

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
\_\_\_\_\_ :

3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, June 20, 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  
ELISE DiNARDO, COMMISSIONER  
JAY GELDZILER, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
GERARD D. PIZZILLO, ESQ., COUNSEL  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MS. DILLON: On the record.

2 MR. PIZZILLO: All right, we're going to  
3 call the meeting.

4 MR. SANGER: Okay, everyone, please all  
5 stand for our flag salute.

6

7 (Whereupon, the Pledge of Allegiance was  
8 said by all.)

9

10 MR. SANGER: Okay.

11 Good evening, everyone and welcome to the  
12 June meeting of the Board of Commissioners, the  
13 Union City Housing Authority.

14 And it is the month of June and I just want  
15 to -- and just alert to the fact, I just realized  
16 myself, tomorrow's the first day of summer  
17 officially; --

18 (Whereupon, there was a chorus of cheers.)

19 MR. SANGER: -- June 21<sup>st</sup>. And I think  
20 we --

21 COMMISSIONER JETTER: Without the rain I  
22 hope.

23 MR. SANGER: -- we all enjoy the summertime  
24 and -- and the thousands of kids within Union  
25 City as well.

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: But I trust that -- we did not  
3 have a meeting the month of May but I trust  
4 everyone had a great Mother's Day and Father's  
5 Day a few weeks ago and --

6 VICE CHAIRPERSON GUTIERREZ: Happy Father's  
7 Day to you guys.

8 MR. SANGER: -- in between --

9 MR. RODRIGUEZ: Thank you.

10 MR. SANGER: -- and all those aunts and  
11 grandmas and -- and everything else. And so  
12 everyone -- you know, good time with the family  
13 these months.

14 So just hoping everyone is in good health  
15 as well.

16

17 **ROLL CALL:**

18

19 MR. SANGER: So with that I'd like to take  
20 the roll call for this evening and --

21 Chairperson Pedraza?

22 CHAIRPERSON PEDRAZA: Here.

23 MR. SANGER: Vice Chairperson Gutierrez?

24 VICE CHAIRPERSON GUTIERREZ: Here.

25 MR. SANGER: Commissioner Jetter?

1 COMMISSIONER JETTER: Here.

2 MR. SANGER: Commissioner DiNardo?

3 COMMISSIONER DiNARDO: Here.

4 MR. SANGER: Commissioner Capizzi?

5 COMMISSIONER CAPIZZI: Here.

6 MR. SANGER: Commissioner Mundorf?

7 COMMISSIONER MUNDORF: Here.

8 MR. SANGER: Commissioner Geldziler?

9 COMMISSIONER GELDZILER: Here.

10 MR. SANGER: Seven present; none absent.

11 And, obviously, we do have a quorum.

12 So with that, as we usually do, I'll read  
13 first the -- the fact that this is a Regular  
14 Meeting in accordance with the -- and -- and  
15 pursuant with Chapter 231, P.L. 175, the Open  
16 Public Meeting Act -- Act.

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

19 The annual Schedule of Board Meetings set  
20 forth the time, date and location of such  
21 meetings and the notice and the agenda of this  
22 meeting have been prominently posted on our  
23 bulletin board outside our office, forwarded to  
24 The Jersey Journal and has been on file with the  
25 -- the Office of the City Clerk in the City of

1 Union City, as well as online at the -- at the  
2 website of the Union City Housing Authority.

3 And with that being said I'd just like to  
4 take a moment to let us all know that we would  
5 like to go now into -- as we usually do -- into a  
6 Closed Session.

7 And do I get a motion?

8 VICE CHAIRPERSON GUTIERREZ: I make a  
9 motion.

10 COMMISSIONER JETTER: Motion.

11 MR. SANGER: Motion by Miss Gutierrez.

12 Seconded by Miss Jetter.

13 And I will roll call to that.

14 Chairperson Pedraza?

15 CHAIRPERSON PEDRAZA: Yes.

16 MR. SANGER: Chair-- Vice Chairperson  
17 Gutierrez?

18 VICE CHAIRPERSON GUTIERREZ: Yes.

19 MR. SANGER: Commissioner Jetter?

20 COMMISSIONER JETTER: Yes.

21 MR. SANGER: Commissioner DiNardo?

22 COMMISSIONER DiNARDO: Yes.

23 MR. SANGER: Commissioner Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 MR. SANGER: Commissioner Mundorf?

1 COMMISSIONER MUNDORF: Yes.

2 MR. SANGER: And Commissioner Geldziler?

3 COMMISSIONER GELDZILER: Yes.

4 MR. SANGER: Okay, we will now be going  
5 into our Closed Session.

6 (Whereupon, there was a pause in the  
7 proceedings.)

8  
9 (Whereupon, the Board moved to Executive  
10 Session at 4:33 p.m.)

11  
12 (Whereupon, the Board returned to Open  
13 Session at 4:55 p.m.)

14  
15 MR. SANGER: And now I also like to have --  
16 for -- to go back into Regular Session.

17 Motion?

18 Motion by Miss Gutierrez.

19 Second by Mr. Pedraza.

20 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: Miss DiNardo?

3 COMMISSIONER DiNARDO: Yes.

4 MR. SANGER: Miss Capizzi?

5 COMMISSIONER CAPIZZI: Yes.

6 MR. SANGER: Miss Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8 MR. SANGER: Mr. Geldziler?

9 COMMISSIONER GELDZILER: Yes.

10 MR. SANGER: Okay, seven yes.

11 We are now in Open Session and we could  
12 allow the public to come into our Open Session  
13 meeting.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15

16 (Whereupon, there was a pause in the  
17 proceedings.)

18

19 MR. SANGER: Okay, we are now in -- we are  
20 now in Open Session.

21

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

24 **CONSENT AGENDA:**

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

1   **APRIL 18, 2019 AND THE EXECUTIVE SESSION MEETING**  
2   **OF APRIL 18, 2019;**

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

4           RESOLUTION NO. 2019-034 - RESOLUTION  
5   APPROVING CONTRACT FOR BOILER AND HOT WATER  
6   HEATER CLEANING SERVICES;

7           RESOLUTION NO. 2019-35 - RESOLUTION  
8   APPROVING RATIFICATION OF UNION CITY HOUSING  
9   AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA  
10   TELEPHONICALLY OF APPROVAL TO PUBLISH REQUEST FOR  
11   PROPOSASL (sic) FOR GENERAL CONTRACTING SERVICES  
12   FOR 519-521 SUMMIT AVENUE COAH PROJECT;

13           RESOLUTION NO. 2019-36 - RESOLUTION  
14   APPROVING RATIFICATION OF UNION CITY HOUSING  
15   AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA  
16   TELEPHONICALLY OF APPROVAL TO PUBLISH REQUEST FOR  
17   PROPOSASL (sic) FOR GENERAL CONTRACTING SERVICES  
18   FOR 122 CANTELLO STREET ("VETERANS HOUSING") COAH  
19   PROJECT;

20           RESOLUTION NO. 2019-37 - RESOLUTION  
21   APPROVING RATIFICATION OF UNION CITY HOUSING  
22   AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA  
23   TELEPHONICALLY OF APPROVAL TO PUBLISH REQUEST FOR  
24   PROPOSASL (sic) FOR GENERAL MAINTENANCE  
25   CONTRACTS;

1                   RESOLUTION NO. 2019-38 - RESOLUTION  
2 APPROVING EXECUTIVE DIRECTOR AND/OR CHIEF  
3 FINANCIAL OFFICER TO APPROVE THE PRESENTMENT OF  
4 BILLS TO CITY OF UNION CITY FOR PAYMENT FOR ALL  
5 COAH RELATED AND FUNDED PROJECTS;

6                   RESOLUTION NO. 2019-39 - RESOLUTION  
7 APPROVING EXECUTIVE DIRECTOR TO NEGOTIATE AND  
8 ENTER INTO MULTI-YEAR CONTRACTS FOR PHA  
9 MAINTENANCE CONTRACTS;

10                   RESOLUTION NO. 2019-40 - RESOLUTION  
11 APPROVING 2019-2020 BUDGET FOR THE UNION CITY  
12 HOUSING AUTHORITY;

13                   RESOLUTION NO. 2019-41 - RESOLUTION  
14 ACCEPTING PROPOSAL REGARDING FENCING/RAILING/FIRE  
15 ESCAPE REPAIR AND REFURBISHMENT AT AMP I AND  
16 AUTHORIZING ENTERING INTO CONTRACT TO PROVIDE  
17 SERVICES; and

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

19

20                   MR. SANGER: And what I'd like to do at  
21 this time is go right to the various Resolutions  
22 that we do have for today.

23                   I do have from number 34 to number 41,  
24 which is inclusive. So we do have those to go  
25 through. Some of these are important for us --

1 | these Resolutions that are going through.

2 |           And if you do have any questions, please  
3 | stop me in that process because I want to be sure  
4 | everyone has an understanding on these  
5 | Resolutions and, of course, exactly what you are  
6 | voting for.

7 |           Our first Resolution is Resolution 2019-34.

8 |           And it's a Resolution Approving Contract  
9 | for Boiler and Hot Water Cleaning Services.

10 |           And the bid was submitted by Silva  
11 | Mechanical; was determined to be the lowest  
12 | responsible bidder and -- and determined to be  
13 | legally sufficient.

14 |           And Silva Mechanical shall be paid in  
15 | accordance with the bid submission; and

16 |           Resolved that -- that it be Resolved that  
17 | Silva Mechanical shall be paid in accordance with  
18 | the bid submission not to exceed \$17,250.00.

19 |           And when you look at this boiler cleaning,  
20 | this might be one of the most important things  
21 | that we have to do at a Housing Authority.

22 |           They will spend the summer months cleaning  
23 | all of our boilers and everything that has to do  
24 | with heating. So we are prepared for October  
25 | when the heating season comes. And this is vital

1 in the heating process for all of our tenants; so  
2 cleaning of all our boilers.

3 And Silva Mechanical has done this for us  
4 in the past as well, so we're -- we're  
5 recommended -- recommending this through  
6 Resolution this evening.

7 The second Resolution has number 35.

8 Is Resolution Approving Ratification of the  
9 Union City Housing Authority Board -- of Approval  
10 of the Telephonically Approval of Publish Request  
11 for Proposal for General Contractor.

12 If you recall, back in -- in May, we did  
13 have a telephone -- last time we did a telephone  
14 poll for approval. And it would allow us to go  
15 have a general contractor for 519-521 Summit  
16 Avenue. And that person selected -- was again,  
17 through --

18 Who -- who's that the ICON -- ICON AE?

19 MR. RODRIGUEZ: Architects. Yes.

20 MR. SANGER: ICON Architects.

21 And we're looking to have that -- that  
22 Resolution -- that telephone Resolution just  
23 ratified this evening.

24 The second is num-- the third is number 36.

25 Resolution Approving Ratification of Union

1 City Housing -- Board of Commissioners of  
2 Telephonic Approval to -- for General Contractor  
3 Services for 122 Cantello Street, otherwise known  
4 as our -- our Veterans Housing COAH Project.

5 We had asked you for hiring of a contr-- of  
6 a architect for that. And, again, we had,  
7 through our -- our Committee -- our Selection  
8 Committee. Our Committee had reviewed all the --  
9 all the proposals sent to us and ICON, again, was  
10 selected as the -- as the person and the  
11 architect for this project as well.

12 So that -- again, that's confirming and  
13 ratifying our telephone conference.

14 The next is number four.

15 Number 37.

16 Resolution Approving Ratification of the  
17 Union City Housing Authority Board of  
18 Commissioners Approval to Publish Request for  
19 Proposal for General Maintenance Contracts.

20 You'll see them all that are -- are listed  
21 there. And these are the contracts that we're  
22 doing each and every year annually.

23 I am going to speak to that in a few  
24 minutes and try to extend that annual to multi--  
25 multi-year contracts.

1           But we're hoping, again, these are all  
2 extremely important to the Housing Authority when  
3 it comes to extermination, when it comes to air  
4 conditioning and sprinkler systems, boiler,  
5 water, elevator services, fire alarm and  
6 security, and many things that have to do with  
7 health, safety and, of course, the quality of  
8 life for our -- for all of our tenants.

9           The fifth is number 38.

10           A Resolution Approving Executive Director  
11 and Chief Financial Officer to Approve the  
12 Presentation of Bills to City of Union City for  
13 the Payment -- for Payment for All COAH Related  
14 and Funded Projects.

15           And, Whereas, the current procedure  
16 requires that before any invoice or bill can be  
17 paid, the Commissioners of the Authority must  
18 adopt a resolution approving presentation of the  
19 bill or invoice to the City of Union City; and

20           Whereas, it has been determined that the  
21 passage of time between adoption of a resolution  
22 by the Commissioners of the Authority to the  
23 ultimate payment of -- of the bill and invoice to  
24 the vendor has the potential to exceed 90 days;

25           Whereas, in an effort to streamline the

1 process and to ensure timely payment of invoices  
2 and bills related to the COAH Projects, as well  
3 as to continue the progress of the construction  
4 of the COAH Projects, it is being requested that  
5 the Executive Director and Chief Financial  
6 Officer have the ability to present the  
7 invoice/bill for payment to the City direct--  
8 directly prior to adoption of resolution; and

9           Whereas, the Authority will continue to  
10 request the Commissioners to adopt a resolution  
11 acknowledging the presentation of any reasonable  
12 invoice/bill to the City as to continue to keep  
13 proper accounting of funds at the next subsequent  
14 meeting.

15           And bottom line what this means is in  
16 trying to stay consistent with the City of Union  
17 City, back I believe two months ago or so, the  
18 City of Union City, through their -- their Board  
19 of Commissioners, had approved the process where  
20 the -- the City Clerk is allowed through the COAH  
21 Project --

22           And this is only related to COAH money and  
23 the moneys that we're using to improve the  
24 Veterans Housing and the SDA Building.

25           And what they had done is allowed Erin, the

1 City Clerk at Union -- in Union City, to be able  
2 to signoff on some of the bills and invoices in  
3 order to expedite the process.

4 Because exactly what happens now --

5 And I'll just take a hypothetical.

6 A -- an electrical person can present us  
7 with a bill from a general contractor, present us  
8 with a bill. We have it here maybe three weeks.  
9 We have to wait for a Board meeting to have it  
10 approved.

11 Then we send it over to the City of Union  
12 City. They may have to wait two or three weeks  
13 to have it approved.

14 Therefore, it may be holding up a payment  
15 to a vendor sometimes maybe seven, eight, to nine  
16 weeks.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: All right?

19 And that is a long time to expect, you  
20 know, a -- a vendor to wait for their money.

21 You know?

22 In the world of -- of trying to get the  
23 jobs done in a timely fashion, in a way of always  
24 attracting to -- many of our vendors to the  
25 Housing Authority, knowing they're going to get

1 | paid in a timely fashion, as well.

2 |           So the whole process is -- what this is  
3 | saying is allowing -- or have the confidence in  
4 | myself and Jorge to sign off on the bills and  
5 | invoices, which we do anyhow in many cases, and  
6 | be able to send that immediately to Erin; she  
7 | will be able to sign them immediately; and then  
8 | they get sent to the -- the City -- City  
9 | Financial Officer -- Officer who is able to take  
10 | that money that is designated for COAH funds.  
11 | And that money has been designated and approved  
12 | through the courts -- through the -- through our  
13 | courts.

14 |           So that is what -- exactly what we're  
15 | asking.

16 |           And then at the next meeting, again, we'll  
17 | -- we'll ratify it.

18 |           COMMISSIONER CAPIZZI: Um-hum.

19 |           MR. SANGER: And it will then let you know  
20 | that we had done this and so you're well aware of  
21 | everything we sign towards that -- towards our  
22 | COAH money and our COAH project.

23 |           The bottom line is it's probably going to  
24 | cut in half the whole payment process. And it  
25 | allows just for efficiency and allows everything

1 to move forward in a more, you know, effective  
2 way.

3 So that's -- that's where we are with that.

4 The next Resolution.

5 Number 39 is Resolution Approving the  
6 Executive Director to Negotiate and Enter into  
7 Multi-Year Contract for PHA Maintenance  
8 Contracts.

9 And, Whereas, the Union City Housing  
10 Authority, on at least two separate occasions  
11 each year, publishes requests for propose for  
12 maintenance contracts; and

13 After reviewing and determining each bids  
14 sufficiency, the Executive Director -- seek  
15 Commissioner's approval to enter into a year  
16 agreement with lowest responsible bidder; and

17 Whereas, so as to create a more efficient  
18 and streamlined process regarding these  
19 maintenance agreements, the Executive Director is  
20 seeking approval that will give him the authority  
21 to request a multi-year agreement those -- with  
22 those applicable maintenance providers.

23 The Executive Director will -- shall  
24 present the lowest responsible bidder for  
25 approval; however, it has been determined that

1 the Authority, through the Executive Director,  
2 should have the flexibility to enter into a  
3 multi-year service agreement for a smoother, more  
4 efficient management of the Authority's affairs.

5 Bottom line what this is, ladies and  
6 gentlemen, we're asking you and allow me to do,  
7 as many Authorities do in the State of New  
8 Jersey, is instead of doing these maintenance  
9 contracts for one year, let's look into doing  
10 them for two or three years.

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. SANGER: So we don't have to go through  
13 the same process every year --

14 VICE CHAIRPERSON GUTIERREZ: Every year.

15 COMMISSIONER MUNDORF: Every year.

16 MR. SANGER: -- which --

17 COMMISSIONER MUNDORF: Makes sense.

18 MR. SANGER: -- and it becomes a process,  
19 at times, looking to get people -- the  
20 responsible companies and vendors to come in and  
21 it -- it -- sometimes the process is -- it can be  
22 hectic. And it could be like pull-- pulling  
23 teeth really --

24 COMMISSIONER DiNARDO: Um-hum.

25 MR. SANGER: -- and getting it all done.

1           So what many Authorities do in the State of  
2 New Jersey, they have two or three year contracts  
3 with them.

4           So that's what we're looking to do so you  
5 don't have to go through this process, we don't  
6 have to go through this process, and again --  
7 again, it leads to more efficiency.

8           And you may be saying well how are we going  
9 to keep tabs and how are we going to be sure  
10 we're getting quality services with these  
11 vendors.

12           COMMISSIONER JETTER: Right.

13           MR. SANGER: We will still have a contract.

14           And I think maybe Gerard you can just  
15 explain --

16           MR. PIZZILLO: Sure.

17           MR. SANGER: -- because we've discussed  
18 this, on what would be -- what would protect us  
19 in this two or three year process that we go  
20 through.

21           So, Gerard, just mention that --

22           MR. PIZZILLO: Sure. Sure.

23           MR. SANGER: -- and what, you know, --

24           MR. PIZZILLO: So if -- if you adopt this  
25 Resolution tonight, this just gives Mr. Sanger

1 the ability to explore that potential to  
2 potentially craft bids or requests to invitations  
3 for bids for --

4 MR. SANGER: Or --

5 MR. PIZZILLO: -- multi --

6 MR. SANGER: -- or quotes.

7 MR. PIZZILLO: -- or -- or quotes --

8 MR. SANGER: Um-hum.

9 MR. PIZZILLO: -- for these services.

10 So what we discussed was obviously the --  
11 the contracts that are in place now are set  
12 around the one year agreement.

13 So we would have to kind of, you know, re-  
14 work the contractual language so as to give the  
15 Authority the flexibility and the ability to get  
16 out of those agreements should the services, you  
17 know, fall short of the standard that we set --  
18 you know, that we expect of the vendors that we  
19 hire.

20 MR. SANGER: Or performance.

21 MR. PIZZILLO: Or -- right.

22 MR. SANGER: We're not happy with them in  
23 poor performance, how do we get out of it?

24 How do we protect the interests of the  
25 Housing Authority?

1           MR. PIZZILLO:  So there's certain  
2 performance obligations or standards, you know,  
3 certain provisions of defaults that we, you know,  
4 work in to.

5           So I got a copy of the, you know, kind of  
6 standard contract you guys are using.  I think we  
7 did -- we've revised some other contracts per the  
8 -- the capital funding for service providers.  So  
9 we could do this with the public housing  
10 providers as well, you know, if and when we do  
11 decide to enter into a -- a multi-year agreement.

12           So we're going to be protected legally in  
13 that sense that we can get out if, you know, if  
14 we are in a situation that's a multi-year  
15 agreement.

16           VICE CHAIRPERSON GUTIERREZ:  Yeah.

17           MR. RODRIGUEZ:  Yeah, and if -- and if I  
18 might just add something.

19           I mean I think one of the nice things about  
20 it, if we do go into these multi-year agreements,  
21 we might see next year when we're going in for  
22 maintenance contracts, they're like okay we won't  
23 have to go for resolutions and then you'll see a  
24 shorter package next year because we have a two  
25 year agreement and so.

1           Anyway, I throw that in there, as a --

2           MR. SANGER:   Excellent point.

3           MR. RODRIGUEZ:   Yeah.

4           MR. SANGER:   Okay.

5           Number 40.

6           Resolution Approving the 2019-2020 Budget  
7 for the City of Union City.

8           And, Whereas, the Annual Budget and Capital  
9 Budget Program as presented for adoption reflects  
10 each item of revenue and appropriation in the  
11 same amount and title as set forth in and  
12 introduced and approved budget including all  
13 amendments thereto which have been approved by  
14 the Director of the Division of Local Government  
15 Services; and

16           Whereas, the Annual Budget as presented for  
17 adoption reflects total revenues of  
18 \$14,015,883.00 Total Appropriation, including a  
19 -- a Deficit -- an Accumulated Deficit of  
20 13,637,654 and -- and a Total Unrestricted Net  
21 Position Utilization of zero.

22           So the bottom line, if someone asks you  
23 what's the total budget for the Union City  
24 Housing Authority, it's very -- say it's about  
25 approximately \$14 million.

1           So what we're asking to do is to approve  
2 that budget this evening.

3           And I'm just going to ask Jorge to give us  
4 a little brief --

5           MR. RODRIGUEZ: Yeah. Basically, --

6           MR. SANGER: -- brief overview of our -- of  
7 the budget.

8           MR. RODRIGUEZ: Yeah.

9           Basically, the Department of Community  
10 Affairs has approved the budget. We are now  
11 going to adopt it tonight with your approval.

12           And -- and it calls for \$14 million in  
13 revenues -- those are rents and subsidies coming  
14 into the Housing Authority; and approximately  
15 13.6 of -- 13 million of expenses.

16           So overall, you know, these are just  
17 budgeted numbers. These numbers can change  
18 throughout the year but we try to keep them as  
19 close as possible.

20           So, overall, the Authority is looking at a  
21 \$300,000.00 surplus for the year -- coming year  
22 based on this budget.

23           MR. SANGER: Um-hum. Which is not a lot of  
24 money.

25           MR. RODRIGUEZ: It isn't a lot of money. I

1 mean obviously, but it's good for a rainy day in  
2 the event --

3 MR. SANGER: Um-hum.

4 MR. RODRIGUEZ: -- that we do stick to  
5 these numbers.

6 Three hundred thousand dollars is not a lot  
7 of money but, you know, we aim for those -- for  
8 those goals, so -- you know, so to speak so.

9 MR. SANGER: And we -- at our last meeting  
10 and when we did meet back in, I guess it was  
11 April, we did discuss the budget a little more at  
12 length and --

13 MR. RODRIGUEZ: Right.

14 MR. SANGER: -- I think there were some  
15 questions but --

16 MR. RODRIGUEZ: Absolutely.

17 MR. SANGER: -- on the table.

18 MR. RODRIGUEZ: Yeah.

19 MR. SANGER: But, also, if there are any  
20 questions; a budget is a very important item and  
21 if you do have any questions please, you know, --

22 MR. RODRIGUEZ: Yes, feel free --

23 MR. SANGER: -- do so now. Feel free to  
24 ask any of those questions. But we are  
25 confident.

1           And as Jorge had just mentioned, our budget  
2 was approved by the New Jersey, you know, DCA.  
3 And with that, once that is approved, now we are  
4 allowed to then move forward, get it approved by  
5 you.

6           And then, of course, we send that to -- we  
7 send that to HUD as well for approval. So --

8           MR. RODRIGUEZ: Right, the Department of  
9 Community Affairs --

10          MR. SANGER: Right. Right.

11          MR. RODRIGUEZ: -- basically requires all  
12 local governments and municipalities, including  
13 Housing Authorities, to submit a budget on the  
14 operations of our local and governmental entity,  
15 so.

16          You know, basically, again, it's a budget  
17 and revenues are rents -- rents collected, of  
18 course. You know, as we spoke before, rents can  
19 fluctuate up and down, so that's obviously a  
20 number that's budgeted.

21          And then the same with expenses. You know  
22 sometimes we can't foresee what the future holds  
23 but, you know, as accountants we try to keep the  
24 numbers, you know, as close as possible to our  
25 budget. It keeps us in check and keeps us in

1 line. And it tells us -- if something's wrong,  
2 sometimes the budget will tell you that something  
3 might be wrong.

4 We may have anticipated this amount of  
5 money, we're only getting this less amount or  
6 more, we know because we compare it to the budget  
7 every now and then.

8 And, frankly, just to keep in mind the  
9 fiscal year ending is coming June 30<sup>th</sup> and as the  
10 results, I will be also informing you on the  
11 results of the yearend in the next meeting in  
12 September hopefully, so.

13 MR. SANGER: Okay.

14 Thank you.

15 Any questions towards that?

16 Okay, the last item.

17 Number 41 is a Resolution Accepting  
18 Proposal Regarding Fencing, Railing, Fire Escape  
19 Repair and Refurbishment at our -- at AMP I --

20 And some of you are going to say what is  
21 AMP --

22 AMP I is our downtown area, at 3<sup>rd</sup> and 4<sup>th</sup>  
23 Street there. And what that is --

24 -- Authorizing Entering into a Contract to  
25 Provide Services.

1           Whereas, --

2           It's a little different twist to this now  
3 that I -- I want you to hear and to be sure that  
4 you're -- you're aware of this.

5           Whereas, the Union City Housing has on at  
6 least two separate occasions published and  
7 republished request for proposals of fencing,  
8 railing, fire escape repairs and refurbishment  
9 services to be implemented through the Capital  
10 Fund for AMP I.

11           What -- and, in other words, we went out to  
12 bid one time and we went out for a rebid. And  
13 after the rebid, we still did not have -- we did  
14 not have what we'd like to call a quality  
15 responsible -- a quality responsible bidder.

