHAIRPERSON MARTINETTI: Just to a motion
12 to --

13 MR. SANGER: To adjourn?

14 MR. PIZZILLO: Just to adjourn.

15 CHAIRPERSON MARTINETTI: -- adjourn.

16 Yeah.

17 MR. SANGER: To adjourn.

18 MR. PIZZILLO: Yeah.

19 MR. SANGER: To adjourn then.

20 CHAIRPERSON MARTINETTI: Motion to adjourn.

21 MR. SANGER: Motion to adjourn; Mr.

22 Martinetti.

23 Second?

24 Dottie Jetter. Naturally.

25 Thank you.

1 So, our meeting is --

2 MR. PIZZILLO: Roll call.

3 MR. SANGER: Roll call.

4 Mr. Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Mr. Pedraza?

11 COMMISSIONER PEDRAZA: Yes.

12 MR. SANGER: Four yes.

13 Thank you very much.

14 COMMISSIONER CAPIZZI: Thank you.

15 MR. SANGER: Thank you very much.

16

17 (Whereupon, the proceedings were concluded
18 at 5:29 p.m.)

19

20

21

22

23

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 Thursday, September 20, 2018
10 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon