

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, October 18, 2018  
Commencing at 4:31 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

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

MARTIN T. MARTINETTI, CHAIRPERSON

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
GERARD D. PIZZILLO, ESQ., COUNSEL, (Arrived at  
4:37 p.m.)  
WALDO MORIN, Deputy Director of Operations,  
(Excused at 4:35 p.m.; returned at 4:43 p.m.)  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER,  
(Excused at 4:35 p.m.; returned at 4:43 p.m.)

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1 MS. DILLON: Okay.

2 MR. SANGER: Okay, stand for the flag  
3 salute.

4

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

7

8 MR. SANGER: Okay.

9 Okay, everyone. Welcome to the October  
10 meeting of the Union City Housing Authority.  
11 And, as I stated a little earlier, but for the  
12 record this month of October is Housing America  
13 Month.

14 So, celebrating public housing across the  
15 -- across America this month.

16 And we just have a little token of  
17 appreciation to our Board members who serve us so  
18 graciously and -- and so, you know, dedicated.  
19 And so we just wanted to show a little token of  
20 our appreciation.

21 Thank you for all you do for the people of  
22 Union City.

23 Thank you for all you do for --

24 COMMISSIONER DiNARDO: Isn't it nice?

25 MR. SANGER: -- the people of who, --

1           VICE CHAIRPERSON GUTIERREZ: Very nice.  
2 Very nice.

3           MR. SANGER: -- of course, are involved  
4 with the Union City Housing Authority. And we  
5 just want to take the time to do that with you  
6 and just a little something, a token of our  
7 appreciation.

8           So, --

9           VICE CHAIRPERSON GUTIERREZ: Thank you very  
10 much.

11          COMMISSIONER PEDRAZA: Thank you.

12          MR. SANGER: -- with that -- and you are  
13 appreciated as they say.

14          COMMISSIONER DiNARDO: Thank you.

15          VICE CHAIRPERSON GUTIERREZ: Thank you.

16          MR. SANGER: As they say, you are  
17 appreciated -- all you do, you know, for the  
18 Housing Authority and the ups and downs. And --  
19 and the success that we've had in the last few  
20 years with this Administration, I feel we have  
21 been very positive and success is a lot to do  
22 with your -- your support.

23                 You know, your strength, your support, and  
24 your unity. I appreciate the unity; everyone  
25 working together. Because as you know in unity

1 | you get a lot of things done. And, you know, so  
2 | -- so I appreciate you for that with the -- with  
3 | that unity.

4 |

5 | **ROLL CALL:**

6 |

7 | MR. SANGER: With that being said we're  
8 | going to have Roll Call.

9 | Mr. Martinetti is not going to be present,  
10 | not present today.

11 | Vice President -- Vice Chairperson  
12 | Margarita Gutierrez?

13 | VICE CHAIRPERSON GUTIERREZ: Here.

14 | MR. SANGER: Excuse me.

15 | Commissioner Jetter?

16 | COMMISSIONER JETTER: Here.

17 | MR. SANGER: Okay.

18 | Commissioner DiNardo?

19 | COMMISSIONER DiNARDO: Here.

20 | VICE CHAIRPERSON GUTIERREZ: He needs  
21 | water.

22 | MR. SANGER: Commissioner Capizzi?

23 | COMMISSIONER CAPIZZI: Here.

24 | MR. SANGER: Commissioner Mundorf?

25 | COMMISSIONER MUNDORF: Here.

1 MR. SANGER: Commissioner Pedraza?

2 COMMISSIONER PEDRAZA: Here.

3 MR. SANGER: Okay, six present; one absent.

4 We do have a quorum.

5 And let me read this.

6 This is a Regular Meeting --

7 COMMISSIONER DiNARDO: Yeah, hang on one  
8 second, Mr. Sanger.

9 VICE CHAIRPERSON GUTIERREZ: Hang on.

10 COMMISSIONER DiNARDO: Catch your breath.

11 MR. SANGER: That's all right. That's all  
12 right.

13 VICE CHAIRPERSON GUTIERREZ: Relax. Hold  
14 on.

15 MR. SANGER: It's okay.

16 COMMISSIONER DiNARDO: Jorge is getting you  
17 some water.

18 MR. SANGER: Yeah, it's all right.

19 VICE CHAIRPERSON GUTIERREZ: Some water.

20 MR. SANGER: It's all right.

21 Thanks.

22 COMMISSIONER CAPIZZI: Um-hum.

23 COMMISSIONER DiNARDO: We're not in that  
24 big of a hurry.

25 MR. SANGER: Yeah.

1 Usually goes away.

2 COMMISSIONER DiNARDO: I know but catch  
3 your --

4 MR. SANGER: Thank you.

5 Thank you, Jorge.

6 MR. RODRIGUEZ: You got it.

7 MR. SANGER: It's a Regular Meeting -- the  
8 Union City Housing Authority, in accordance and  
9 pursuant with the Chapter 231 P.L. 1975, known as  
10 the Open Public Meeting Act.

11 And adequate notice of this meeting has  
12 been provided as follows:

13 The annual schedule of the Board Meetings  
14 setting forth the time, date and location of such  
15 meetings and the notice and the agenda, to extent  
16 that's known of this meeting, has been  
17 prominently posted on our bulletin board in -- in  
18 the front of our -- the Housing Authority office  
19 -- the public office there, has been forwarded to  
20 the local newspaper and also has been part of our  
21 -- with our technology and our -- our technology  
22 site -- a computer site for that. As well as  
23 being filed in the Office of the City Clerk.

24 With that being said and the opening of our  
25 meeting, I'd like to ask for a -- a little bit of

1 a -- to go out and ask for some support to open  
2 and go into Closed Session.

3 So I need a nominee.

4 COMMISSIONER DiNARDO: Motion.

5 VICE CHAIRPERSON GUTIERREZ: Motion.

6 MR. SANGER: I need a motion for that, yes.

7 COMMISSIONER DiNARDO: Sure, I'll make a  
8 motion.

9 MR. SANGER: Motion to go into Closed.

10 Motion by Miss DiNardo.

11 VICE CHAIRPERSON GUTIERREZ: Second.

12 MR. SANGER: Second by Miss Gutierrez.

13 And I have a roll call to go into Closed  
14 Session.

15 Miss Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Yes.

17 MR. SANGER: Miss Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. SANGER: Miss 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: Mr. -- Mr. Pedraza?

1 COMMISSIONER PEDRAZA: Yes.

2 MR. SANGER: Okay, six yes.

3 And we'll now go into Closed Session.

4 I'll ask the -- any members of the public  
5 to please -- and we'll have -- come back in done  
6 with public portion.

7 And at this time I'm also going to ask Mr.  
8 -- Mr. Morin and Mr. Rodriguez to leave our -- to  
9 leave our room; that we do have something that  
10 we'd like to have as part of a Closed  
11 Session/Executive Session that we're going to  
12 discuss amongst ourselves.

13 So we're going to ask you to -- come --  
14 we'll --

15 You'll come right back in when we're  
16 finished.

17 All right, Waldo?

18 MR. MORIN: Yeah.

19 MR. SANGER: Thank you.

20

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

23

24 (Whereupon, Waldo Morin and Jorge Rodriguez  
25 were excused at 4:35 p.m.)

1

2 (Whereupon, Gerard D. Pizzillo, Esquire  
3 arrived at 4:37 p.m.)

4

5 (Whereupon, Waldo Morin & Jorge Rodriguez  
6 returned at 4:43 p.m.)

7

8 (Whereupon, the Board returned to Open  
9 Session at 5:04 p.m.)

10 (Whereupon, there was a pause in the  
11 proceedings.)

12

13 MR. SANGER: Okay.

14 Now I do need a vote to go into a -- a  
15 motion to go into Open Session.

16 VICE CHAIRPERSON GUTIERREZ: I make a  
17 motion.

18 MR. SANGER: Motion to Open Session; Miss  
19 Gutierrez.

20 Second by --

21 COMMISSIONER DiNARDO: Miss DiNardo.

22 MR. SANGER: -- Miss DiNardo.

23 Yes.

24 COMMISSIONER DiNARDO: Pull it out of you,  
25 Mr. Sanger.

1 MR. SANGER: Roll call.

2 Miss Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Yes.

4 MR. SANGER: Miss Jetter?

5 COMMISSIONER JETTER: Yes.

6 MR. SANGER: Miss DiNardo?

7 Miss --

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: -- Capizzi?

10 COMMISSIONER CAPIZZI: Yes.

11 MR. SANGER: Miss Mundorf?

12 COMMISSIONER MUNDORF: Yes.

13 MR. SANGER: Mr. Pedraza?

14 COMMISSIONER PEDRAZA: Yes.

15 MR. SANGER: Okay.

16 We are now in Open Session.

17

18 (Whereupon, the Board discussed and took

19 action on the following items:

20 **CONSENT AGENDA:**

21 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**

22 **SEPTEMBER 20, 2018 AND THE EXECUTIVE SESSION**

23 **MEETING OF SEPTEMBER 20, 2018;**

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

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

1                   RESOLUTION NO. 2018-192 - RESOLUTION  
2 AUTHORIZING THE PHA TO ADVERTISE FOR REQUEST FOR  
3 PROPOSAL (RFP) FOR A/E SERVICES FOR THE HOUSING  
4 ELEMENT AND FAIR SHARE COMPLIANCE PLAN FOR  
5 VETERANS HOUSING IMPROVEMENTS (COAH);

6                   RESOLUTION NO. 2018-193 - RESOLUTION  
7 AUTHORIZING THE PHA TO ADVERTISE FOR REQUEST FOR  
8 PROPOSAL (RFP) FOR A/E SERVICES FOR THE PHYSICAL  
9 IMPROVEMENTS TO THE SCHOOL DEVELOPMENT AUTHORITY  
10 (SDA) PROPERTY LOCATED AT 519-521 SUMMIT AVE  
11 LEASED/MANAGED BY THE UNION CITY HOUSING  
12 AUTHORITY;

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

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

15

16                   MR. SANGER: And the first thing I'd like  
17 to do in Open Session this evening is to just  
18 mention to you, as we do each and everyone of our  
19 meetings, we think it's best to go into Consent  
20 Agenda.

21                   And many of the things you'll be hearing  
22 now we will have a -- you know, a vote at the end  
23 of this for Consent Agenda.

24                   And just reminder to you, at Consent Agenda  
25 you will be approving the minutes. You will be

1 approving the -- the various resolutions, if you  
2 choose to, of course. Approving the payment of  
3 bills. And just that you are aware of some of  
4 the delinquencies with -- just gone -- just gone  
5 over with Gerard and et cetera.

6 And then, of course, at the end I will have  
7 my -- my Director's Report.

8 But going into now, the Open Session, the  
9 first thing I'd like to do is read two  
10 Resolutions to you.

11 And just before I do, just a little --  
12 before this to just say to you that as you know  
13 the last few months we've been asked -- informing  
14 of you of two big projects that we feel are going  
15 to be, you know, a tremendous asset to the Union  
16 City Housing Authority and able to provide people  
17 in Union City with affordable housing and give  
18 people an opportunity.

19 Realizing today I'm hearing that now one  
20 and two bedroom apartments in Union City are now  
21 over \$2,000.00.

22 VICE CHAIRPERSON GUTIERREZ: Yeah.

23 MR. SANGER: And the -- what's going on  
24 and --

25 VICE CHAIRPERSON GUTIERREZ: That's a lot.

1 MR. SANGER: -- what you, you know, with --

2 COMMISSIONER JETTER: How do they get the  
3 money to pay it?

4 MR. SANGER: -- with, you know, the annual,  
5 you know, just the regular rents and what's going  
6 on. Fair rent around or whatever you might say,  
7 it's -- it's --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: -- exuberant.

10 So --

11 VICE CHAIRPERSON GUTIERREZ: It's too much.

12 MR. SANGER: -- affordable housing is in so  
13 much more and more of a need for it.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: Not only in Union City but  
16 that, of course, you know, certainly in any of  
17 the metropolitan areas and the -- the older  
18 cities and everywhere.

19 The cost now as a living is just exuberant.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: And it's getting really out of  
22 sight.

23 So, these -- by expanding and trying to  
24 have more opportunity and making more offerings  
25 for the people of Union City, you know, we're

1 | doing -- we're trying to help and assist in any  
2 | we could.

3 |           And by doing that, of course, we're looking  
4 | at what we can do to, number one, improve our  
5 | current situation with -- with our COAH funding.  
6 | And it's known as the Housing -- Housing Element  
7 | and Fair Share Compliance Plan.

8 |           And we'll be improving our Veterans  
9 | apartments with that. And I'll be asking you  
10 | this evening to allow us, once I read the  
11 | Resolutions, to -- to go and -- and I'll look for  
12 | architect/engineers to start that project.

13 |           And also with our SDA project we've  
14 | discussed for a number of months, finally, hope  
15 | -- it's something I was hoping to do over the  
16 | summer but we're finally getting to getting a --  
17 | we're getting -- signing a lease with the SDA.

18 |           And we're -- that is going to allow us to  
19 | do then to take over at the 519-521 Summit --  
20 | Summit Avenue, which is going to be 12 additional  
21 | apartments and 12 additional units for people of  
22 | Union City.

23 |           So we need an architect to help us to get  
24 | that -- making it -- to make it livable. And --  
25 | and we're getting --

1           That's also part of COAH funding. With the  
2 COAH funding we're also getting the opportunity  
3 to fix up that facility with \$126,000.00 for  
4 that.

5           One thing I would like to say that the City  
6 of Union City and the Mayor of Union City, Brian  
7 Stack, has informed us that almost all of the  
8 COAH money now is going to come to the Union City  
9 Housing Authority.

10           COMMISSIONER CAPIZZI: Great.

11           MR. SANGER: I'm going to be sitting with  
12 the financial people -- the financial officer of  
13 Union City, the Mayor and people that are  
14 involved with finance from City Hall and allowing  
15 us to see exactly what that figure is.

16           Right now we were getting about \$660,000.00  
17 in COAH funding. What I'm told this is going to  
18 be above and beyond \$1.2 million.

19           COMMISSIONER CAPIZZI: Wow.

20           COMMISSIONER DiNARDO: Wow.

21           VICE CHAIRPERSON GUTIERREZ: Wow.

22           COMMISSIONER MUNDORF: Wow.

23           MR. SANGER: It's almost double.

24           COMMISSIONER DiNARDO: Wow. Great.

25           MR. SANGER: So it's going to really afford

1 -- allow us, not to do just a portion of the  
2 Veterans Housing, but hopefully --

3 And, of course, we have to wait and see.  
4 That's why we're hiring the architects and  
5 engineers and professionals to give, you know,  
6 make a plan for us.

7 But hopefully that we can do all of our --

8 COMMISSIONER DiNARDO: Mmm.

9 MR. SANGER: -- Veterans -- what we call  
10 our --

11 VICE CHAIRPERSON GUTIERREZ: Wow.

12 MR. SANGER: -- Veterans Housing in Union  
13 City, then fix that all up --

14 COMMISSIONER DiNARDO: Wow. Great.

15 MR. SANGER: -- in many different ways.

16 So -- so we're excited about that.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: All right?

19 So -- so two good things coming up.

20 And tonight I'm going to read the two  
21 Resolutions because you'll allow us to get the  
22 architects and engineering to start doing the  
23 plans for this.

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. SANGER: Okay?

1           So, the first being Resolution number  
2 2018-192.

3           Resolution Authorizing the PHA to Advertise  
4 for Request for Proposal for A&E Services for the  
5 Housing Element and Fair Share Compliance Plan  
6 for Veterans Housing Improvements with COAH.

7           And this is A&E services for Veterans  
8 Housing complex -- as we know it as Veterans  
9 Housing complex, improvements using COAH funding.

10          And, of course, the fancy term for that is  
11 Housing Element and Fair Share Compliance Plan.

12          So that's for that. So that is number one.

13          And the second is 2018-193.

14          Resolution Authorizing the PHA to Advertise  
15 for Request for Proposal for A&E Services for the  
16 Physical Improvements to the School Development  
17 Authority Property located at 519-521 Summit  
18 Avenue, which is Leased and Managed by the Union  
19 City Housing Authority.

20          Keep in mind that we will be leasing that  
21 SDA property from them. It will be a long term  
22 lease. You know, in the area of, you know, 15,  
23 20 years or whatever it might be.

24          But also with the contingency that if the  
25 SDA ever needs that for any project, that they

1 need -- that with due notice to tenants and due  
2 notice to the Union City Housing Authority, with  
3 ample time, they can take that property back from  
4 us.

5 We'll be getting it from them for \$1.00. I  
6 -- I don't see in the future that they might be  
7 doing that, taking it back from us, but that  
8 contingency will be in there.

9 So, those are the two Resolutions for that.

10 Jorge, anything you want to mention about  
11 the finance with this or anything like that?

12 MR. RODRIGUEZ: Well, no, I think that it  
13 provides us --

14 Well it provides -- first and foremost it  
15 provides the City of Union City and -- and,  
16 obviously, the low income residents that  
17 opportunity to have affordable housing.

18 And at the second time, from the Union City  
19 Housing perspective, it -- it provides us with  
20 some flexibility as far as some management income  
21 as far as management fees that we can apply to  
22 our other areas of our finances.

23 So, overall it's -- it's a very, very  
24 positive step forward in the plan -- in the plan  
25 that we have set up, so.

1 MR. SANGER: Um-hum.

2 The good part of it all, hopefully it's not  
3 going to cost a dime to the Union City Housing  
4 Authority.

5 COMMISSIONER CAPIZZI: Right.

6 MR. SANGER: That it will be coming from  
7 alternate, you know, sources --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: -- and from resources other  
10 than the Housing Authority.

11 But at the same time, you know, it's an  
12 overall, you know, tremendous asset for the City  
13 of Union City.

14 So we'll be getting additional sites. And  
15 that coupled with the -- the acquisition of 2601  
16 Central Avenue, which should be coming shortly,  
17 too. Hopefully we're looking to do that the  
18 month of November or December.

19 There are 36 units there that we will now  
20 be taking over and managing. And that is working  
21 with the North Hudson Community Action  
22 Corporation.

23 They just -- they chose to get out of the  
24 housing management business. They said they  
25 weren't experts --

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: -- and they got out of that  
3 business. And they're turning that building over  
4 to us again for a very minimal cost, if any cost  
5 at all with that.

6 So, we'll be taking that over.

7 So, all in all we are looking at improving  
8 on about --

9 A hundred two or a hundred and twelve,  
10 Waldo?

11 MR. MORIN: Hundred and twelve.

12 MR. SANGER: -- hundred and twelve Veterans  
13 units that we improved upon.

14 We'll be having an additional 36 units at  
15 2601 Central Avenue for North Hudson Community  
16 Action Corporation; an additional 12 units down--  
17 downtown with the SDA. So that 36 and 12 is 48  
18 new -- 48 new units.

19 And then, of course, a hundred and twelve  
20 that are going to be modernized, upgraded and --  
21 you know, with all the bells and whistles so to  
22 speak.

23 So, we're happy with that as we move --

24 COMMISSIONER CAPIZZI: Right.

25 MR. SANGER: -- forward. So, --

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: -- this is a first step in  
3 that process and --

4 COMMISSIONER DiNARDO: Wonderful.

5 MR. SANGER: -- so we're moving towards  
6 that.

7 So, with that being said I think that's all  
8 we have for --

9 You know of any thoughts or comments  
10 towards this from anyone?

11 Okay.

12 If not, I will then ask for a --

13 MR. MORIN: A motion.

14 COMMISSIONER JETTER: I'd like to --

15 MR. SANGER: Yeah, a motion.

16 COMMISSIONER JETTER: -- say that --

17 MR. SANGER: Yes?

18 COMMISSIONER JETTER: -- Gerard is doing a  
19 tremendous job.

20 MR. SANGER: Um-hum. Yes.

21 COMMISSIONER JETTER: And this guy here is  
22 doing a great job.

23 VICE CHAIRPERSON GUTIERREZ: Jorge.

24 MR. RODRIGUEZ: Thank you.

25 COMMISSIONER JETTER: Really the

1 accountant.

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 COMMISSIONER JETTER: Because --

4 MR. RODRIGUEZ: Thank you.

5 COMMISSIONER JETTER: -- I couldn't  
6 understand before.

7 MR. SANGER: Um-hum.

8 COMMISSIONER JETTER: Oh I could understand  
9 it --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 COMMISSIONER JETTER: -- which very  
12 difficult.

13 This man knows what he's talking about. I  
14 don't know until read it --

15 MR. SANGER: Um-hum.

16 COMMISSIONER JETTER: -- and I ask  
17 questions to you --

18 MR. SANGER: Um-hum.

19 COMMISSIONER JETTER: -- to make sure I  
20 know what I'm talking about because I --

21 MR. SANGER: Um-hum.

22 COMMISSIONER JETTER: Okay?

23 That's the way it is.

24 MR. RODRIGUEZ: Sure. Thank you.

25 COMMISSIONER JETTER: Yeah.

1 MR. RODRIGUEZ: And my phone is always  
2 available -- I mean my time's --

3 COMMISSIONER JETTER: I know.

4 MR. RODRIGUEZ: -- always available --

5 COMMISSIONER JETTER: Call you.

6 MR. RODRIGUEZ: -- for anyone here, --

7 COMMISSIONER JETTER: Yeah.

8 MR. RODRIGUEZ: -- if you ever have any  
9 questions, any you know information you want me  
10 to help you, explain any reports that, you know,  
11 I provide -- we provide.

12 And there's always more reports available  
13 that I can provide and the status and the health  
14 condition of the --

15 COMMISSIONER JETTER: That's true. Because  
16 I've called you on occasion.

17 And he's good.

18 You're good.

19 Waldo --

20 VICE CHAIRPERSON GUTIERREZ: And Waldo --

21 COMMISSIONER JETTER: -- and me are  
22 friends.

23 VICE CHAIRPERSON GUTIERREZ: Waldo --

24 COMMISSIONER JETTER: We're good.

25 MR. SANGER: We're going to talk about --

1 VICE CHAIRPERSON GUTIERREZ: Don't leave  
2 Waldo on the side.

3 MR. SANGER: In my --

4 COMMISSIONER JETTER: Waldo.

5 MR. SANGER: In my Executive --

6 COMMISSIONER JETTER: Right?

7 MR. SANGER: -- Director's Report we're  
8 going to talk about some things with Waldo. And  
9 I think --

10 COMMISSIONER JETTER: I have no problem.

11 MR. SANGER: It's not only Waldo -- he was  
12 the lead person; he was our point person for the  
13 -- the whole REAC. But at the same time  
14 something that we all helped to make a big --

15 COMMISSIONER JETTER: Oh, --

16 VICE CHAIRPERSON GUTIERREZ: Okay.

17 MR. SANGER: -- with the Housing Authority.

18 So, --

19 COMMISSIONER JETTER: He's doing a good  
20 job --

21 MR. SANGER: -- we're going to see that.

22 COMMISSIONER JETTER: -- he should know  
23 then.

24 MR. SANGER: Yes.

25 VICE CHAIRPERSON GUTIERREZ: Um-hum.

1 MR. SANGER: So at this time can I get a  
2 motion to --

3 VICE CHAIRPERSON GUTIERREZ: I make a  
4 motion.

5 MR. SANGER: -- go into -- for Consent  
6 Agenda.

7 VICE CHAIRPERSON GUTIERREZ: Make a motion.

8 MR. SANGER: Motion Miss Gutierrez.  
9 Second; Miss Mundorf.

10 Roll call.

11 Miss Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Miss Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. SANGER: Miss DiNardo?

16 COMMISSIONER DiNARDO: Yes.

17 MR. SANGER: Capizzi?

18 COMMISSIONER CAPIZZI: Yes.

19 MR. SANGER: Miss Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 MR. SANGER: Mr. Pedraza.

22 COMMISSIONER PEDRAZA: Yes.

23 MR. SANGER: Okay.

24 We moved on. We have that all done. The  
25 Consent Agenda has been approved.

1

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

3

4 MR. SANGER: At this moment I'd like to go  
5 into the Executive Director's Report and just go  
6 over a few things briefly with you. But at the  
7 same time keep you informed of what we're doing  
8 here at the -- at the Housing Authority.

9 And -- and, you know, Dottie mentioned  
10 something about, you know, Jorge is making it  
11 practical, you know, so she could understand --

12 COMMISSIONER JETTER: Yeah.

13 MR. SANGER: -- and making things -- of  
14 that nature.

15 COMMISSIONER MUNDORF: Um-hum.

16 MR. SANGER: And that's something we like  
17 to do on a basis. I think we've shown that.

18 We try to keep you briefed on, you know,  
19 the -- the important -- the key items, the key  
20 things and -- that are happening here so, of  
21 course, that you have a knowledge of it all. You  
22 are voting for it. But also how it benefits, you  
23 know, us all and, you know, keep that, you know,  
24 that ongoing communication of what we do.

25 So, we're looking to do that.

1           One thing I want to say right from the  
2 beginning, back in early in the spring months we  
3 had shared with you how we had gone through a  
4 whole process with REAC, which is Real Estate  
5 Assessment Center. Which is, basically,  
6 monitoring of what we do here at the Housing  
7 Authority.

8           It covers four areas.

9           The four areas are physical, management, --  
10 physical, management, administrative, and --

11           MR. RODRIGUEZ: Finance.

12           MR. SANGER: -- and finance.

13           Of course, Jorge is finance.

14           So those are the four key areas. So it's  
15 ongoing monitoring by the federal government on  
16 those four areas and those key elements.

17           And one we spoke about most definitely was  
18 the -- the only area -- not the only area but the  
19 area that we had the most challenge with was the  
20 physical area. Knowing that we have antiquated  
21 buildings -- older buildings. There is not a  
22 unit in --

23           I've said this before but there's not a  
24 unit in Union City that is not at least 60 years  
25 old. Okay? So we have antiquated buildings --

1 | so we're -- we're moving forward towards that.

2 |           But we had sent in our -- our plan to the  
3 | HUD on how we're going to address a lot of these  
4 | issues. They said there were deficiencies. The  
5 | term they use. And, of course, we had to address  
6 | these -- these deficiencies.

7 |           We also got about \$440,000.00 additional in  
8 | our funding for capital -- capital funds and  
9 | capital improvements. And with that \$440,000.00  
10 | we were able to address those issues of  
11 | deficiency that was, you know, recognized by --  
12 | by HUD.

13 |           So we went -- we went ahead and did this.  
14 | And I just want to report to you the -- the  
15 | result of that. Because we are giving you a copy  
16 | of that back in the spring and the whole thing  
17 | and -- and this is something I say you want to --  
18 | say to Waldo, his staff, Waldo as the supervisor,  
19 | working with the maintenance guys and the  
20 | maintenance people and the ladies that support  
21 | that here, and of course Jorge financially, and  
22 | -- and everything we do.

23 |           But the -- the prior physical inspection  
24 | for the Senior Citizen building, we had gotten a  
25 | score of 66. This year we have got a score of

1 75. So that is a plus nine at our senior center.

2 COMMISSIONER MUNDORF: Um-hum.

3 MR. SANGER: And you could follow along  
4 with me on the sheet that I had put right --

5 COMMISSIONER DiNARDO: Um-hum.

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: -- in front of you. Okay?

8 MR. SANGER: Columbian Court.

9 Prior inspection and monitoring was -- we  
10 had gotten a score of 60. And this year on 9/5,  
11 you'll see it there, on -- on 9/5, which is  
12 September 5<sup>th</sup>, 2018, we were inspected and we came  
13 up with a score of 72. So that's plus 12.

14 All right?

15 Then we also had Hillside Terrace.

16 And Hillside Terrace I is what we call down  
17 the hill; the buildings down the hill, all right,  
18 from us. And you'll see that in prior years --  
19 the prior year it was 47 the score. We went --  
20 we jumped to 78.

21 COMMISSIONER DiNARDO: Wow.

22 VICE CHAIRPERSON GUTIERREZ: Wow.

23 MR. SANGER: We had a plus 31.

24 Okay?

25 And then just recently, on 10/3, just two,

1 three -- two weeks back, we had Hillside Terrace  
2 II, which are the two buildings up here, 3901 and  
3 3911, the building you're sitting in. And prior  
4 year we had 58, which has gone to 80, for a plus  
5 22.

6 So, I think we -- you know, we had a good  
7 plan. We put it together.

8 Basically, the plan was based on the  
9 deficiencies from HUD and we went right to those  
10 deficiencies. We utilized the funding. Waldo  
11 got his maintenance man. Jorge supported this  
12 financially and Jorge had a, you know, lot to do  
13 this as far -- as far as how we were getting  
14 different vendors coming in and, you know, being  
15 a little more choosy with vendors. Trying to be  
16 more cost-efficient. Trying to bring more cost  
17 savings and trying to get some better quality  
18 people here to give us, you know, some of the  
19 improvements we need. As well as our internal  
20 staff; our internal maintenance people.

21 So, overall, you know, if you look at that  
22 it's something we can all be proud of.

23 COMMISSIONER MUNDORF: Yeah.

24 MR. SANGER: You know with --

25 COMMISSIONER MUNDORF: Very good.

1           MR. SANGER:  -- the improvements that are  
2 made --

3           COMMISSIONER CAPIZZI:  Sure.

4           MR. SANGER:  -- physically.

5           We will have for you in March, because  
6 that's when the HUD and the federal government  
7 puts out the report, will give us the total  
8 numbers for all.  For management, for finance,  
9 for physical, and for administrative.  And you'll  
10 see and then the total score.

11           The total score for the Union City Housing  
12 Authority last year was 79.  Which is what they  
13 call standard.  We are standard and we're -- you  
14 know, we are labeled standard, which is -- you  
15 know, you're right in the middle.

16           MR. MORIN:  Um-hum.

17           MR. SANGER:  You're not high quality,  
18 you're not high performing, you're not low  
19 performing.  You're right in the middle.  They  
20 call that standard.  We're right in the middle.

21           And -- but we're looking now for that 79 to  
22 now get up into the eighties, --

23           COMMISSIONER DiNARDO:  Mmm.

24           COMMISSIONER CAPIZZI:  Sure.

25           VICE CHAIRPERSON GUTIERREZ:  Um-hum.

1 MR. SANGER: -- which is, you know, which  
2 is some good -- you know, some good progress for  
3 --

4 COMMISSIONER CAPIZZI: Um-hum.

5 MR. SANGER: -- a -- for a Housing  
6 Authority with -- you know, with our age so to  
7 speak and what we're doing.

8 COMMISSIONER CAPIZZI: Um-hum.

9 MR. SANGER: So, we're doing the best and  
10 Waldo, Jorge, our staff, you know, I --

11 You know I said to Waldo a week -- a few  
12 weeks back, I said we just have to get together  
13 and have a little luncheon for our maintenance  
14 guys and the ladies --

15 VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

16 MR. SANGER: -- that support this, you  
17 know, and just say thank you.

18 VICE CHAIRPERSON GUTIERREZ: Um-hum.

19 COMMISSIONER DiNARDO: Mmm.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: You know, just a quick little  
22 thing and say thank to them. Because, you know,  
23 their work has given us, --

24 COMMISSIONER DiNARDO: Um-hum.

25 MR. SANGER: -- you know, --

1 VICE CHAIRPERSON GUTIERREZ: Exactly.

2 MR. SANGER: -- these good scores and we're  
3 moving forward.

4 So -- so we're happy with that.

5 Do we have a lot more work to do? Yes. No  
6 doubt it.

7 If you go -- if you go through some of  
8 these apartments and some of these -- some of  
9 these common areas, you'd see there's a lot more  
10 work to do.

11 We've gone -- you know, we've taken some  
12 good --

13 VICE CHAIRPERSON GUTIERREZ: There's a lot  
14 of things to do.

15 MR. SANGER: -- steps but we have a long --  
16 we have a long way to go.

17 But, in the future, considering the  
18 possibility of RAD as we spoke about, getting the  
19 federal -- you know, getting federal funding to  
20 improve this and with the improvements with COAH  
21 and the Veterans and et cetera, I think you know  
22 we could -- could maybe three, four, five years  
23 down the road there could be really a -- a big,  
24 big positive change at the Housing Authority in  
25 Union City.

1           You know?

2           So happy with the REAC results.

3           I wanted to share with you the FDA project  
4 downtown, which we spoke about. And that's  
5 finally moving.

6           The Vets funding has increased. So we're  
7 happy that -- and thank you to the City fathers.  
8 I think they -- they had a confidence in us, you  
9 know, to allow us to get the full -- the full  
10 funding, you know.

11          I know there is others that might not be  
12 happy with that. Other people around town who  
13 might have had projects they were hoping for  
14 funding but as you know affordable housing is  
15 such a major issue.

16          COMMISSIONER CAPIZZI: Um-hum.

17          MR. SANGER: So --

18          VICE CHAIRPERSON GUTIERREZ: Um-hum.

19          MR. SANGER: -- the Mayor now is having a  
20 little more of a focus to help with affordable  
21 housing in the City.

22          You know what he's done around town and  
23 many other areas but now the affordable housing  
24 is something we're looking to do.

25          The other thing is now, within the next two

1 weeks or so, we're going to have 255 new stoves  
2 all installed here --

3 COMMISSIONER DiNARDO: Nice.

4 MR. SANGER: -- at the -- at our five  
5 buildings here, which is AMP I and AMP II.

6 VICE CHAIRPERSON GUTIERREZ: Okay.

7 MR. SANGER: So, you know, 255 new stoves  
8 will be installed.

9 VICE CHAIRPERSON GUTIERREZ: Good.

10 MR. SANGER: And we're happy -- that's part  
11 of that additional money we spoke about as well  
12 for people to --

13 The other thing is that with -- heat  
14 preparation has been good. And with the -- we  
15 haven't had many complaints. We put up the heat  
16 last week for the first time. And there were few  
17 complaints, so that's a good thing.

18 And keep our fingers crossed because you  
19 never know what happens. Broken valves. Broken  
20 pipes. Things, again, from old, you know,  
21 antiquated -- a lot of antiquated infrastructure  
22 here. So you never know what's going to --  
23 literally what's going to come out of the wall.

24 MR. RODRIGUEZ: Yeah.

25 MR. SANGER: It's a -- it's --

1 MR. RODRIGUEZ: It's a --

2 MR. SANGER: It's scary.

3 MR. RODRIGUEZ: -- winter -- winter  
4 really --

5 MR. SANGER: It's scary.

6 MR. RODRIGUEZ: -- brings a lot --

7 VICE CHAIRPERSON GUTIERREZ: Winter.

8 MR. RODRIGUEZ: -- of surprises.

9 I mean I --

10 MR. SANGER: Yeah.

11 MR. RODRIGUEZ: I remember last winter we  
12 would be, you know, maybe an hour into the  
13 morning and boom, you know you'd get a phone  
14 call. Or Waldo comes in storming, something goes  
15 on here or there. And it's like, you know, I got  
16 a -- I got a -- I got a pipe here, a pipe there.  
17 And then we're like, okay, here we go. You know.

18 COMMISSIONER JETTER: Well I got to thank  
19 you because I froze last winter for five days  
20 until you come up with that --

21 MR. RODRIGUEZ: Well it was all a team  
22 effort.

23 COMMISSIONER JETTER: I'm sure.

24 MR. RODRIGUEZ: It really --

25 Mr. Sanger, --

1 COMMISSIONER JETTER: Oh, Mr. Sanger, --

2 MR. RODRIGUEZ: -- everyone here, --

3 COMMISSIONER JETTER: -- too.

4 MR. RODRIGUEZ: Yeah.

5 COMMISSIONER JETTER: Automatically

6 whatever happens --

7 MR. RODRIGUEZ: Yeah.

8 COMMISSIONER JETTER: -- here he -- he gets  
9 the credit because he's the boss.

10 MR. RODRIGUEZ: Of course.

11 COMMISSIONER JETTER: There you go.

12 MR. SANGER: The other thing is with the  
13 machines, our plows, our snow blowers and  
14 everything like that, made sure at our last ATM  
15 meeting -- that's our Administrative Team  
16 Meeting, we get together once a month -- to be  
17 sure that they're all tuned up and ready to go.  
18 So there's not any surprises in four weeks or so  
19 when we get our first snow.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 COMMISSIONER DiNARDO: Oh, God, --

22 MR. SANGER: Oh the machines are --

23 COMMISSIONER DiNARDO: -- don't say four  
24 weeks.

25 MR. SANGER: -- broken down.

1 COMMISSIONER DiNARDO: Oh, --

2 MR. SANGER: You know, it could be.

3 COMMISSIONER DiNARDO: -- goodness.

4 MR. SANGER: You know, four, five, six  
5 weeks we'll have snow.

6 VICE CHAIRPERSON GUTIERREZ: You never  
7 know.

8 MR. SANGER: And then if our machines are  
9 not ready, you know, we -- we'd have a big  
10 problem.

11 VICE CHAIRPERSON GUTIERREZ: You never  
12 know.

13 MR. SANGER: So they're being tuned.

14 The other thing is we're looking to improve  
15 our laundry rooms.

16 COMMISSIONER DiNARDO: Hmm.

17 VICE CHAIRPERSON GUTIERREZ: Okay.

18 MR. SANGER: Our laundry rooms are old.  
19 The equipment is old, et cetera.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: I have a person coming in for  
22 -- it's called Sebco, S-E-B-C-O. They're --  
23 they're national. Not only in the metropolitan  
24 area but there in many states around the nation.

25 Where they're going to come in. We're

1 going to -- a gentleman's going to come in and  
2 sit with us next week and get a chance to hear  
3 him, his pitch so to speak.

4 But what they do is they come in and they  
5 renovate and upgrade all your laundry rooms.  
6 They fix them up, they paint them up, they clean  
7 them up. They modernize them. They put in  
8 new, --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- you know, new washers,  
11 dryers. The whole deal and whatever. And then,  
12 of course, you have your income.

13 Our income now, Jorge tells me, is  
14 somewhere give or take twenty-five -- about  
15 twenty-five -- an average of \$2500.00 a month  
16 that we get it income.

17 You know, our share of the coin and -- and  
18 profit that goes into --

19 MR. RODRIGUEZ: Right.

20 MR. SANGER: -- all the laundry rooms and  
21 et cetera.

22 But these laundry rooms need a -- do need  
23 an upgrade and whatever.

24 So we're going to look at maybe someone  
25 new. As we said, we're trying to go out to new

1 people, different things, --

2 MR. RODRIGUEZ: Right.

3 MR. SANGER: -- and how -- what can --

4 MR. RODRIGUEZ: Right.

5 MR. SANGER: -- we do to improve that.

6 In -- in all our facilities we have nine  
7 laundry rooms.

8 VICE CHAIRPERSON GUTIERREZ: Okay.

9 MR. SANGER: So -- and some of them are in  
10 very good shape and some of them are not very  
11 good -- not so very good shape.

12 But we want someone to come in; it may be  
13 someone new. Give us a little pitch, what can  
14 they do. And the great part of it is, is that  
15 they'll come in change the whole thing themself.

16 They'll repaint. They'll cleanup.

17 COMMISSIONER CAPIZZI: Right.

18 MR. SANGER: They'll modernize. They'll  
19 redecorate. They'll -- everything. New floors.  
20 Walls and whatever. You know, we'll decorate and  
21 all and put it together.

22 So you might be hearing a little bit more  
23 about that.

24 And one thing we did this morning -- and a  
25 number of people in our community who are always

1 mentioning it to us about Cantello Street and  
2 Peter Street, where Dottie lives, and a lot of  
3 the lights -- the outdoor exterior lights weren't  
4 working, whatever.

5 Today we -- we were able to fix 20 exterior  
6 lights. Waldo was part of that. I spoke of it  
7 so the --

8 COMMISSIONER CAPIZZI: Good.

9 MR. SANGER: I'm going to drive -- when it  
10 gets dark I'm going to drive by there tonight --  
11 Really.

12 -- and see. Because --

13 MR. MORIN: Got to make sure tonight --

14 MR. SANGER: -- a lot of the lighting we  
15 fixed, we changed, put new bulbs --

16 COMMISSIONER MUNDORF: Right.

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: -- and whatever. So, --

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: -- you know, we're trying to  
21 do things like that.

22 Because there were some reports being so  
23 close to the tunnel cut that's right there, the  
24 Lincoln Tunnel --

25 VICE CHAIRPERSON GUTIERREZ: Um-hum.

1 COMMISSIONER CAPIZZI: Right.

2 MR. SANGER: -- that they've been seeing  
3 some -- maybe some --

4 COMMISSIONER JETTER: Yeah.

5 MR. SANGER: -- undesirables walking  
6 through the property at different times at night  
7 and different things. And some people had  
8 reported to me.

9 So the lighting will certainly, you  
10 know, --

11 VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 MR. SANGER: -- help with that.

13 You know?

14 COMMISSIONER JETTER: I'll -- I'll go after  
15 dark and walk all around there. Everybody knows  
16 me.

17 MR. SANGER: Well, you got to watch late at  
18 night though --

19 MR. RODRIGUEZ: Yeah, you have to.

20 VICE CHAIRPERSON GUTIERREZ: Yeah.

21 COMMISSIONER JETTER: I'm not afraid --

22 MR. SANGER: -- walking around.

23 COMMISSIONER JETTER: -- of anything.

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. SANGER: But main thing is just overall

1 safety.

2 COMMISSIONER JETTER: I know.

3 MR. SANGER: So -- so all in all some good  
4 things happening.

5 I don't know if anybody else wants to  
6 mention anything.

7 Just overall what we're doing and --

8 Okay.

9 COMMISSIONER DiNARDO: I think it's  
10 amazing.

11 COMMISSIONER CAPIZZI: It is.

12 COMMISSIONER DiNARDO: It's amazing. I  
13 mean these numbers are amazing.

14 MR. SANGER: Yeah. The numbers, yeah.

15 COMMISSIONER MUNDORF: Um-hum.

16 COMMISSIONER DiNARDO: So you should be --

17 MR. MORIN: Yeah I was surprised myself.

18 (Whereupon, there were multiple speakers.)

19 COMMISSIONER DiNARDO: -- you should be  
20 very --

21 COMMISSIONER CAPIZZI: Yes.

22 MR. MORIN: That much.

23 COMMISSIONER DiNARDO: -- pleased.

24 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

25 COMMISSIONER DiNARDO: I mean --

1 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

2 COMMISSIONER CAPIZZI: Took a lot of work.

3 COMMISSIONER DiNARDO: -- this is

4 incredible. And this is your --

5 MR. RODRIGUEZ: Absolutely.

6 COMMISSIONER JETTER: Um-hum.

7 COMMISSIONER CAPIZZI: Sure a lot of work.

8 COMMISSIONER DiNARDO: This is teamwork.

9 COMMISSIONER CAPIZZI: Yes.

10 MR. RODRIGUEZ: It feels good. It really

11 does.

12 COMMISSIONER CAPIZZI: Yeah.

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 COMMISSIONER DiNARDO: It really should.

15 It should.

16 COMMISSIONER CAPIZZI: You put the effort

17 in and then the results comes out.

18 COMMISSIONER DiNARDO: Absolutely.

19 COMMISSIONER CAPIZZI: Excellent.

20 VICE CHAIRPERSON GUTIERREZ: Yeah.

21 COMMISSIONER DiNARDO: Absolutely.

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 COMMISSIONER CAPIZZI: Excellent.

24 COMMISSIONER DiNARDO: Mr. Sanger, are you

25 getting good feedback from the residents?

1 MR. SANGER: Yes.

2 COMMISSIONER DiNARDO: You know, I -- I  
3 mean --

4 VICE CHAIRPERSON GUTIERREZ: That is good.

5 COMMISSIONER DiNARDO: -- people have lived  
6 for --

7 MR. SANGER: In most cases --

8 COMMISSIONER DiNARDO: I mean can see from  
9 some of the lists people have lived here for a  
10 very long time. And --

11 MR. SANGER: Yeah. In most cases people  
12 have, yes.

13 VICE CHAIRPERSON GUTIERREZ: Okay.

14 MR. SANGER: We still --

15 VICE CHAIRPERSON GUTIERREZ: Very good.

16 MR. SANGER: Our problem is what I said  
17 before, literally, what's inside the walls.

18 COMMISSIONER DiNARDO: Um-hum.

19 MR. RODRIGUEZ: Yes. Yes.

20 MR. SANGER: We have the old --

21 COMMISSIONER JETTER: Yeah.

22 MR. SANGER: -- iron piping.

23 COMMISSIONER DiNARDO: Sure.

24 MR. SANGER: And I heard -- I heard a -- I  
25 went to -- to a meeting in New Jersey here with

1 other Executive Directors. And the new Executive  
2 Director in Newark, they just went RAD. And he  
3 said they have the same buildings as ours in  
4 Newark. That --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. SANGER: -- many of their complexes and  
7 their, you know, which they're called old  
8 projects so to speak.

9 COMMISSIONER DiNARDO: Right, with the high  
10 rises.

11 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

12 MR. SANGER: Whatever. And that old term  
13 of projects that --

14 No the thing was he said they went RAD  
15 because they did not know what to -- they didn't  
16 realize all the problems that are inside the  
17 walls. But the old iron drain and -- you know,  
18 the iron and -- and whatever.

19 MR. MORIN: Um-hum.

20 MR. SANGER: We have the same problem here.  
21 We're constantly cutting out sections of  
22 piping and putting in new sections --

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: -- and whatever it is.

25 There's only so long you can keep putting

1 | this Band-Aid approach on these pipes --

2 |           COMMISSIONER DiNARDO:   Mmm.

3 |           MR. SANGER:   -- and whatever it might be.

4 |           All right, so that's the -- that's the  
5 | biggest thing that's -- with the pipes.

6 |           And then when a pipe breaks on what we call  
7 | the line of apartments -- you know you have 1-D,  
8 | 2-D, 3-D.

9 |           COMMISSIONER DiNARDO:   Sure.

10 |           MR. SANGER:   Something happened in 4-D, --

11 |           VICE CHAIRPERSON GUTIERREZ:   Um-hum.

12 |           MR. SANGER:   -- it all comes down to 3-D,  
13 | 2-D, 1-D.   And, --

14 |           MR. MORIN:   It happened on Tuesday.

15 |           MR. SANGER:   -- you know, --

16 |           MR. MORIN:   In -- (indiscernible) room --

17 |           MR. SANGER:   -- ceilings --

18 |           MR. MORIN:   -- with Seniors.

19 |           MR. SANGER:   -- ceilings coming in and, you  
20 | know, whatever it might be.

21 |           MR. MORIN:   Um-hum.

22 |           MR. SANGER:   So it was a big -- major issue  
23 | with that --

24 |           COMMISSIONER DiNARDO:   Mmm.

25 |           MR. SANGER:   -- that's happening.

1           So the only thing you can do is -- is  
2 really go in. If we do -- we're able to get RAD  
3 money and -- which would be, basically, a big  
4 mortgage --

5           MR. MORIN: Um-hum.

6           MR. SANGER: -- with, you know, tax credits  
7 and things of that nature. With people -- and to  
8 go in and just -- really go into these walls and  
9 just put new lines in there.

10          COMMISSIONER DiNARDO: Sure.

11          MR. SANGER: Modernize them and whatever.

12          COMMISSIONER DiNARDO: We were here for --

13          MR. SANGER: Deal.

14          COMMISSIONER DiNARDO: -- for RAD -- for  
15 the --

16          MR. SANGER: Right.

17          COMMISSIONER DiNARDO: -- presentation for  
18 RAD.

19          MR. MORIN: Um-hum.

20          COMMISSIONER DiNARDO: Or at least I was.

21          MR. SANGER: Yeah.

22          MR. MORIN: Um-hum.

23          COMMISSIONER DiNARDO: And I --

24          MR. SANGER: And -- and the --

25          COMMISSIONER DiNARDO: -- recall that.

1 MR. SANGER: -- the other was this -- and  
2 to be realistic and to be honest is you do have  
3 quite a few additional people that claim they're  
4 visitors for these apartments but they're staying  
5 in apartments and maybe not on leases.

6 So you have a lot more people using our  
7 facilities --

8 COMMISSIONER CAPIZZI: Um-hum.

9 COMMISSIONER DiNARDO: Sure.

10 MR. RODRIGUEZ: Right.

11 MR. SANGER: -- than are really --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: -- what's there and whatever.

14 We try to work on that. We're doing our  
15 best on that but, you know, there are a lot more  
16 people using now, which has put --

17 MR. RODRIGUEZ: Right.

18 MR. SANGER: -- more taxing and more of a  
19 demand on --

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: -- you know, taxing on  
22 everything with that usage --

23 COMMISSIONER DiNARDO: Hmm.

24 MR. SANGER: -- on everything that's  
25 happened.

1 So -- so just things to consider. So, --

2 (Whereupon, there were multiple speakers.)

3 COMMISSIONER DiNARDO: Well, --

4 MR. SANGER: Um-hum.

5 COMMISSIONER DiNARDO: --

6 congratulations, --

7 MR. SANGER: Yeah.

8 COMMISSIONER CAPIZZI: Yeah.

9 COMMISSIONER DiNARDO: -- guys.

10 MR. SANGER: Thank you.

11 Thank you --

12 COMMISSIONER DiNARDO: It's a handful.

13 MR. SANGER: -- for your help.

14 COMMISSIONER CAPIZZI: I'm sure.

15 MR. SANGER: Everything we ask to do, you

16 guys --

17 VICE CHAIRPERSON GUTIERREZ: For the good

18 job --

19 MR. SANGER: I mean that.

20 VICE CHAIRPERSON GUTIERREZ: -- you guys

21 doing.

22 MR. SANGER: I mean that. Everything we --

23 COMMISSIONER CAPIZZI: Yup.

24 MR. SANGER: -- ask to do. We came forward

25 with a plan, \$440,000.00, you guys went with it

1 and this is the result.

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 COMMISSIONER DiNARDO: It's terrific.

4 MR. RODRIGUEZ: And hopefully -- and I just  
5 want to add and hopefully in the upcoming months,  
6 as we have some of these projects realized and we  
7 see maybe a final product, we can put the visuals  
8 up on -- you know, --

9 MR. SANGER: Yeah.

10 MR. RODRIGUEZ: -- so that we can present  
11 them --

12 MR. SANGER: Um-hum.

13 MR. RODRIGUEZ: -- and show you how before  
14 -- maybe, hopefully, a before and after. Some  
15 people --

16 COMMISSIONER CAPIZZI: Yes.

17 MR. RODRIGUEZ: -- like to see that.

18 It's also a nice --

19 COMMISSIONER JETTER: That would be --

20 MR. RODRIGUEZ: -- presentation.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 COMMISSIONER DiNARDO: That would be nice.

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 COMMISSIONER JETTER: Yeah.

25 COMMISSIONER MUNDORF: Yeah.

1           COMMISSIONER JETTER: To see what it looked  
2 like --

3           VICE CHAIRPERSON GUTIERREZ: Yeah.

4           COMMISSIONER JETTER: -- before.

5

6 **PUBLIC COMMENT:**

7

8           MR. SANGER: Before we break from the Open  
9 part of the meeting, does anyone from the public  
10 wish to address the Board?

11           If so, come forward, state your name and  
12 address please.

13           MR. RODRIGUEZ: Yes.

14           MR. SANGER: Yes, ma'am.

15           MS. BESHARA: Okay.

16           Thank you.

17           I'll make myself skinny.

18           Thanks.

19           MR. SANGER: You're welcome.

20           MS. BESHARA: Toni Beshara, 305 44<sup>th</sup>  
21 Street.

22           I just have a quick question. You were  
23 speaking about the -- the Veterans apartments.  
24 And I remember previously you mentioned that it  
25 would be rolled out over a number of years. And

1 | now tonight I'm hearing that more money was  
2 | acquired.

3 |           Does that mean that it will happen  
4 | simultaneously all at the same time? Or still  
5 | rolled out?

6 |           MR. SANGER: Well, that's a -- that's a  
7 | good question. Okay and it's -- obviously that's  
8 | something that we have to sit down with the  
9 | professionals --

10 |           MS. BESHARA: Um-hum.

11 |           MR. SANGER: -- and see what would be the  
12 | most effective and efficient way to do that.

13 |           I'm not sure if we could do all at once.  
14 | But it's something we look to do within a  
15 | reasonable time to go from one site to the next  
16 | site and, you know, basically learn by our -- you  
17 | know, learn by our experiences in those different  
18 | sites and what we can do, you know, to do that.

19 |           MS. BESHARA: And --

20 |           MR. SANGER: But what -- what it does do  
21 | though is that maybe we a much longer broader  
22 | period of time. What it does is -- is basically  
23 | shrink that amount of time. So we get this done  
24 | much sooner and many more different units as  
25 | well.

1 MS. BESHARA: Okay.

2 MR. SANGER: So it would be maybe not the  
3 time frame we think but it will make less time  
4 and more units to be upgraded.

5 MS. BESHARA: Right.

6 Just ball-- I know that you don't have a  
7 crystal ball, however, what is the basic  
8 timeline?

9 Like what are you shooting for in terms of  
10 your first area?

11 I remember last -- months ago, last year or  
12 last spring, you were talking about Cantello  
13 Street first as a prototype.

14 MR. SANGER: That's right.

15 That's correct.

16 MS. BESHARA: And then you're going --

17 MR. SANGER: Um-hum.

18 MS. BESHARA: -- onto different --

19 Do you have any new plan about --

20 MR. SANGER: No but that's why we're hiring  
21 the architect and engineer.

22 MS. BESHARA: Okay.

23 MR. SANGER: That's why we're hiring these  
24 people. They are the professionals. They will  
25 go, of course, assess the sites, evaluate the

1 sites.

2 MS. BESHARA: Okay.

3 MR. SANGER: And then give us -- basically  
4 give us a plan --

5 MS. BESHARA: Okay.

6 MR. SANGER: -- on how we could move  
7 forward.

8 MS. BESHARA: And as they --

9 MR. SANGER: And then as we do that we'll  
10 share that plan with everyone as we move forward.

11 MS. BESHARA: Right.

12 As they assess the sites, --

13 I'm just trying to get a picture of how it  
14 will -- an idea of how it will roll out.

15 So they'll go to Cantello Street say --

16 This is just an example.

17 -- and then they'll assess it and see what  
18 needs to be done. Then begin work.

19 MR. SANGER: Um-hum.

20 MS. BESHARA: And then when the work is  
21 done they'll go to the -- perhaps --

22 MR. SANGER: The next.

23 MS. BESHARA: -- the next decided --

24 MR. SANGER: Yes. Yes.

25 MS. BESHARA: -- site, --

1 MR. SANGER: Yes.

2 MS. BESHARA: -- assess it, --

3 MR. SANGER: Yes.

4 MS. BESHARA: -- and go there.

5 MR. SANGER: Yeah.

6 MS. BESHARA: It's not just like they're  
7 going to go and assess --

8 MR. RODRIGUEZ: Well, --

9 MS. BESHARA: -- everything and --

10 MR. RODRIGUEZ: Well, if -- if I may add,  
11 Mr. Sanger, basically, I mean the architect will  
12 -- he'll most likely do an all encompassing --  
13 encompassing study. I mean on all --

14 MR. SANGER: Right.

15 MR. RODRIGUEZ: -- on all our buildings.

16 MR. SANGER: Well that's -- see that's what  
17 we want the architect and the professionals to  
18 tell us; what is the best way to do this.

19 Because the key in this --

20 MS. BESHARA: Okay.

21 MR. SANGER: -- and don't forget -- is how  
22 you're disrupting the tenants who are living  
23 there.

24 We don't want to -- the least amount of  
25 disruptions to them.

1 MR. RODRIGUEZ: Good point.

2 MR. SANGER: We want to do them while they  
3 still live in their units.

4 MR. RODRIGUEZ: Very good point.

5 MS. BESHARA: Um-hum.

6 MR. SANGER: All right?

7 So that the most important thing is how can  
8 we do this without disrupting them?

9 Going in a certain day and fix -- taking  
10 care of a bathroom. Going in a certain day and  
11 taking care of a kitchen. And still allowing the  
12 people to live there and provided that -- the  
13 health and safety issues as well.

14 So, those are the -- the biggest things you  
15 have to --

16 Because you could imagine what it would be  
17 if we had to relocate hundreds of people. You  
18 know, --

19 MS. BESHARA: Right.

20 MR. SANGER: -- the cost of that and many  
21 people don't -- first of all, don't want to be  
22 relocated. They want to stay in their homes.  
23 They want to stay where they're comfortable.

24 MS. BESHARA: Um-hum.

25 MR. SANGER: And those are the kind of

1 | things that you have to think about.

2 |           So there's many -- you know, there's many  
3 | variables, there's many different pieces that you  
4 | have to think about in putting it together, the  
5 | whole plan for this.

6 |           So, that's why we're hiring the  
7 | professionals. And as we learn from the  
8 | professionals and develop with the professionals,  
9 | we'll share it with everyone.

10 |           MS. BESHARA: And when the professionals  
11 | are doing their assessment you mentioned there  
12 | might be an -- an overview --

13 |           MR. RODRIGUEZ: Right.

14 |           Because what I -- my point to that is that  
15 | basically the -- the key is to maximize the -- as  
16 | much as we can, the grant.

17 |           Right?

18 |           So that way --

19 |           MS. BESHARA: Right.

20 |           MR. RODRIGUEZ: -- that all -- the whole  
21 | portfolio gets pretty much a -- a cookie-cutter  
22 | approach.

23 |           So that we -- we maximize and then not just  
24 | give certain areas more money than other areas.

25 |           So that way, you know, --

1           So that's probably the approach, most  
2 likely, that we would, you know, take with our --  
3 with our study as far as a needs base study on --  
4 on those apartments.

5           MS. BESHARA: Um-hum.

6           And I -- I know that -- again, I know that  
7 you're only -- you have to meet with the  
8 architects and stuff but would those assessments  
9 be happening this year or early next year?

10          MR. SANGER: Absolutely. Absolutely.

11          MR. RODRIGUEZ: Yeah.

12          MS. BESHARA: This year?

13          MR. SANGER: Yeah. Sure.

14          MS. BESHARA: So before Christmas?

15          MR. SANGER: We're hoping to hire an  
16 architect this -- someone probably in the month  
17 of November/December. And January 1<sup>st</sup> of this --  
18 this new year they could start what they have to  
19 do.

20          Absolutely. Absolutely.

21          MS. BESHARA: Okay.

22          MR. SANGER: And we like to be as  
23 aggressive as possible.

24          MS. BESHARA: Okay.

25          MR. SANGER: And hopefully the least amount

1 of obstacles as we go along, you know.

2 You don't know what bumps you're going to  
3 run into but the least amount of obstacles and --

4 MS. BESHARA: Um-hum.

5 MR. SANGER: -- hopefully we could have,  
6 you know, smooth sailing.

7 MS. BESHARA: And this is regarding all of  
8 the sites that you were talking about? Or --  
9 Veterans, too, with the COAH money?

10 MR. SANGER: Um-hum.

11 MS. BESHARA: The architects you're going  
12 to be talking -- focusing on those too?

13 MR. SANGER: Oh, absolutely. Absolutely.

14 MS. BESHARA: Okay.

15 Okay.

16 MR. SANGER: Veterans is first. Veterans  
17 is first.

18 MS. BESHARA: Veterans is first.

19 MR. SANGER: Um-hum.

20 MS. BESHARA: Thank you.

21 MR. SANGER: Okay.

22 MR. MORIN: You're welcome.

23 VICE CHAIRPERSON GUTIERREZ: All right.

24

25 **ADJOURNMENT :**

1

2

MR. SANGER: Okay.

3

Do I get a motion to close, --

4

VICE CHAIRPERSON GUTIERREZ: I make a

5

motion.

6

MR. SANGER: -- I mean close.

7

Motion by Miss Gutierrez.

8

Second?

9

MR. PIZZILLO: Miss Mundorf.

10

MR. SANGER: Miss Mundorf.

11

Roll call.

12

Miss Gutierrez?

13

VICE CHAIRPERSON GUTIERREZ: Yes.

14

MR. SANGER: Miss Jetter?

15

COMMISSIONER JETTER: Yes.

16

MR. SANGER: Miss DiNardo?

17

COMMISSIONER DiNARDO: Yes.

18

MR. SANGER: Capizzi?

19

COMMISSIONER CAPIZZI: Yes.

20

MR. SANGER: Miss Mundorf?

21

COMMISSIONER MUNDORF: Yes.

22

MR. SANGER: Mr. Pedraza?

23

COMMISSIONER PEDRAZA: Yes.

24

MR. SANGER: That's it.

25

Thank you.

1 Meeting closed.

2 Thank you for that.

3

4 (Whereupon, the proceedings were concluded

5 at 5:36 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, October 18, 2018  
10 and digitally recorded.

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