16           All right?

17           So, Whereas, the Authority has been  
18 unsuccessful in receiving a responsible bid -- as  
19 I just mentioned -- considering the limited  
20 nature of capital fund budget and has rejected  
21 all bids received on -- as non-responsible.

22           And some of the bids were astronomical and,  
23 you know, 600,000 -- things of that nature that  
24 -- way out of sight. So we didn't get what we'd  
25 like to call, you know, a quality responsible

1 bidder.

2           And, Whereas, the Authority is a member of  
3 the Hunterdon County Educational Services  
4 Commission Cooperative Purchasing Program and the  
5 State of New Jersey -- State of New Jersey  
6 approved facilitator of service provider to its  
7 members; and

8           Whereas, the Authority received an estimate  
9 from RIS Construction Corp., an approved vendor  
10 for the -- the co-op purchasing program, for  
11 fencing, railing and fire escape repairs and  
12 refurbishment services;

13           Whereas, the estimate submitted by RS (sic)  
14 Construction is far less than the bid submissions  
15 received for the services being requested; and

16           Whereas, since RS-- RIS Construction Corp.  
17 has been sourced through this -- through the  
18 Cooperative Purchasing Program, and based on the  
19 lack of responsible bids previously received, the  
20 Executive Director is seeking approval from you  
21 to accept the estimate and enter into an  
22 agreement with RIS Construction Corporation for  
23 an amount not to exceed \$42,711.00; and

24           Therefore, it is Resolved that the  
25 Commissioners of the Union City Housing Authority

1 do hereby authorize the Executive Director to  
2 negotiate and enter into agreement with RIS  
3 Construction for fencing, railing and fire escape  
4 repairs, refurbishment services AMP I to  
5 implement through the Capital Fund in an amount  
6 not to exceed 42,711.

7           So you might be saying, to put a capsule on  
8 this, we went for a bid; weren't satisfied.

9           Went for a re-bid; weren't satisfied.

10           After we've gone through that process you  
11 say to yourself what do we do? So there is a way  
12 now.

13           You can look at what we call a State  
14 vendor; it's approved by the State of New Jersey.  
15 And we are a member of the Hunterdon County  
16 Educational Services. There are many  
17 municipality and municipal agencies, almost all  
18 Boards of Educations in the State of New Jersey  
19 -- I know the Union City Board of Education is  
20 part of that as well.

21           So, in other words, what it is, it allows  
22 us then to go to a State vendor and a vendor  
23 who's already been previously approved by the  
24 State of New Jersey and has all the credentials  
25 in place and we're allowed to, therefore, go

1 through that process.

2           So for the third time in the bidding  
3 process we didn't go to bid the third time; we  
4 chose someone from the State, which we are  
5 allowed to do.

6           All right?

7           And, as you can see, the amount for Capital  
8 Fund, which is great for us, the amount was  
9 \$42,711.00 and we're very happy with that.

10           So we're hoping, if we do get the quality  
11 services and get some -- you know, what we like  
12 to think is -- you know, that they do do a good  
13 job for us, we're hoping -- maybe go through the  
14 process of using them in the future through this  
15 process as well.

16           So, you know, we're always searching for  
17 ways on which, first of all, to get quality  
18 services, --

19           MR. RODRIGUEZ: Right.

20           MR. SANGER: -- to improve the quality of  
21 living for our tenants, --

22           MR. RODRIGUEZ: Right.

23           MR. SANGER: -- and to be as -- as cost-  
24 effective as --

25           MR. RODRIGUEZ: Right.

1 MR. SANGER: -- possible. So this is a way  
2 of doing that.

3 So there's different ways to skin a cat  
4 and --

5 MR. RODRIGUEZ: Right.

6 MR. SANGER: -- in -- in the financial and  
7 in the -- in the process so we thought after  
8 going through this that we go through that  
9 process.

10 Jorge was a big part of that. Gerard was a  
11 big part of that. And, you know, so you see  
12 we're always, you know, trying to be creative and  
13 trying to -- to move everything forward in -- you  
14 know, in a positive way.

15 MR. RODRIGUEZ: Yes, if my add, --

16 MR. SANGER: Um-hum.

17 MR. RODRIGUEZ: -- Mr. Director, that yeah,  
18 we -- we also did the due diligence to ask  
19 refer-- and get referrals, which Mr. Sanger had  
20 directed me to do -- do so. And we got positive  
21 referrals on this -- on this State contractor as  
22 we speak.

23 And, obviously, to have the luxury and the  
24 services of a high-caliber real estate -- sorry  
25 -- attorney, as Mr. Pizzillo here, that I can

1 reach out to him and go, Gerard, can we -- can we  
2 do this, you know, and he made sure that he  
3 looked up all the resource -- I mean all the --  
4 all the background on this -- on this vendor and  
5 -- and that we're set to go, which really we're  
6 anxious and eager to get that done.

7 MR. SANGER: We called a number of school  
8 systems, a number of agencies that had worked  
9 with these people in the past and we got some  
10 very positive, good, you know, references. You  
11 know, positive about their work in different  
12 schools -- quality school systems in the State.

13 And so we're happy. Going into it we're  
14 happy, so let's see how it all works out.

15 MR. RODRIGUEZ: Great.

16 MR. SANGER: And if they do well, maybe we  
17 can go through the same process in the future as  
18 well.

19 So that's where we're at.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: Okay, with all that being  
22 said, I'd like to do a -- at this time a -- a  
23 Consent Agenda and -- to go.

24 And let me, as I do each month, I do remind  
25 you that through this Consent Agenda you will be

1 approving the Minutes.

2 And, keep in mind, it's the Minutes of the  
3 April meeting; --

4 COMMISSIONER CAPIZZI: Um-hum.

5 MR. SANGER: -- not the -- of the May  
6 meeting because we didn't meet in May.

7 So the Approval of the Various Resolutions  
8 that I just read.

9 Approval of the Payment of Bills; and in  
10 your packages -- and I'm sure you, you know, and  
11 when you did have the opportunity to go through  
12 you saw that we provided you for May and June --

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: -- the bills for May and June  
15 for -- for that.

16 And, so with that being said, I'd like to  
17 have a -- a roll call for Consent Agenda.

18 Can I get a motion please?

19 Motion for --

20 VICE CHAIRPERSON GUTIERREZ: Motion.

21 MR. SANGER: -- Consent Agenda?

22 Motion by Miss Gutierrez.

23 Second by Miss Mundorf.

24 Roll call.

25 Is Chairperson Pedraza?

1 CHAIRPERSON PEDRAZA: Yes.

2 MR. SANGER: Vice Chairperson Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Yes.

4 MR. SANGER: Commissioner Jetter?

5 COMMISSIONER JETTER: Yes.

6 MR. SANGER: Commissioner DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. SANGER: Commissioner Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: And Commissioner Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 MR. SANGER: Okay, seven yes and no nays.

15 And I just want to thank you, thank you for  
16 your support with the -- with all our Resolutions  
17 and the fact that a number of them you show that  
18 you have confidence in our administrative team  
19 here --

20 VICE CHAIRPERSON GUTIERREZ: Yes we do.

21 MR. SANGER: -- as we try to move things  
22 forward.

23

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

25

1           MR. SANGER: At this time I'd like to just  
2 mention to you a few things as far as the  
3 Director's Report.

4           It's 20 minutes after five and we're doing  
5 some good time; realizing people have additional  
6 dut-- responsibilities after our meeting.

7           And I just want to mention to you that we  
8 are moving -- these next few months and the -- in  
9 -- this -- this fall and this winter are going to  
10 be real exciting for the Union City Housing  
11 Authority.

12           Because we are now -- I've been talking to  
13 you for the last six months about what we were  
14 trying to do with the COAH project at Cantello  
15 Street in our Veterans Housing.

16           We've been talking about 519-521 Summit  
17 Avenue.

18           And it was basically a lot of preparation  
19 and how we're getting there and how we've moving  
20 forward. And, you know, a little bit of a -- you  
21 know a little bit of a roadmap towards -- towards  
22 moving forward.

23           But now we're at the point now that -- and  
24 I just want to be sure of one or two of the  
25 dates. The bids will be going out this Monday

1 for both these projects.

2           You'll see here the Summit Avenue project  
3 and the Cantello Street project. The bids will  
4 be going out this Monday. July (sic) 26<sup>th</sup> they'll  
5 be -- the notices will be posted in the  
6 newspapers. There'll be pre-bid meetings in July  
7 10<sup>th</sup>; and the bid openings will be in City Hall on  
8 Wednesday, July 17<sup>th</sup> for both these projects.

9           Which means in time for our July meeting or  
10 time when I can make a telephone call to maybe  
11 get your approval.

12           So hopefully these bids -- we won't have to  
13 go through a rebidding process. Hopefully we'll  
14 be getting some good quality bidders and, you  
15 know, responsible bidders and we won't have to go  
16 through this, you know, extended process.

17           So with that we're very -- you know it's  
18 very possible that during the month of August now  
19 we can start to begin work after awarding them in  
20 July.

21           And for your -- you know, through you, and  
22 then as -- getting work done in -- in August and  
23 September and there could be a very good chance  
24 that we can have our target date for this 519-521  
25 Summit Avenue is October 1<sup>st</sup>.

1           COMMISSIONER DiNARDO:  Oh.

2           MR. SANGER:  We'd love to have that  
3 building --

4           And you'll see here, 519-521 Summit Avenue,  
5 there are three floors here.  I just put together  
6 a nice -- a little synopsis for you here and a  
7 little sheet -- status sheet for you.

8           There are three floors there; there are  
9 nine one-bedroom apartments, three two-bedroom  
10 apartments, for a total of 12 units.

11          COMMISSIONER MUNDORF:  Um-hum.

12          MR. SANGER:  And we're working with  
13 electricians and Public Service to get permits  
14 for the City to put in 12 new electric meters,  
15 plumbing.

16          The plumber has met with the SUEZ Water  
17 company to put water meters and plumbing --  
18 submitting application with SUEZ -- the Building  
19 Department for permits.  And we have engineers  
20 looking on how to, you know, hire an engineer to  
21 do the water pressure for sprinkler system.

22          And roof repair and windows can be fast --  
23 you know, can be done a little faster.  We could  
24 do that through quotes.  We feel we can do it  
25 through quotes rather than bids, which makes the

1 process a little, you know, faster.

2           And we are looking to professionally clean  
3 -- cleanup company to cleanup the building after  
4 electricity is turned on. So when vendors go in  
5 to -- and contractors go in now to put bids in,  
6 they'll really be able to see the real thing.  
7 Because now it's a little -- it's been laying  
8 there for nine or ten years; so we're going to  
9 clean --

10           Believe it or not you said well you're  
11 going to clean the place up first? So I -- I  
12 think it's important for them to see, you know,  
13 the real place and what it is.

14           So that's where we're at with Summit  
15 Avenue.

16           And then our COAH project at Cantello  
17 Street, of course, we're looking to improve 40 --  
18 44 units; renovate, upgrade and modernize.

19           The final specs for the architect were  
20 reviewed on July (sic) 11<sup>th</sup>; they're going out  
21 this Monday.

22           And projected improvement items will  
23 include new bathrooms, new kitchens, upgrade  
24 electric, front doors and canopy, flooring,  
25 boiler, hot water heaters, windows, roofs,

1 exterior walkway railings and exterior lighting.

2           So we're very happy with that. And it's --  
3 it's all going to be in the area of some --  
4 hopefully within the area of some 700 --  
5 \$750,000.00; basically, three-quarters of a  
6 million dollars.

7           And we're looking to, you know, move --  
8 move forward with that. And we're hoping this  
9 will be done hopefully within -- I think an  
10 honest assessment would be nine to 12 month  
11 period.

12           All right.

13           And hopefully next year at this time all  
14 these people will be living -- in COAH will be  
15 living in modernized and upgraded facilities and  
16 something we can all be proud of.

17           Keep in mind these have not been touched  
18 since 1951. So do the math.

19           COMMISSIONER MUNDORF: Oh, wow.

20           MR. SANGER: Do the math.

21           You know anything new -- it's a lot of  
22 Band-Aids and a lot of little things but anything  
23 new --

24           And, you know, you're talking about 67  
25 years -- 67 years --

1 VICE CHAIRPERSON GUTIERREZ: Yeah.

2 MR. SANGER: -- and we finally we're  
3 getting the -- getting the work that it deserves  
4 and the --

5 MR. RODRIGUEZ: Exactly.

6 MR. SANGER: -- tenants deserve.

7 MR. RODRIGUEZ: Yeah. Definitely.

8 MR. SANGER: Also, we're taking over 2601  
9 Central Avenue, the Renaissance Building there,  
10 and there are 36 units there.

11 We now have full control. We're still in  
12 contract with Alpert Management Company who are  
13 running that for us.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: And we do have an excellent  
16 building superintendent that we'd like to try to  
17 keep there. He's got a great relationship with  
18 the people.

19 If we choose not to stay with the  
20 management company and choose to manage it  
21 ourselves, which we could -- we could very  
22 possibly do, we could still keep the  
23 superintendent there because he has a great  
24 relationship. The building is clean and it's  
25 being run very well. The building's in good

1 shape.

2 And recently we've upgraded to the sum of  
3 \$16,000.00; upgraded the existing sprinkler  
4 system.

5 And so good things are happening there.

6 So when you think about it, next year at  
7 the -- this time, we're going to have a -- a  
8 Renaissance Building with 36 units.

9 We're going to have 44 units of COAH.

10 So 36 and 44 is, what, --

11 MR. RODRIGUEZ: Eighty.

12 MR. SANGER: -- 80; 80.

13 And then the 12 on -- on top there --

14 MR. RODRIGUEZ: Ninety-two.

15 MR. SANGER: -- for 519-521, we're going to  
16 have now --

17 MR. RODRIGUEZ: Ninety-two.

18 VICE CHAIRPERSON GUTIERREZ: Ninety-two.

19 MR. SANGER: -- 92 units in Union City that  
20 have been upgraded, modernized and -- and through  
21 your -- through this Board. And that hasn't been  
22 done in -- this Board in --

23 VICE CHAIRPERSON GUTIERREZ: Years.

24 COMMISSIONER DiNARDO: Long time.

25 MR. SANGER: -- long, long time. A long,

1 long time.

2           So, you know, we're happy with the  
3 progress. And that's why I'm saying it's going  
4 to be an exciting year.

5           And with your help and with that, that's  
6 all I have.

7           I just wanted to give you, you know, a  
8 little update on that. And it's all --

9

10 **PUBLIC COMMENT:**

11

12           MR. SANGER: Now it's time in our -- on our  
13 agenda for anyone from the public who might like  
14 to come for-- come forward and talk with the  
15 Board and make a presentation.

16           MS. BESHARA: I'm good.

17           Thank you.

18           MR. SANGER: Okay.

19           No person from the public who would like to  
20 come forward.

21

22 **ADJOURNMENT:**

23

24           MR. SANGER: With that being said can I get  
25 a motion to --

1 VICE CHAIRPERSON GUTIERREZ: I make a  
2 motion.

3 MR. SANGER: Okay, motion by Mr. Pedraza.  
4 Second by Miss Mundorf.

5 And that is our meeting.

6 And we'll have a --

7 MR. PIZZILLO: Roll call.

8 -- roll call.

9 Chairperson Pedraza?

10 CHAIRPERSON PEDRAZA: Yes.

11 MR. SANGER: Vice Chairperson Gutierrez?

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. SANGER: Miss -- Commissioner Jetter?

14 COMMISSIONER JETTER: Yes.

15 MR. SANGER: Commissioner DiNardo?

16 COMMISSIONER DiNARDO: Yes.

17 MR. SANGER: Commissioner Capizzi?

18 COMMISSIONER CAPIZZI: Yes.

19 MR. SANGER: Commissioner Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 MR. SANGER: Commissioner Geldziler?

22 COMMISSIONER GELDZILER: Yes.

23 MR. SANGER: Okay.

24 Seven yes.

25

1                   (Whereupon, the proceedings were concluded  
2 at 5:25 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, June 20, 2019 and  
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon