

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, March 21, 2019  
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, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER  
JAY GELDZILER, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
GERARD D. PIZZILLO, ESQ., COUNSEL  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
MOMENT OF SILENCE	5
ROLL CALL	5
EXECUTIVE SESSION	8
CONSENT AGENDA	
APPROVAL OF MINUTES	9
APPROVAL OF RFP BIDS	9
APPROVAL OF VARIOUS RESOLUTIONS	
NO. 2019-011	10
NO. 2019-012	10
NO. 2019-013	10
NO. 2019-014	10
APPROVAL OF PAYMENT OF BILLS	10
ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS	10
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	35
PUBLIC COMMENT	41
ADJOURNMENT	41

1 MR. SANGER: Okay.

2 We'd like to stand for the flag salute.

3

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

6

7 MR. SANGER: Okay.

8 Good afternoon, everyone.

9 MR. RODRIGUEZ: Good afternoon.

10 COMMISSIONER CAPIZZI: Good afternoon.

11 CHAIRPERSON PEDRAZA: Afternoon.

12 VICE CHAIRPERSON GUTIERREZ: Good

13 afternoon.

14 MR. SANGER: And welcome to the March

15 meeting of the Union City Housing Authority.

16 And I think -- what's today, the second day  
17 of spring or so?

18 COMMISSIONER CAPIZZI: Yes.

19 CHAIRPERSON PEDRAZA: Yes.

20 VICE CHAIRPERSON GUTIERREZ: Yeah, today's  
21 spring.

22 MR. SANGER: And so spring has sprung.

23 CHAIRPERSON PEDRAZA: Yeah.

24 MR. SANGER: Even though today -- today  
25 doesn't, you know, seem like it. Today's not a

1 good advertisement for that but spring is here  
2 and we just hope -- good health to everyone.  
3 Enjoy the springtime and --

4 CHAIRPERSON PEDRAZA: Thank you.

5 VICE CHAIRPERSON GUTIERREZ: Thank you.

6 MR. SANGER: -- we're looking --

7 VICE CHAIRPERSON GUTIERREZ: Thank you, you  
8 too.

9 MR. SANGER: -- forward to good things  
10 happening --

11 VICE CHAIRPERSON GUTIERREZ: Yeah.

12 MR. SANGER: -- at the Union City Housing  
13 Authority this spring and this summer.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: I think we're moving forward  
16 in -- with many different projects.

17 But before we do get into some business and  
18 we get into a roll call, I just want to ask at  
19 this moment, before we do begin, just recently on  
20 our Board we, you know, -- realizing everyone is,  
21 you know, part of our -- sort of our, you know,  
22 so-to-speak our family here and whatever.

23 You know, Margarita had a -- a brother who  
24 passed away. Waldo had a mom who passed away.

25 VICE CHAIRPERSON GUTIERREZ: Oh, my God,

1 | Waldo, sorry.

2 | MR. SANGER: I had a father-in-law, Mr.  
3 | Richard Hannah (phonetic), --

4 | COMMISSIONER CAPIZZI: Oh, I'm so sorry.

5 | MR. SANGER: -- who was a Union City man  
6 | for many years --

7 | VICE CHAIRPERSON GUTIERREZ: Yeah.

8 | MR. SANGER: -- in Union City who passed  
9 | away.

10 | So let's just have a little -- a time just  
11 | to have a little moment of silence for those  
12 | around the table who might be missing, you know,  
13 | loved ones, --

14 | COMMISSIONER CAPIZZI: Um-hum.

15 | MR. SANGER: -- if we can.

16 | Thank you.

17 |

18 | (Whereupon, there was a moment of silence.)

19 |

20 | MR. SANGER: Okay.

21 | Thank you very much.

22 |

23 | **ROLL CALL:**

24 |

25 | MR. SANGER: And we'll have our Roll Call

1 for today.

2 Chairperson Pedraza?

3 CHAIRPERSON PEDRAZA: Yes. Here.

4 MR. SANGER: Present. Okay.

5 CHAIRPERSON PEDRAZA: Present.

6 MR. SANGER: Vice President (sic)

7 Gutierrez?

8 VICE CHAIRPERSON GUTIERREZ: Here.

9 MR. SANGER: Okay.

10 Commissioner Jetter?

11 COMMISSIONER JETTER: Here.

12 MR. SANGER: Commissioner DiNardo?

13 Not present. Okay.

14 Commissioner Capizzi?

15 COMMISSIONER CAPIZZI: Here.

16 MR. SANGER: Present.

17 Commissioner Mundorf?

18 Not present.

19 And Commissioner Geldziler?

20 Not present.

21 So we do have four present; three absent.

22 But we do have an quorum. So I'm happy to say we

23 do have a quorum.

24 We will be moving ahead with the -- for --

25 with the agenda for today.

1           And, as I stated, we're looking forward --  
2 as you'll see in our agenda today, there's some  
3 resolutions that are going to reflect now  
4 progress. And as we move forward in just the  
5 business that we will be involved in as we move  
6 our -- you'll see little different things  
7 happening in the next few months because of the  
8 numerous projects we have and how we're -- and  
9 which is exciting.

10           We're expanding the Union City Housing  
11 Authority in many different ways.

12           And also we're making a number of  
13 improvements of existing properties and existing  
14 -- existing facilities that we do have.

15           So it is exciting time for the Union City  
16 Housing Authority.

17           And with that I would like to ask now to go  
18 into a Closed Session. We do have a few things  
19 to go over.

20           And I'm asking now for a --

21           COMMISSIONER CAPIZZI: I make a motion.

22           MR. SANGER: -- motion.

23           Motion by --

24           VICE CHAIRPERSON GUTIERREZ: I second the  
25 motion.

1 MR. SANGER: -- Miss Capizzi.

2 Second by --

3 VICE CHAIRPERSON GUTIERREZ: Second.

4 MR. SANGER: -- Miss Gutierrez.

5 Roll call.

6 Mr. Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 MR. SANGER: Miss Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Yes.

10 MR. SANGER: Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: And Miss Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: Yes.

15 Okay, four -- four yes.

16 We will now go into Closed Session.

17

18 (Whereupon, the Board moved to Executive

19 Session at 4:32 p.m.)

20

21 (Whereupon, the Board returned to Open

22 Session at 4:43 p.m.)

23

24 MR. SANGER: Now I need a -- a motion to go

25 into Regular Session.

1 CHAIRPERSON PEDRAZA: Motion.

2 MR. SANGER: Motion by Mr. Pedraza.

3 Second by Miss Gutierrez.

4 Roll call with this.

5 Mr. Pedraza?

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: Okay.

8 Miss Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Yes.

10 MR. SANGER: Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: Miss Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: Okay, we are now in Open

15 Session.

16

17 (Whereupon, the Board discussed and tabled  
18 the following item:

19 **CONSENT AGENDA:**

20 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
21 **FEBRUARY 21, 2019;**

22 and

23 (Whereupon, the Board discussed and took  
24 action on the following items:

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

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

2 RESOLUTION NO. 2019-011 - 2019 AGENCY  
3 PLAN/CFP 2019 ANNUAL STATEMENT AND FIVE YEAR  
4 PLAN;

5 RESOLUTION NO. 2019-012 - RESOLUTION  
6 APPROVING SUBMISSION AND PAYMENT OF ICON  
7 ARCHITECTS FEBRUARY 15, 2019 INVOICE FOR SERVICES  
8 RENDERED IN CONNECTION WITH CANTELLO STREET  
9 (VETERANS HOUSING) COAH FUND REHABILITATION;

10 RESOLUTION NO. 2019-013 - RESOLUTION  
11 APPROVING TENANT ACCOUNT RECEIVABLE WRITEOFFS AS  
12 OF MARCH 30, 2019;

13 RESOLUTION NO. 2019-014 - RESOLUTION  
14 APPOINT STANLEY SANGER AS EXECUTIVE DIRECTOR OF  
15 THE UNION CITY HOUSING AUTHORITY FOR 2019-2020;

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

17 **F. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

18

19 MR. SANGER: At this time I would like to  
20 move forward with some Resolutions.

21 If you will look at your packet and look in  
22 Resolutions section of your packet, you will see  
23 that there are four Resolutions that I would like  
24 to cover with you at this -- at this time.

25 And the first -- the first one being that's

1 something that we must do on an -- on an annual  
2 basis.

3 This Board Resolution 2019-011.

4 And this is the 2019 Agency Plan for CFP --  
5 and this is for our money program -- for 2019  
6 Annual Statement and Five Year Plan.

7 So -- and this is, Whereas, the Board of  
8 Commissioners, Union City Housing Authority, City  
9 of Union City, adopt Resolution 2019-011 to  
10 approve the 2019 Agency Plan/CFP for -- Annual  
11 Statement Budget for Five Year Plan;

12 And the plan was -- is a combination of the  
13 plan -- the Annual Statement and Five Year Plan;

14 Was in accordance with the Consolidated  
15 Plan of Hudson County Consortium and Division  
16 Chief of the Hudson County Division of Housing  
17 and Community Development reviewed and approved  
18 the above plan and certified its compliance --  
19 Consolidated Plan of Hudson County Consortium;  
20 and

21 Whereas, the Housing Authority, City of  
22 Union City certifies that the work and Budget  
23 Line Items, included in the Annual Statement are,  
24 for the most -- from the most recent Five Year  
25 Plan; and

1           Therefore Be It Resolved, that Union City  
2 Housing Authority, City of Union City, adopt  
3 Resolution 2019-011, hereby establish the  
4 effective use on this date of 2019 and 2020.

5           Jorge, would you -- as the finance man,  
6 would you --

7           MR. RODRIGUEZ: Yes.

8           MR. SANGER: -- give just the Board members  
9 a little brief -- very brief overview of what the  
10 CFP money is --

11          MR. RODRIGUEZ: Sure.

12          MR. SANGER: -- and how we utilize that  
13 money.

14          MR. RODRIGUEZ: Sure.

15          The capital fund -- well, CFP stands for  
16 capital fund program.

17          The capital fund program is a program that  
18 the HUD -- that our -- that HUD provides us to do  
19 capital improvements within our -- for every year  
20 a certain amount of money. Typically for us it's  
21 about \$600,000.00 a year.

22          MR. SANGER: Um-hum.

23          MR. RODRIGUEZ: And that money we use to  
24 put together for the buildings. To improve the  
25 buildings, improve the -- the structure of our

1 buildings.

2           And so what they want us to do is make sure  
3 that we have a budget in mind so that they know  
4 that we're spending that money the right way.

5           So, --

6           COMMISSIONER JETTER: Okay.

7           MR. RODRIGUEZ: -- you know, in a nutshell  
8 that's basically what the CFP --

9           COMMISSIONER JETTER: Yeah.

10          MR. RODRIGUEZ: -- stands for -- the  
11 capital fund program stands for.

12          MR. SANGER: Yeah.

13          MR. RODRIGUEZ: They like to know five  
14 years ahead --

15          MR. SANGER: Um-hum.

16          MR. RODRIGUEZ: -- what we have in store or  
17 plan to do to our buildings to improve them and  
18 keep them in good shape.

19          MR. SANGER: Bottom line is --

20          COMMISSIONER CAPIZZI: Good.

21          MR. SANGER: -- they like to see you have  
22 vision and how you're going to provide the budget  
23 for that vision to make improvements and --

24          VICE CHAIRPERSON GUTIERREZ: Um-hum.

25          MR. SANGER: -- within all our properties.

1 MR. RODRIGUEZ: Yes.

2 MR. SANGER: That's the bottom line.

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 MR. SANGER: Okay.

5 Resolution 2019-012.

6 Resolution Approving Submission and Payment  
7 of ICON Architects, February 15, 2019 Invoice for  
8 Services Rendered in Connection with Cantello  
9 Street, Veterans Housing, COAH Fund  
10 Rehabilitation.

11 Whereas, the Union City Housing Authority,  
12 City of Union City have developed a procedure for  
13 disbursements of funds for the -- from the  
14 Affordable Housing Trust Fund in connection with  
15 the Order of the Supreme Court of New Jersey  
16 permitting the amendment of the City's Spending  
17 Plan; and

18 Whereas, it was previously determined that  
19 the funds to rehabilitate the Housing -- Veterans  
20 Housing at Cantello Street project would come  
21 from the Affordable Housing Trust Fund maintained  
22 by the City; and

23 Whereas, the Authority previously bid out  
24 and selected ICON Architects as the Architect of  
25 Record for the Cantello Street, Veterans Housing

1 Rehabilitation Project; and

2           Whereas, on February 15<sup>th</sup>, 2019, ICON  
3 submitted an invoice to the Authority totaling  
4 \$26,650.00 for work related to Cantello Street,  
5 Veterans Housing rehabilitation, including  
6 schematic design, design development and the  
7 preparation of a portion of the relevant  
8 construction documents.

9           And the Authority has reviewed the ICON's  
10 invoice and has confirmed that the invoice and  
11 the amount is proper; and

12           The Authority adopted this resolution  
13 memorizing (sic) and its author-- it's  
14 authorization of payment of the -- of the invoice  
15 and consistent with the procedure developed  
16 between the Authority and the City.

17           MR. RODRIGUEZ: Oh.

18           MR. SANGER: Oh, okay.

19           MS. BESHARA: I'm sorry.

20           MR. SANGER: Please come in.

21           Okay.

22           Whereas, consistent with the procedure  
23 developed between the Authority and -- and the  
24 City of Union City, present this resolution to  
25 the City and request the City to pay the invoice

1 30 days of -- within 30 days of the presentment  
2 of this memorialized resolution.

3           And the bottom line with this is, as you  
4 well know, we've been provided with COAH moneys  
5 through the City of Union City and approved by  
6 the Supreme Court of New Jersey.

7           And those moneys now -- our procedure would  
8 be that as the work is being done at the Union  
9 City Housing Authority, we would forward the --  
10 forward the invoice or as known as the bills, the  
11 bill to the City of Union City, and they will pay  
12 the vendors and -- and whoever has been providing  
13 those services from the City of Union City.

14           So that is the system that's been set up  
15 through -- through the legal process with the  
16 attorneys and, of course, through the courts as  
17 well and we will be following that process.

18           So this is the first bill we are submitting  
19 to -- as -- as the plans and the designs are  
20 being developed and set up for the COAH project  
21 at -- at Cantello Street.

22           So this is the first phase of that. And  
23 we'll be paying the architect who's been doing  
24 some good work for us. We seem like we're very  
25 up-to-date with things. And as long as the --

1 the --

2 All -- all these projects seem to take a  
3 long time. There's a lot involved; it's complex.  
4 And many different things -- especially when  
5 you're dealing with three or different  
6 agencies; --

7 COMMISSIONER CAPIZZI: Mmm.

8 MR. SANGER: -- Supreme Court, City, HUD,  
9 the -- you know, the -- the Authority -- the  
10 Housing Authority itself.

11 So it takes many people working together  
12 so -- and to put all those pieces together. But,  
13 so far, it's been a -- you know, it's been a  
14 pleasant -- you know, pleasant experience. There  
15 have been no real roadblocks or anything like  
16 that and we're moving forward.

17 This is -- this is evidence of that  
18 progress. Our first bill is being paid.

19 Even though -- even though you don't like  
20 to pay bills but at the same time it shows  
21 progress.

22 COMMISSIONER JETTER: That's right.

23 MR. SANGER: It does show progress --

24 COMMISSIONER JETTER: Yeah.

25 MR. SANGER: -- and that's a good thing.

1           So Resolution 2019-013 is Resolution  
2 Approving Tenant Account Receivable Writeoffs as  
3 of March 30<sup>th</sup>, 2019; and

4           Whereas, the Union City Housing Authority  
5 requires all tenants of its facilities to enter  
6 into yearly lease agreements set forth on a  
7 monthly rental amount based on the tenant's  
8 income; and

9           Whereas, from time to time the tenants will  
10 either move out, get evicted or otherwise vacate  
11 their -- their unit leaving an open uncollectible  
12 balance in the Authority's financial statements;

13           Whereas, in order to keep an accurate  
14 accounting of its financial condition the  
15 Authority from time to time will write off bad  
16 debt, such as uncollectible rent balances from  
17 tenants who either moved out or were evicted from  
18 their apartment unit; and

19           Whereas, the Authority's comptroller, --  
20 Mr. Jorge Rodriguez, --

21           MR. RODRIGUEZ: Um-hum.

22           MR. SANGER: -- has determined there is a  
23 need to write off several bad debts totaling  
24 \$17,456.00 as of March 30<sup>th</sup>, 2019;

25           Whereas, the amount of the write-off is

1 comprised of three former tenants; a Maria Mata  
2 \$11,245.00, Hilbert Baez \$3,801.00, and Keith  
3 Butler \$2,410.00;

4           Whereas, the Authority has reviewed the  
5 tenant account receivables and determined that  
6 these debts are from tenants who either moved or  
7 otherwise vacated the unit and that the tenants  
8 no longer live in the -- the Authority's  
9 facilities.

10           So therefore we'll be keeping an accurate  
11 record of -- of, basically, bad debt and -- and  
12 now we'd like to record that --

13           COMMISSIONER JETTER: Good.

14           MR. SANGER: -- and keep it accurate for  
15 what -- some things we may have to, you know,  
16 refer to it in the future.

17           MR. RODRIGUEZ: And, if I may, --

18           MR. SANGER: Jorge?

19           Sure, go ahead.

20           MR. RODRIGUEZ: -- I just wanted to say  
21 that this is a very good thing because our  
22 numbers were actually -- prior years we were up  
23 in the thirties. And, --

24           COMMISSIONER CAPIZZI: Hmm.

25           MR. RODRIGUEZ: -- you know, all together

1 | the last two years we -- we were up to seventy --

2 | VICE CHAIRPERSON GUTIERREZ: Wow.

3 | MR. RODRIGUEZ: -- a little over 70,000 in  
4 | bad debt. And we -- we shrunk that down now to  
5 | 17,000, --

6 | VICE CHAIRPERSON GUTIERREZ: Wow.

7 | MR. RODRIGUEZ: -- really thanks to the  
8 | Director's, basically, efforts to keep an eye on  
9 | our balances and make sure that our tenants don't  
10 | go overboard or -- or at least go overdue on  
11 | their rents.

12 | So this is just an accounting procedure  
13 | that we do but it is, nonetheless, a procedure to  
14 | write off these balances.

15 | And the amount is a lot less -- a lot less,  
16 | significantly less than we -- you know, in -- in  
17 | the -- you know, last past two years that we've  
18 | done this, so.

19 | VICE CHAIRPERSON GUTIERREZ: And for the  
20 | great job that you guys do -- been doing.

21 | MR. RODRIGUEZ: Thank you.

22 | Thank you.

23 | COMMISSIONER CAPIZZI: Absolutely.

24 | COMMISSIONER JETTER: Yes.

25 | MR. SANGER: Any questions?

1 VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

2 MR. SANGER: Any questions or thought on  
3 those resolutions?

4 (Whereupon, there were multiple speakers.)

5 COMMISSIONER JETTER: You do a good job.

6 COMMISSIONER CAPIZZI: Congratulations to  
7 everybody.

8 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah, to  
9 all of them.

10 COMMISSIONER JETTER: Yeah. He does.

11 COMMISSIONER CAPIZZI: (Indiscernible) --  
12 progress.

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 MR. SANGER: It's getting better.

15 COMMISSIONER JETTER: He does a great job.

16 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

17 COMMISSIONER CAPIZZI: Totally.

18 MR. SANGER: It's getting better.

19 VICE CHAIRPERSON GUTIERREZ: Yes.

20 MR. SANGER: Okay. There is a Resolution  
21 2019-014.

22 And I'm going to ask our --

23 MR. PIZZILLO: Sure.

24 MR. SANGER: -- our counsel to read that.

25 MR. PIZZILLO: Sure.

1           So this is the -- obviously we had the  
2 Executive Session conversation, since this is a  
3 personnel matter.

4           VICE CHAIRPERSON GUTIERREZ: Um-hum.

5           MR. PIZZILLO: But I'm going to formally  
6 read the resolution that we would ask for your  
7 consideration and adoption.

8           VICE CHAIRPERSON GUTIERREZ: Um-hum.

9           MR. PIZZILLO: So Resolution 2000 -- excuse  
10 me -- 2019-014.

11           And this would be the Resolution Appointing  
12 Stanley Sanger as the Executive Director of the  
13 Union City Housing Authority for 2019 and 2020.

14           VICE CHAIRPERSON GUTIERREZ: Um-hum.

15           MR. PIZZILLO: So, Whereas, pursuant to  
16 N.J.S.A. 40A:12A-1, the Board of Commissioners,  
17 the governing body of the City of Union City  
18 Housing Authority is required to employ an  
19 Executive Director who shall also serve as  
20 secretary; and

21           Whereas, in accordance with N.J.S.A.  
22 40A:12A-18, the position of Executive Director is  
23 required to have a -- a written annual contract;

24           Stanley M. Sanger and the Authority entered  
25 into a contract on April 18<sup>th</sup>, 2018 for him to

1 serve as Executive Director of the Authority,  
2 which contract is set to expire on April 18<sup>th</sup>,  
3 2019;

4           Whereas, the Authority desires to have  
5 Stanley M. Sanger continue to be employed as the  
6 Executive Director of the Authority and the Board  
7 of Commissioners having notified Mr. Sanger of  
8 the same;

9           Whereas, Mr. Sanger desires to continue to  
10 be employed as the Executive Director by the  
11 Authority and has notified the Board of  
12 Commissioners of the same;

13           Whereas, Mr. Sanger has been previously  
14 approved by the Department of Community Affairs  
15 as having the necessary qualification and absent  
16 any conflicts of interest to serve in and  
17 continue to serve in the position as Executive  
18 Director; and then

19           Whereas, consistent with N.J.S.A.  
20 40A:12A-1, the contractual term shall be for one  
21 year commencing on April 19<sup>th</sup>, 2019 and expiring  
22 on April 19<sup>th</sup>, 2020; and

23           Whereas, the compensation of Mr. -- for Mr.  
24 Sanger during this term shall be consistent with  
25 those salaries of other directors within the

1 Union -- within the City of Union City; and then  
2           Whereas, the remaining aspects of Mr.  
3 Sanger's 2019-2020 contract shall be consistent  
4 with his prior contract.

5           And that would -- that would -- that's it.

6           VICE CHAIRPERSON GUTIERREZ: Um-hum.

7           MR. PIZZILLO: And so we would approve this  
8 Resolution, as well as the adoption and the  
9 formalization of a --

10          VICE CHAIRPERSON GUTIERREZ: Um-hum.

11          MR. PIZZILLO: -- of the written contract,  
12 which I drafted, provided to Mr. Sanger.

13               We had some conversations back and forth  
14 and he had an opportunity to review it, have  
15 comments, ask questions and we've addressed those  
16 concerns.

17          VICE CHAIRPERSON GUTIERREZ: Um-hum.

18          MR. PIZZILLO: Any questions as to that?

19          COMMISSIONER JETTER: No.

20          VICE CHAIRPERSON GUTIERREZ: Nothing.

21          MR. SANGER: Okay.

22               Thank you.

23               Thank you.

24               So I believe at this time we could go to  
25 our Consent Agenda; and realizing in the Consent

1 | Agenda you will be, as we state each month, you  
2 | will be approving the minutes of our last meeting  
3 | -- and just let me remind you the minutes of our  
4 | last meeting were just for the Regular Session.

5 |       Our last meeting we did not have an  
6 | Executive Session -- Session and we didn't deem  
7 | it to be necessary at that time.

8 |       COMMISSIONER CAPIZZI: Um-hum.

9 |       MR. SANGER: So we only had a Regular --

10 |       VICE CHAIRPERSON GUTIERREZ: I don't have  
11 | to excuse --

12 |       MR. SANGER: -- Session and those minutes  
13 | are there.

14 |       VICE CHAIRPERSON GUTIERREZ: -- myself from  
15 | the last meeting?

16 |       No?

17 |       MR. SANGER: Excuse me?

18 |       VICE CHAIRPERSON GUTIERREZ: I have to  
19 | excuse myself because I wasn't here --

20 |       CHAIRPERSON PEDRAZA: Abstain. Yeah.

21 |       VICE CHAIRPERSON GUTIERREZ: I have to  
22 | abstain.

23 |       MR. PIZZILLO: Correct. That's right.

24 |       CHAIRPERSON PEDRAZA: Yeah, abstain. And  
25 | me, too.

1 MR. PIZZILLO: If you weren't at the  
2 meeting.

3 VICE CHAIRPERSON GUTIERREZ: Yeah.

4 CHAIRPERSON PEDRAZA: Yeah.

5 MR. SANGER: Yeah, for that.

6 Yeah, in that particular area.

7 MR. PIZZILLO: Yeah, for that, --

8 CHAIRPERSON PEDRAZA: Yeah.

9 VICE CHAIRPERSON GUTIERREZ: Yeah.

10 CHAIRPERSON PEDRAZA: Abstain on the  
11 minutes.

12 MR. PIZZILLO: -- just so -- you're going  
13 to abstain. Okay.

14 MR. SANGER: So, it will be the Approval of  
15 the Minutes, Approval of the Resolutions,  
16 Approval of the Payment of Bills that are also  
17 included in your packet, and also -- not that  
18 you're voting for it but you have, of course,  
19 been informed about --

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: -- about the Accounts  
22 Receivable and Delinquent Accounts.

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: And, with that, I -- I will  
25 now have a Consent Agenda for all those items.

1 MR. PIZZILLO: Just -- since we only have  
2 four Board members present and two weren't --

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 MR. PIZZILLO: -- in attendance at the  
5 February meeting, --

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: For the minutes.

8 MR. PIZZILLO: -- for the minutes, --

9 MR. SANGER: Right.

10 MR. PIZZILLO: -- I would suggest we maybe  
11 table them until next meeting, --

12 MR. SANGER: Um-hum.

13 MR. PIZZILLO: -- since we won't have the  
14 -- enough votes to pass them.

15 MR. SANGER: Um-hum.

16 VICE CHAIRPERSON GUTIERREZ: Exactly.  
17 Um-hum.

18 CHAIRPERSON PEDRAZA: Yeah.

19 MR. SANGER: For all of them.

20 MR. PIZZILLO: Just for the --

21 VICE CHAIRPERSON GUTIERREZ: Yeah  
22 because --

23 MR. PIZZILLO: -- Approval of the Minutes.  
24 The remaining --

25 MR. SANGER: Right, just for the Approval

1 of the Minutes.

2 MR. PIZZILLO: Right.

3 So we would table the Approval of the  
4 Minutes from the February meeting, --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. PIZZILLO: -- carry that until the  
7 April meeting where we have a --

8 VICE CHAIRPERSON GUTIERREZ: Exactly.

9 MR. PIZZILLO: -- quorum --

10 MR. SANGER: Um-hum.

11 MR. PIZZILLO: -- of members that were  
12 present at --

13 CHAIRPERSON PEDRAZA: Yes.

14 MR. PIZZILLO: -- at the February meeting.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. SANGER: Okay.

17 CHAIRPERSON PEDRAZA: Yeah.

18 MR. SANGER: Okay, with that being said, so  
19 we'll be voting on everything except the Approval  
20 of the Minutes --

21 VICE CHAIRPERSON GUTIERREZ: And the  
22 minutes.

23 MR. SANGER: -- from our --

24 CHAIRPERSON PEDRAZA: Okay.

25 MR. SANGER: -- prior month, which we will

1 do --

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 MR. SANGER: -- next month.

4 And we'll go right to, again, --

5 COMMISSIONER CAPIZZI: Do I have to make a  
6 motion?

7 MR. SANGER: -- your approval.

8 MR. PIZZILLO: Yeah, make a motion.

9 MR. SANGER: Motion to --

10 COMMISSIONER CAPIZZI: Make a motion to  
11 approve the Consent Agenda.

12 MR. SANGER: Consent Agenda, yes.

13 CHAIRPERSON PEDRAZA: Yeah.

14 VICE CHAIRPERSON GUTIERREZ: I'm second.

15 MR. SANGER: Miss Capizzi will make a  
16 motion -- has made a motion to -- for the Consent  
17 Agenda.

18 And seconded -- second by Miss Gutierrez.

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: And we'll have a roll call.

21 Mr. Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 MR. SANGER: Miss Gutierrez?

24 VICE CHAIRPERSON GUTIERREZ: Yes.

25 MR. SANGER: Miss Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. SANGER: And Miss Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Okay.

5 Five (sic) yes and so that is all --

6 VICE CHAIRPERSON GUTIERREZ: Four. Four.

7 CHAIRPERSON PEDRAZA: Four.

8 COMMISSIONER JETTER: Four yes.

9 VICE CHAIRPERSON GUTIERREZ: Four. Four.

10 MR. SANGER: Four yes. I'm sorry.

11 CHAIRPERSON PEDRAZA: Four yes.

12 MR. SANGER: Four yes. Ooh, boy.

13 Four yes. And that's all -- Consent Agenda

14 approved.

15 Thank you.

16 Okay. I would --

17 COMMISSIONER CAPIZZI: Well,

18 congratulations.

19 MR. SANGER: I would just --

20 VICE CHAIRPERSON GUTIERREZ:

21 Congratulations, --

22 CHAIRPERSON PEDRAZA: Congratulations, yes.

23 MR. SANGER: Thank you.

24 VICE CHAIRPERSON GUTIERREZ: -- Mr. Sanger.

25 Welcome back.

1 MR. SANGER: Thank you.

2 (Applause.)

3 MR. SANGER: So, I would just -- just --  
4 with -- with all that being said, I did want to  
5 take a moment just to say thank you to all of  
6 you. And I can't believe already I'm on my  
7 fourth contract.

8 VICE CHAIRPERSON GUTIERREZ: I know.

9 COMMISSIONER JETTER: Yeah.

10 MR. SANGER: This is amazing. You know  
11 it's --

12 VICE CHAIRPERSON GUTIERREZ: It was the  
13 other day.

14 MR. SANGER: -- it's really amazing how  
15 fast.

16 VICE CHAIRPERSON GUTIERREZ: Yeah, the time  
17 goes so fast.

18 MR. SANGER: But I'm a fortunate man. I do  
19 have two gentlemen --

20 First of all, I have all of you. And other  
21 Board members are not --

22 VICE CHAIRPERSON GUTIERREZ: Thank you.

23 CHAIRPERSON PEDRAZA: Thank you.

24 MR. SANGER: -- here this evening --

25 VICE CHAIRPERSON GUTIERREZ: Thank you.

1 MR. SANGER: -- have been very supportive.  
2 And I can truly say we're a cohesive working unit  
3 that works together. And, you know, I'm very  
4 fortunate to have that.

5 Many things that we present, you're --  
6 you're very supportive and helpful.

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 MR. SANGER: And at times you do ask the  
9 right -- the right questions and those right  
10 questions keep us all on track so-to-speak.

11 VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 MR. SANGER: And -- and that's a good  
13 thing.

14 Also I'd like to thank Gerard, you know,  
15 our attorney, --

16 (Whereupon, there were multiple speakers.)

17 COMMISSIONER CAPIZZI: Yes.

18 CHAIRPERSON PEDRAZA: Yes.

19 MR. SANGER: -- always helps us through all  
20 these projects.

21 COMMISSIONER CAPIZZI: Excellent job.

22 VICE CHAIRPERSON GUTIERREZ: Yeah, you've  
23 been doing great. You've been --

24 CHAIRPERSON PEDRAZA: Yes.

25 VICE CHAIRPERSON GUTIERREZ: -- doing

1 | great. Because those numbers -- I've never seen  
2 | those numbers like this.

3 | MR. SANGER: And, of course, you know,  
4 | working with Waldo and --

5 | VICE CHAIRPERSON GUTIERREZ: Oh, they're  
6 | doing a great job.

7 | MR. SANGER: -- and Jorge --

8 | COMMISSIONER CAPIZZI: Yeah.

9 | MR. RODRIGUEZ: Thank you.

10 | VICE CHAIRPERSON GUTIERREZ: Like always,  
11 | yeah.

12 | MR. SANGER: -- and, you know, who guide me  
13 | each and every day --

14 | COMMISSIONER CAPIZZI: Yes.

15 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 | MR. SANGER: -- and keep me even-keeled a  
17 | little bit as we --

18 | COMMISSIONER CAPIZZI: Yup.

19 | MR. SANGER: Because there can be some  
20 | hectic days.

21 | You know I say here --

22 | VICE CHAIRPERSON GUTIERREZ: That's a team.

23 | MR. SANGER: -- I say here, tough days but  
24 | a good life -- a good work life. Tough days that  
25 | we all have --

1 COMMISSIONER CAPIZZI: That's right.

2 MR. SANGER: -- in life, --

3 CHAIRPERSON PEDRAZA: Yes.

4 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah, we  
5 all have.

6 MR. SANGER: -- but -- but a good work  
7 life.

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 COMMISSIONER CAPIZZI: Good.

10 MR. SANGER: And we see a lot of good  
11 things. So, you know, that's how we feel.

12 So thank you for the confidence that you've  
13 bestowed upon me --

14 VICE CHAIRPERSON GUTIERREZ: No problem.

15 MR. SANGER: -- and as we move forward and  
16 we're just hoping --

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: I'm excited about what's going  
19 to happen --

20 COMMISSIONER CAPIZZI: Yeah.

21 MR. SANGER: -- in the next year or two  
22 around.

23 We're taking over the -- the COAH  
24 project --

25 VICE CHAIRPERSON GUTIERREZ: Um-hum.

1 MR. SANGER: -- and rehabilitating our  
2 first 44 units at Cantello Street, which will be  
3 coming shortly.

4 VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 MR. SANGER: I'm sure this summer you'll  
6 start to see a lot of progress with that.

7 Taking over our SDA building downtown. And  
8 also taking over the -- the building -- the  
9 Renaissance building on 2601 Central Avenue.

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11

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

13

14 MR. SANGER: I'm happy to inform you this  
15 evening as well --

16 So it will go right into my Director's  
17 Report.

18 COMMISSIONER CAPIZZI: Um-hum.

19 MR. SANGER: So thank you for all the  
20 confidence. And I'm a very fortunate man for all  
21 the -- you know, the support I do get along the  
22 way, so thank you for that.

23 VICE CHAIRPERSON GUTIERREZ: No, thank you.  
24 Thank you.

25 MR. SANGER: Looking forward to great

1 things.

2 VICE CHAIRPERSON GUTIERREZ: Thank you.

3 MR. SANGER: And the other is the fact  
4 that, on or about March 1<sup>st</sup> --

5 It was -- it was funny the timing, for both  
6 projects.

7 -- the SDA project, which is 519-521 Summit  
8 Avenue, --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- we closed after long  
11 negotiations with the SDA.

12 And that comes with all these projects and  
13 working with these various agencies it can be  
14 challenging.

15 And -- but we were able to -- on -- on or  
16 about March 1<sup>st</sup> we had signed the contract and --  
17 which fully executed for the SDA.

18 So now we're all proud owners -- you're  
19 proud owners of the SDA building at 519 --

20 COMMISSIONER CAPIZZI: Great.

21 MR. SANGER: -- 521 --

22 COMMISSIONER CAPIZZI: Wow.

23 VICE CHAIRPERSON GUTIERREZ: Very good.

24 MR. PIZZILLO: Lessees. Lessees.

25 MR. SANGER: Lessees.

1 MR. PIZZILLO: Lessees.

2 MR. SANGER: Lessees. Yes. Okay.

3 Even though we have a contract there, --

4 COMMISSIONER CAPIZZI: Yup.

5 MR. SANGER: -- we're not the owners, but  
6 we -- we have a lease from there.

7 Okay?

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: Many, of course, the  
10 responsibilities of an owner and those type  
11 things.

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: And also, the same day --

14 MS. DILLON: Hold up, Mr. Sanger.

15 MR. SANGER: -- on or about the same  
16 day, --

17 VICE CHAIRPERSON GUTIERREZ: Hold on for  
18 the --

19 MS. DILLON: Just let the siren go past.

20 MR. SANGER: Sure.

21 (Whereupon, there was a pause in the  
22 proceeding.)

23 MS. DILLON: Okay.

24 Thank you.

25 MR. SANGER: Okay.

1           And on the same day -- on the same day we  
2 also received, from the North Hudson Community  
3 Action Corporation and working with the City of  
4 Union City, we've taken over -- we're officially  
5 the owners --

6           There we are the owners.

7           -- of 2601 Central Avenue.

8           VICE CHAIRPERSON GUTIERREZ: Wow.

9           COMMISSIONER CAPIZZI: Oh, wow.

10          MR. SANGER: So, again, we have 36 --

11          COMMISSIONER CAPIZZI: That's great.

12          VICE CHAIRPERSON GUTIERREZ: Great. Great.

13          MR. SANGER: -- we have 36 units there; --

14          VICE CHAIRPERSON GUTIERREZ: Yeah.

15          MR. SANGER: -- we have 12 units downtown.

16          So you are providing, as a Board, --

17          COMMISSIONER CAPIZZI: Great.

18          MR. SANGER: -- 48 new units for the people  
19 of Union City for affordable housing. And we're  
20 excited about this.

21                 And then we will be rehabbing 44 units at  
22 Cantello Street and rehabbing that and bringing  
23 them all and --

24                 And then the following year we'll be doing  
25 the additional -- 66 additional units at the --

1 the Veterans Housing as well.

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 MR. SANGER: So over the next two to three  
4 year period we can truly say that we're going to  
5 have about 48 additional units for the people of  
6 Union City and we're going to have about 112  
7 rehabilitated --

8 COMMISSIONER CAPIZZI: Mmm.

9 MR. SANGER: -- and modernized -- the best  
10 way to say it is modernized --

11 COMMISSIONER CAPIZZI: Um-hum.

12 MR. SANGER: -- units in -- in all our  
13 Veterans --

14 COMMISSIONER CAPIZZI: Good.

15 MR. SANGER: -- for the people.

16 So --

17 VICE CHAIRPERSON GUTIERREZ: Very good.

18 MR. SANGER: -- good things are happening  
19 and we're moving forward with that.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: And at that time -- sometimes  
22 you're taking a step -- you know, two steps  
23 forward and one step back --

24 CHAIRPERSON PEDRAZA: Yeah.

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

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: -- as they say, you know, --

3 VICE CHAIRPERSON GUTIERREZ: Yeah.

4 MR. SANGER: -- it's -- it can be, you  
5 know, challenging but at the same time it's very  
6 rewarding.

7 When you -- and when you get the  
8 opportunity to see people get into these  
9 facilities and see these new facilities and new  
10 people entering into --

11 Hopefully this summer we're going to have  
12 people in the -- our SDA building. You know,  
13 maybe the latter -- the latter part of this  
14 summer. And, --

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. SANGER: -- you know, we're going to be  
17 doing some bidding in April and May for that.  
18 And hopefully we can get some things done July  
19 and, you know, -- or late summer or early --  
20 early fall --

21 VICE CHAIRPERSON CAPIZZI: Um-hum.

22 MR. SANGER: -- there and get people in  
23 those buildings and things of that nature.

24 So -- so we are excited about it.

25 So, again, thank you so much.

1 VICE CHAIRPERSON GUTIERREZ: Good, good,  
2 good.

3 MR. SANGER: That is my report.

4 And is there anything else anyone would  
5 like to say?

6 Any questions?

7 Any other thoughts?

8 CHAIRPERSON PEDRAZA: No.

9 MR. SANGER: So we do have our Consent  
10 Agenda. We did our -- a little bit of our  
11 Director's Report.

12

13 **PUBLIC COMMENT:**

14

15 MR. SANGER: And at this time we're at the  
16 portion of our meeting where we will have public  
17 -- any public remarks.

18 So is there anyone present who would like  
19 to come before the Board?

20 MS. BESHARA: No, thank you.

21 Not today.

22 MR. SANGER: Okay.

23

24 **ADJOURNMENT:**

25

1 MR. SANGER: So with no one coming forward,  
2 I would like to ask to have a -- a motion to  
3 close our meeting.

4 Motion by Mr. Pedraza.

5 VICE CHAIRPERSON GUTIERREZ: Make a motion.

6 MR. SANGER: Second by Miss Gutierrez.

7 And our vote.

8 Mr. Pedraza?

9 CHAIRPERSON PEDRAZA: Yes.

10 MR. SANGER: Miss Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 MR. SANGER: Miss Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. SANGER: And Miss Capizzi?

15 COMMISSIONER CAPIZZI: Yes.

16 MR. SANGER: Okay.

17 So that's four yeses; so we will now end  
18 our meeting and thank you very much everyone.

19 COMMISSIONER CAPIZZI: Thank you.

20 CHAIRPERSON PEDRAZA: Thank you.

21 MR. RODRIGUEZ: Thank you.

22 COMMISSIONER CAPIZZI: Congratulations.

23

24 (Whereupon, the proceedings were concluded  
25 at 5:03 p.m.)

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Thursday, March 21, 2019 and  
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon