

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

Thursday, April 16, 2020
Commencing at 4:43 p.m.,
(Via telephonically)

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

DIANE R. CAPIZZI, COMMISSIONER, (Via telephone)
ELISE DiNARDO, COMMISSIONER, (Via telephone)
JAY GELDZILER, COMMISSIONER, (Via telephone)
DOROTHY JETTER, COMMISSIONER, (Via telephone)
DEBRA MUNDORF, COMMISSIONER, (Via telephone)
MARGARITA GUTIERREZ, VICE CHAIRPERSON,
(Via telephone)
JOSE PEDRAZA, CHAIRPERSON, (Via telephone)

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,
(Via telephone)
GERARD D. PIZZILLO, ESQ., COUNSEL, (Via telephone)
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS,
(Via telephone)
JORGE RODRIGUEZ, Comptroller-HR Manager,
(Via telephone)

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1 MR. SANGER: Okay.

2 Good afternoon everyone.

3 And welcome to the April meeting of the
4 Board of Commissioners of the Union City Housing
5 Authority. And we're very happy you are here
6 today.

7 I just want to wish everyone a very belated
8 happy -- you know, happy belated Easter.

9 And, of course, give hope -- hopefully that
10 all of you and your families are safe through
11 this Coronavirus pandemic. And -- and just hope
12 that everyone is getting through as easy as
13 possible with the least amount of stress and
14 various issues.

15 And I just want to take the time to say
16 thank you to all of you for getting on today,
17 taking time from your family and I'm sure more --
18 you know, many, many more important things at
19 this time. But it just shows you that you do
20 have the commitment to the -- to the people of
21 Union City and we want to thank you for that.

22 And it allows us to keep our operations
23 going for those low income/affordable housing
24 people in Union City. And on behalf of them and
25 all of Union City, I'd like to thank you.

1 At this time I will get right into our
2 meeting.

3

4 ROLL CALL:

5

6 MR. SANGER: And first thing I'll do is
7 have roll call.

8 And I'll say Mr. Pedraza?

9 CHAIRPERSON PEDRAZA: Yes, by phone. Yes.

10 MR. SANGER: Miss Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 MR. SANGER: Present.

13 Miss Jetter?

14 COMMISSIONER JETTER: Yes. Present.

15 MR. SANGER: Miss -- Miss DiNardo?

16 COMMISSIONER DiNARDO: Present.

17 MR. SANGER: Miss Capizzi?

18 COMMISSIONER CAPIZZI: Present.

19 MR. SANGER: Miss Mundorf?

20 COMMISSIONER MUNDORF: Present.

21 MR. SANGER: Mr. Geldziler?

22 COMMISSIONER GELDZILER: Present.

23 MR. SANGER: Present.

24 There are seven Board members present.

25 Also with us is -- besides myself, Stanley

1 Sanger, Executive Director -- Gerard Pizzillo,
2 Esquire, as --

3 MR. PIZZILLO: Present.

4 MR. SANGER: -- Board Counsel, with us
5 present.

6 And also with us Jorge Rodriguez, our
7 Comptroller and -- and HR Manager.

8 And Waldo Morin, Deputy Director of
9 Operations.

10 So, again, I want to take time to thank
11 you.

12 Is there anyone else online with us that we
13 are not aware of?

14 Okay.

15 This is a Regular Meeting of the Union City
16 Housing Authority in accordance and pursuant with
17 Chapter 231 of the Open Public Records (sic) Act.

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

20 The annual schedule of Board meetings
21 setting forth the time, date and location of such
22 meeting and the notice and agenda to the extent
23 known of this meeting has been prominently posted
24 on our bulletin board and our Authority website
25 and has been filed with the City Clerk of the

1 City of Union City.

2 At this time I --

3 MR. PIZZILLO: Sandy -- (indiscernible).

4 MR. SANGER: Yes.

5 MR. PIZZILLO: If I may just add something
6 to the record, just because it is recorded.

7 That, you know, we are complying and acting
8 in accordance with Governor Murphy's declaration
9 in the State of Emergency and the orders --
10 social distancing.

11 And we are acting telephonically, which is
12 consistent with the guidance from the New -- New
13 Jersey Division of Local Government Services, as
14 well as the legislation that was passed by the
15 Assembly, signed into law by the Governor,
16 allowing city and municipal agencies such as this
17 to appear and to meet in -- telephonically or by
18 other means. And consistent with your notice --
19 the notice requirement that you just set forth.

20 We've also published -- or posted on the
21 website and on the -- the door of the Housing
22 Authority office the telephonic instructions to
23 dial into this meeting. So that any member of
24 the public who wanted to participate did have the
25 opportunity to do so.

1 I just wanted to add that to the record
2 because, you know, obviously the minutes are
3 getting taped. So I just wanted to make sure
4 that that's clear that we are acting within the
5 Authority, as set forth, due to -- due to, you
6 know, the current State of Emergency in our, you
7 know, current circumstance regarding COVID.

8 So, I apologize for cutting you off, I just
9 wanted to put that on the record.

10 MR. SANGER: No apology necessary. It was
11 -- it was -- it was certainly a necessary comment
12 that should be made and I thank you for making
13 it, counsel.

14 Thank you.

15 Most important.

16 MR. PIZZILLO: Okay. Okay.

17 MR. SANGER: So I'd -- I'd like to continue
18 with this, too. The fact that we'd like, at this
19 time, to go into Closed Session.

20 And can I get a motion?

21 COMMISSIONER GUTIERREZ: I'll make a
22 motion.

23 COMMISSIONER MUNDORF: I'll make second.

24 MR. SANGER: Motion by Marg--

25 VICE CHAIRPERSON GUTIERREZ: Margarita

1 Gutierrez.

2 MR. SANGER: Motion by Margarita Gutierrez.

3 And second by Debbie Mundorf.

4 Can I get a roll call please?

5 Mr. Pedraza?

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: Miss Gutierrez?

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 MR. SANGER: Miss Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: Miss DiNardo?

12 COMMISSIONER DiNARDO: Yes.

13 MR. SANGER: Miss Capizzi?

14 COMMISSIONER CAPIZZI: Yes.

15 MR. SANGER: Miss Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 MR. SANGER: Mr. Geldziler?

18 COMMISSIONER GELDZILER: Yes.

19 MR. SANGER: Okay, that is seven yes and

20 nos.

21

22 (Whereupon, the Board moved to Executive

23 Session at 4:48 p.m.)

24

25 (Whereupon, the Board returned to Open

1 Session at 5:07 p.m.)

2

3 MR. SANGER: And what we'll do now is can I
4 now have a motion to go now into Open Session?

5 VICE CHAIRPERSON GUTIERREZ: Make a motion;
6 Margarita Gutierrez.

7 MR. SANGER: Motion --

8 COMMISSIONER MUNDORF: Second; --

9 MR. SANGER: -- by Margarita --

10 COMMISSIONER MUNDORF: -- Debra Mundorf.

11 MR. SANGER: Second; Debra Mundorf.

12 Roll call.

13 Mr. Pedraza?

14 CHAIRPERSON PEDRAZA: Yes.

15 MR. SANGER: Mr. -- 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. Geldziler?

1 COMMISSIONER GELDZILER: Yes.

2 MR. SANGER: Okay.

3 Seven -- seven yes.

4 We are now in Open Session.

5

6 (Whereupon, the Board discussed and took

7 action on the following items:

8 **CONSENT AGENDA:**

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

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

11 RESOLUTION NO. 2019 (sic)-10 - RESOLUTION

12 APPROVING CONTRACT FOR COMPUTER CONSULTANT

13 SERVICES;

14 RESOLUTION NO. 20 (sic)-11 - RESOLUTION

15 APPROVING CONTRACT FOR INDEPENDENT FINANCIAL

16 AUDITING SERVICES;

17 RESOLUTION NO. 2020-12 - RESOLUTION

18 APPROVING CONTRACT FOR FEE ACCOUNTANT SERVICES;

19 RESOLUTION NO. 2020-13 - RESOLUTION

20 APPROVING CONTRACT FOR REPLACEMENT AND REPAIR OF

21 VETERANS HOUSING STAIRS;

22 RESOLUTION NO. 2020-14 - RESOLUTION

23 APPROVING CONTRACT FOR AUDIO AND STENOGRAPHIC

24 REPORTING SERVICES;

25 RESOLUTION NO. 2020-15 - RESOLUTION

1 APPROVING CONTRACT FOR LANDSCAPING SERVICES;
2 RESOLUTION NO. 2020-16 - RESOLUTION
3 APPROVING CONTRACT FOR EXTRAORDINARY BOILER AND
4 HOT WATER SYSTEM EMERGENCY CALL SERVICES;
5 RESOLUTION NO. 2020-17 - RESOLUTION
6 APPROVING AND CERTIFYING ANNUAL REPORT FOR
7 SUBMISSION TO LOCAL FINANCE BOARD;
8 RESOLUTION NO. 2020-18 - RESOLUTION
9 APPOINTING STANLEY SANGER AS EXECUTIVE DIRECTOR
10 OF THE UNION CITY HOUSING AUTHORITY FOR
11 2020-2021;
12 **D. APPROVAL OF PAYMENT OF BILLS; and**
13 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

14
15 MR. SANGER: What I'd like to do now is
16 take the time -- I do have eight or nine or so of
17 Resolutions that are important Resolutions for
18 us.

19 And the importance is the fact that many of
20 these have to do with professional contracts.

21 There are four that have to do with
22 professional contracts.

23 And the remainder -- the five remain that
24 have to do with maintenance contracts and -- and
25 will allow us to continue with operations of the

1 Union City Housing Authority. And, as we
2 continue along in -- you know, in spite of the
3 pandemic, it gives us the ability to continue and
4 still provide all the services for our residents.

5 So what I'd like to do then is start with
6 Resolution 2020 number 10, which would be the
7 contract for -- the -- the professional contract.

8 And I would like to say for the
9 professional contracts, I had the opportunity to
10 have a telephone conference with Miss Gutierrez,
11 Miss Capizzi, and Mr. Jorge Rodriguez, as the
12 Evaluation Committee. And those that needed it
13 go through the Evaluation Committee have been
14 done. That will be stated in the Resolution. It
15 has been done.

16 And just when we do get -- when I do get
17 back to any type of a normal process, I'll be
18 able to memorialize this, put it all in writing,
19 and have the appropriate people sign for it, so
20 we do have a document on record that these -- a
21 number of these have gone through the Evaluation
22 Committee.

23 Okay?

24 So we're moving forward to 2020 number 10.

25 Approving Contract of Computer Consultant.

1 And the Union City Housing Authority sought
2 bids for computer consultant services.

3 We had pickups of six companies; two
4 companies did submit. And their reviews by the
5 Housing Authority and the Housing Authority
6 Evaluation Committee.

7 And Angel Consultant was determined to be
8 the lowest responsible bidder.

9 Angel Consultant is someone who's been with
10 us for the last six years or so. And we are --
11 we're happy with his performance and what he has
12 done.

13 And Therefore, Be It Resolved that -- that
14 -- that the Commissioners of the Union City
15 Housing Authority do hereby approve of contract
16 with Angel Consulting for computer consulting
17 services in accordance with the bid
18 specifications.

19 And the fact that we would not exceed
20 \$79.00 per hour and not exceed the amount of
21 \$34,000.00.

22 And, again, we do have a cap on this, as
23 we've had for the last number of years.

24 And we would -- we would move on -- on
25 that.

1 Thank you.

2 The next is 2020 number 11.

3 Is Approving Contract with Independent
4 Financial Auditor.

5 All of these are required by HUD that we do
6 have these -- these positions in place.

7 And, Whereas, the Union City Housing
8 Authority sought bids independent financial
9 auditing services.

10 One company did pickup and one company
11 submitted a bid. And that company is -- was
12 Hymanson, Parnes and Giampaolo. And the
13 Evaluation Committee did review that, even though
14 there was only one submittal.

15 They have been with us for the last number
16 of years. We're happy with their performance.
17 And they work well with the -- the Administration
18 of the Union City Housing Authority.

19 And we -- they shall be paid in accordance
20 with the bid submission that the following
21 \$14,130.00.

22 Resolution Approving -- the Resolution 2020
23 number 12.

24 Approving Contract with Fee Account.

25 And that two companies did pickup -- the

1 Housing Authority sought bids for the fee
2 accountant. They were picked up by two companies
3 and two companies submitted a bid.

4 But the bid was the lowest bid submitted to
5 us was by William Katchen, CPA, of Cliffside
6 Park, New Jersey, determined to be the lowest
7 responsible bidder and determined to be legally
8 sufficient.

9 And the contractor shall be paid in
10 accordance with the rate set forth in the bid
11 submittal.

12 And, Therefore, the Commissioners of Union
13 City Housing Authority do hereby approve the
14 contract of William Katchen, CPA, for fee
15 accountant services in accordance with bid
16 specifications.

17 And you will see here that his amounts will
18 not exceed \$49,200.00 at the rate of 175 per
19 hour; 150 per hour for his -- his senior
20 accountant and 75 for any of his staff
21 accountants that assist him in this process.

22 Next is Resolution 220 -- 2020-13.

23 Contract for Replacement and Repair of
24 Veterans Housing Stairs.

25 And these are our maintenance contracts

1 that are important.

2 Whereas, the March 4th, 2018 -- March 18,
3 2020, the Housing Authority sought bids for the
4 replacement and repair of the Veterans stairs.

5 And bids were picked up -- three companies.
6 And on the due date the submission responses were
7 by two companies.

8 The bid submitted by Max Adamo Construction
9 was determined to be the lowest responsible bid
10 and was determined to be legally sufficient.

11 Max Adamo Construction shall be paid in
12 accordance with its bid submission;

13 Now, Thereby, Be It Resolved that the
14 Commissioners of the Union City Housing Authority
15 do hereby approve the contract with Max Adamo
16 Construction for replacement and repair of
17 Veterans stairs in accordance with the bid
18 specifications.

19 And the submitted amount of 2,000 --
20 \$20,400.00 shall not be exceeded in -- in --
21 within his -- his contract.

22 Next item is another one of our
23 professional -- professional contracts, which
24 would be 2020 number 14.

25 And this is Approving Contract for Audio

1 and Stenographic Reporting Services.

2 Whereas, on March 18th, Union City Housing
3 Authority sought bids for auto (sic) and
4 stenographic reporting services.

5 The bid was picked up by two companies; one
6 company submitted the bid on the due date of the
7 submission; and

8 Whereas, Audio-Digital Transcription was
9 determined to be the lowest responsible bidder
10 and determined to be legally sufficient; and

11 The Audio-Digital Transcript LLC shall be
12 paid in accordance with its bid submission; and
13 that the --

14 Resolved that the Commissioners of the
15 Union City Housing Authority do hereby approve of
16 a contract with Audio-Digital Transcription for
17 audio and stenographic reporting services in
18 according with the bid specs.

19 And their pay will be in accordance with
20 bid submission and shall not exceed the amount of
21 \$15,300.00.

22 Also, 20-- 2020-15.

23 Resolution Approving Contract for
24 Landscaping Services, which is so vital to the
25 Union City Housing Authority.

1 Whereas, on March 18th, the Union City
2 Housing Authority sought bids for landscaping
3 services; and

4 Whereas, a bid was picked up by one company
5 who also submitted a response on date -- due date
6 of the submission; and

7 Whereas, the bid submitted by Bills
8 Landscaping and Design was determined to be the
9 lowest responsible bid, as determined by legally
10 -- and to be legally sufficient.

11 Bills Landscaping Design shall be paid in
12 accordance with its bid submission.

13 And the Commissioners of the Union City
14 Housing Authority do hereby approve of the
15 contract with Bill's Landscaping and Design for
16 landscaping services in accordance with the bid
17 specifications and shall be paid in accordance
18 with bid submission not to exceed the amount of
19 \$29,885.00.

20 And keep in mind that this now is a two-
21 year contract. This is of maintenance servicing;
22 just a two-year contract. Then that -- that will
23 be in the contract -- that will be in the -- in
24 the contract.

25 Okay.

1 Also, Resolution 2020-16.

2 Resolution Approving Contract for
3 Extraordinary Boiler and Hot Water System Call
4 Services.

5 On March 18th, 2020, the Housing Authority
6 sought bids for extraordinary boiler and hot
7 water system emergency service calls.

8 And picked up -- it was picked up by six
9 companies and three bids were received on the
10 date of submission; and

11 Whereas, Silvas Mechanical Services was
12 determined to be the lowest responsible bid and
13 was determined to be legally sufficient.

14 Silvas Mechanical Services shall be paid in
15 accordance with its bid submission; and

16 Therefore, Be It Resolved that the
17 Commissioners of the Union City Housing Authority
18 do hereby approve a contract with Silvas
19 Mechanical for extraordinary boiler and water
20 heater system emergency calls in accordance with
21 bid specs.

22 And -- shall not exceed \$46,800.00.

23 And then we have 2020-17.

24 Resolution 17.

25 Resolution Approving the -- Certifying

1 Annual Report for Submission to Local Finance
2 Board.

3 And this I -- as you well know, this is the
4 -- the -- as we do our auditing an on annual
5 basis, it's by step, in which we must submit to
6 the -- to HUD, then go forward and submit it to
7 the State of New Jersey. And there are certain
8 steps every month due. And this is one of these
9 steps that we're asking you to -- to approve.

10 Union City Housing Authority is required to
11 cause an -- to cause an annual audit of its
12 accounts to be made; and

13 The annual audit report of the Authority,
14 ending -- ending on June 30th, 2019, has been
15 completed and filed with the Local Finance Board
16 of the State of New Jersey pursuant to N.J.S.A.
17 40A:5A-15; and

18 Whereas, the annual audit report of the
19 Authority's audit for the year -- the year ending
20 20 -- June 30, 2019, has been filed by a -- a
21 Certified Public Accountant and a copy has been
22 received by each of the Commissioners for -- for
23 the Authority; and

24 The Commissioners of the Authority are
25 required to, within 45 days of the receipt of the

1 annual report, to -- to certify by resolution --

2 What you are doing now.

3 -- to the Local Finance Board that each
4 Commissioner personally reviewed the annual audit
5 reports and specifically at the -- specifically
6 the section of the audit report entitled "General
7 Comments" and "Recommendations" have been
8 evidenced the same by executing the group
9 affidavit in the form prescribed by the Local
10 Finance Board; and

11 Therefore, Be It Resolved that the
12 Commissioners of Union City Housing Authority do
13 hereby certify the Local Finance Board, State of
14 New Jersey, that each of the Commissioners of the
15 Authority have personally reviewed the annual
16 audit report for the fiscal year June 30 and have
17 specifically reviewed the sections of the audit
18 report entitled "General Comments" and
19 "Recommendations" evidenced by this -- and
20 executed the group affidavit.

21 What I'd like to do just at this moment, --

22 I hope this is appropriate.

23 -- but I'd like Jorge Rodriguez, who of
24 course oversaw the -- the -- oversees the finance
25 of the Union City Housing Authority, and is the

1 -- is our point person for the annual audit, just
2 to give you a -- just a -- a quick review of
3 something we did speak about in the prior month.
4 You get copies in prior months.

5 But, Jorge, can you just give the Board
6 members the comments as to what, if -- if there
7 were any "General Comments" or "Recommendations".
8 And I'm happy with what you're -- I'm happy what
9 you're going to hear from Jorge.

10 But, Jorge, go ahead and please give a
11 little explanation and clarification to our Board
12 members.

13 MR. RODRIGUEZ: Absolutely.

14 Thank you, Director.

15 So, basically, for the -- for the report
16 that was handed out, that was for the fiscal year
17 ending June 30th, 2019.

18 The net position of the -- of the Authority
19 is pretty much in -- in a good financial state
20 right now. As a matter of fact, our net
21 position, which is basically a -- another word
22 for the financial condition of the Authority had
23 improved.

24 Pretty much the operations were pretty much
25 stable.

1 And also, in addition to the fact that our
2 future liabilities, which are our biggest
3 liabilities or expenses that we have to pay in
4 the future, which are the pension and the other
5 post-employment benefits, those liabilities were
6 actually adjusted to reflect an even more
7 favorable position.

8 And these -- these liabilities are usually
9 put together by actuaries. They actually
10 estimate the -- of course, the -- the age of
11 retirees and their life expectancies and so
12 forth. And based on all these projections, they
13 come up with a number that we at the Housing
14 Authority would have to pay in the near future
15 for all our retirees, all our benefits and so
16 forth.

17 And I'm happy and glad to say that actually
18 the position of the Housing Authority has
19 improved -- the net position -- from year to
20 year, ending June 30th, 2019.

21 Having said that, the audit also concluded
22 that everything in -- you know, as far as the
23 operations of the Housing Authority is in good
24 shape. There were no -- there were no findings
25 at all. And, basically, the Authority is -- is

1 basically making good on all its promises as far
2 as paying its debts and also putting together all
3 the projects from the capital grants that we
4 receive from HUD.

5 So, overall, I am very pleased to say that
6 the Housing Authority is looking good for the
7 near future.

8 And if I have -- if anyone have any further
9 questions, I'm glad to -- to answer them.

10 But for -- you know, for the year ending
11 June 30th, 2019, the audit report has been
12 published and it has been submitted to HUD and
13 also to the State of New Jersey, as required.

14 COMMISSIONER MUNDORF: Good. That sounds
15 good.

16 VICE CHAIRPERSON GUTIERREZ: Jorge, it's
17 Margarita Gutierrez.

18 Thank you for your great job.

19 MR. RODRIGUEZ: Welcome.

20 COMMISSIONER MUNDORF: Yes, thank you.
21 Debra.

22 MR. SANGER: Okay.

23 Thank you -- thank you, Jorge, I appreciate
24 it very much, for your -- your little
25 presentation there.

1 And one last Resolution, 2020-18.

2 Resolution Appointing Stanley Sanger,
3 Executive Director of the Union City Housing
4 Authority.

5 And pursuant to Redevelopment and Housing
6 Law, the Board of Commissioners, the governing
7 body of the City of Union City, is required to
8 employ an Executive Director who shall serve as
9 secretary; and

10 Whereas, in accordance, the position of
11 Executive Director is required to -- to have a
12 written annual contract; and

13 Whereas, Stanley M. Sanger and the
14 Authority entered into a contract on April 18th,
15 2019 for him to serve as Executive Director of
16 the Authority which contract is set to expire on
17 April 18th, 2020.

18 And, just a side note, I did begin working
19 on April 18th, 2014. So this is very timely in
20 the fact that this -- today is the 16th, right
21 before the 18th, so we're -- we're really on time
22 with this.

23 Whereas, the Authority desires to have
24 Stanley Sanger continue to be employed as the
25 Executive Director of the Authority and the Board

1 of Commissioners have notified Sanger of the
2 same; and

3 Whereas, Mr. Sanger desires to continue as
4 employed Executive Director by the Authority, has
5 notified the Board of Commissioners of the same;
6 and

7 Whereas, Mr. Sanger has previously been
8 approved by the Department of Community Affairs
9 as having necessary qualifications and absent any
10 conflicts of interest to serve in and continue as
11 -- in -- in the position as Executive Director;
12 and

13 Whereas, consistent with the Redevelopment
14 Authority Law, N.J.S.A. 40A:2A-1 (sic), the
15 contractual term shall be one year commencing
16 April 18, '20 and expiring on April 19, '21; and

17 Whereas, the compensation of Mr. Sanger
18 during this term shall be 165,500, which is
19 consistent with those salaries of other directors
20 within the City of Union City; and

21 The remaining aspects of Mr. Sanger shall
22 be consistent with his prior contract; and

23 The Board of Commissioners of the Housing
24 Authority in Union City, that Stanley Sanger will
25 be employed as Executive of the Housing Authority

1 from April 18, '20 to April 19, '21, pending a
2 formalized and effected (sic) Employment Contract
3 by both Mr. Sanger and the Chairman of the Union
4 City Housing Authority, drafted and negotiated by
5 the Board Attorney for the Housing Authority of
6 Union City.

7 And that is all -- that is all for the
8 Resolutions that we have -- that we do have.

9 Is there anyone who would like to discuss
10 any one of those Resolutions or has any comments
11 or anything they would like to discuss?

12 VICE CHAIRPERSON GUTIERREZ: Margarita.

13 I would like to tell you thank you for the
14 great job that you're doing at Union City Housing
15 Authority, Mr. Sanger.

16 MR. SANGER: Thank you.

17 Thank you, Margarita.

18 I appreciate it.

19 COMMISSIONER MUNDORF: Same here, Mr.
20 Sanger.

21 COMMISSIONER CAPIZZI: Yup.

22 Thank you.

23 MR. SANGER: Thank you.

24 Thank you.

25 COMMISSIONER DiNARDO: We all --

1 MR. SANGER: Thank you, everyone.

2 COMMISSIONER DiNARDO: -- I think we all
3 agree.

4 COMMISSIONER MUNDORF: And Gerard and
5 everybody. Jorge.

6 (Whereupon, there were multiple speakers.)

7 MR. SANGER: Thank you very much.

8 MR. DILLON: One -- one at a time.

9 MR. SANGER: It is certainly a pleasure.
10 It's a certainly a pleasure. And I'll speak to
11 that in a few minutes.

12 Thank you.

13 But at this time, it's time I believe for
14 our Consent Agenda.

15 And just to remind you, --

16 COMMISSIONER DiNARDO: I have a question.

17 MR. SANGER: -- all that --

18 Yes, ma'am. Yes, ma'am.

19 COMMISSIONER DiNARDO: It's Elise.

20 I just have a question, --

21 MR. SANGER: Okay.

22 COMMISSIONER DiNARDO: -- if I may?

23 On the Resolution for the landscaping
24 services with --

25 MR. SANGER: Yeah.

1 COMMISSIONER DiNARDO: -- with Bills
2 Landscaping, did you see that's for a two-year
3 contract?

4 MR. SANGER: Yes.

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 COMMISSIONER DiNARDO: Okay.

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 COMMISSIONER DiNARDO: So, --

9 MR. SANGER: Um-hum. Yeah.

10 COMMISSIONER DiNARDO: -- Mr. Sanger, just
11 the Resolution says that the submission is
12 29,885.

13 Is that for the two years or is that per
14 year?

15 MR. SANGER: That -- that is for the -- for
16 the two years. So it's approximately 15,000 a
17 year, yes.

18 COMMISSIONER DiNARDO: Okay. Okay.

19 Just the --

20 MR. SANGER: Yes.

21 COMMISSIONER DiNARDO: -- Resolution --

22 MR. SANGER: Yes.

23 COMMISSIONER DiNARDO: -- didn't make that
24 clear. So that's why I'm asking.

25 MR. SANGER: Yes.

1 But we will do that --

2 COMMISSIONER DiNARDO: Okay.

3 MR. SANGER: -- in the contract. You could
4 be sure in the contract that will be clear.

5 Thank you.

6 COMMISSIONER DiNARDO: All right.

7 Wonderful.

8 Okay, that was my only question.

9 MR. SANGER: No, that -- and that's good
10 because I want everyone to have a complete
11 understanding.

12 So thank you for guiding me there.

13 Thank you.

14 I appreciate it.

15 MR. RODRIGUEZ: That's good.

16 MR. SANGER: Okay.

17 At this time I believe we can do -- it's
18 time for a Consent Agenda.

19 And what I'd like to do is have a roll call
20 for the Consent Agenda.

21 And we'll start.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 MR. SANGER: Miss Gutierrez?

25 VICE CHAIRPERSON GUTIERREZ: Yes.

1 MR. SANGER: Miss Jetter?

2 COMMISSIONER JETTER: Yes.

3 MR. SANGER: Miss DiNardo?

4 MR. PIZZILLO: Sandy, --

5 COMMISSIONER DiNARDO: Yes.

6 MR. SANGER: Miss Capizzi?

7 MR. PIZZILLO: Wait.

8 MR. SANGER: Yes?

9 MR. PIZZILLO: We need a motion first. We
10 need a motion first.

11 MR. SANGER: Oh, I'm sorry.

12 MR. PIZZILLO: Never took a -- never got a
13 motion.

14 MR. SANGER: Oh. I'm sorry. Oh, I'm
15 sorry.

16 VICE CHAIRPERSON GUTIERREZ: I'm making a
17 motion.

18 MR. SANGER: So I need a --

19 VICE CHAIRPERSON GUTIERREZ: Margarita
20 Gutierrez.

21 MR. SANGER: Okay, a motion to go in --

22 VICE CHAIRPERSON GUTIERREZ: Margarita
23 Gutierrez.

24 MR. SANGER: -- Consent Agenda.
25 Motion's by Miss Gutierrez.

1 Second by?

2 COMMISSIONER MUNDORF: Mundorf.

3 CHAIRPERSON PEDRAZA: Mr. Pedraza.

4 COMMISSIONER MUNDORF: Debra Mundorf.

5 MR. SANGER: Okay.

6 And --

7 (Whereupon, there were multiple speakers.)

8 MR. SANGER: So we are now into -- that we

9 can now go into Consent Agenda.

10 So, Mr. Pedraza, again?

11 CHAIRPERSON PEDRAZA: Yes. Yes.

12 MR. SANGER: Okay.

13 And Miss Gutierrez?

14 VICE CHAIRPERSON GUTIERREZ: Yes.

15 MR. SANGER: Miss Jetter?

16 COMMISSIONER JETTER: Yes.

17 MR. SANGER: Miss DiNardo?

18 COMMISSIONER DiNARDO: Yes.

19 MR. SANGER: Miss Capizzi?

20 COMMISSIONER CAPIZZI: Yes.

21 MR. SANGER: Miss Mundorf?

22 COMMISSIONER MUNDORF: Yes.

23 MR. SANGER: Mr. Geldziler?

24 COMMISSIONER GELDZILER: Yes.

25 MR. SANGER: Okay, seven -- seven yes.

1 And thank you for -- thank you very much
2 for all of those -- supporting all of those
3 Resolutions.

4 As I said earlier, it will allow us now to
5 continue with our -- all of our support services
6 and everything that's needed in order to continue
7 our quality of life for the residents of the
8 Union City Housing Authority.

9 And most importantly, during these tough
10 times going through Coronavirus and -- and that's
11 how this virus impact --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: -- so many different people in
14 so many different ways.

15 We can be sure that we are in a better
16 position now, after today, with the vote on these
17 Resolutions to service for these people.

18 So thank you very much.

19 With the contract for myself, I just want
20 to take one moment to thank all of you for -- for
21 voting yes for my fifth year of my contract. And
22 it's something that I am -- you know I'm very
23 proud of with the work we do together, the
24 relationship we have from the -- you know, the
25 Executive Director and the Board here.

1 And one of the reasons that I feel the
2 Union City Housing Authority is moving forward on
3 the right track be, you know, aggressively
4 positive and the many things we're doing is
5 because of that relationship.

6 And I want to thank you all for that.

7 And, you know, there are -- as I always say
8 at work and for many of you, you know, tough days
9 but a good life. You know? Tough days --

10 COMMISSIONER MUNDORF: Right.

11 MR. SANGER: -- but a good life, --

12 COMMISSIONER MUNDORF: Right.

13 MR. SANGER: -- working life, here at --

14 VICE CHAIRPERSON GUTIERREZ:

15 Congratulations, Mr. Sanger.

16 COMMISSIONER CAPIZZI: Yeah.

17 VICE CHAIRPERSON GUTIERREZ:

18 Congratulations.

19 MR. SANGER: We're all happy for that.

20 COMMISSIONER CAPIZZI: Congratulations.

21 MR. SANGER: And --

22 COMMISSIONER MUNDORF: Yeah, --

23 MR. SANGER: (Indiscernible).

24 COMMISSIONER MUNDORF: -- congratulations,
25 Sandy.

1 MR. SANGER: Thank you.

2 Thank you for all you do. That's -- that
3 -- that's the main thing.

4 CHAIRPERSON PEDRAZA: Thank you for the job
5 that you are doing.

6 MR. SANGER: We -- we go on together.

7 So thank you with that.

8 So, the last thing I'd like to say and with
9 the Consent Agenda, too, that -- it was -- the
10 one thing you didn't vote on tonight, just I -- I
11 just want to say this to be sure, was the fact
12 that the minutes of the last month, because we
13 did not have a meeting last month.

14 If you recall, all I did last month was
15 have individual telephone calls to everyone.

16 So for that reason, --

17 COMMISSIONER MUNDORF: Right.

18 MR. SANGER: -- there was not -- and for
19 that reason there was not minutes of the meeting,
20 so you did not vote for that tonight.

21 COMMISSIONER MUNDORF: All right.

22

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

24

25 MR. SANGER: I do just want to take a

1 moment to have a little bit of Director's Report.

2 And -- (indiscernible) -- rather quickly.

3 We do realize that what's going on with the
4 Coronavirus, what's happening with our -- many of
5 our residents that we've met -- have -- we have a
6 discussed a little earlier when we were in Closed
7 Session.

8 But the fact is that the Housing Authority
9 is going to do everything it can to work with all
10 of our residents. Try to maintain their
11 positions and their -- within the Housing
12 Authority and -- and allow them to continue with
13 a -- a -- you know, a quality of life, as best we
14 can, to assist them as we go through this period
15 of pandemic.

16 And we've -- we've been very fortunate at
17 the Housing Authority that we've only -- we -- I
18 guess we had some tragedies in the Housing
19 Authority. Some of those names I just cannot
20 relay to you. But we did have, I believe, three
21 -- three or four deaths within the Housing
22 Authority and people that were --

23 VICE CHAIRPERSON GUTIERREZ: Oh my God.

24 MR. SANGER: -- part of us.

25 COMMISSIONER MUNDORF: Oh, wow.

1 MR. SANGER: Yeah. And, you know, I know
2 part of that is we can -- you know, not to name
3 those names because they -- their confidentiality
4 is important to them.

5 VICE CHAIRPERSON GUTIERREZ: That's sad.
6 Mmm.

7 MR. SANGER: So -- and their families.

8 But, yes, we were part of that. We're
9 doing our best to work with people and assist
10 people and -- to do -- as having try to have the
11 least amount of negative impact from the virus
12 upon us.

13 So we're doing many things we can. We've
14 done a lot of precautionary things, such as 3700
15 -- 3700 Palisade Avenue, there are 101 senior
16 citizens. I am happy to say today that we did
17 not have one death. And -- which is hard to
18 say --

19 VICE CHAIRPERSON GUTIERREZ: Thank God.

20 COMMISSIONER MUNDORF: Oh that's good.

21 MR. SANGER: Talking -- I'm -- I'm talking
22 about it like this but I can't imagine myself
23 saying this in a way.

24 COMMISSIONER DiNARDO: Mmm.

25 MR. SANGER: You know?

1 But we don't have --

2 COMMISSIONER DiNARDO: Sure. Sure.

3 MR. SANGER: -- one death there.

4 But when you're talking about all these
5 elderly people, 101 in the same building, and I
6 hope the good Lord continues blessing them, that
7 to this day we haven't had anyone that have lost
8 their lives due to the, you know, COVID-19.

9 So we're very fortunate that way.

10 We have a -- a cleaning company there set
11 up with -- by Waldo Morin and Jorge Rodriguez.
12 The cleaning company goes there every day for
13 four hours; cleans the floors, cleans the doors,
14 cleans the walls, cleans the -- the elevators,
15 the buttons on the elevators, the handles on the
16 doors; all the laundry room.

17 And we've locked all the -- the building
18 such as 3700, we've locked all the community
19 rooms. We've locked the TV room. We've locked
20 the --

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 MR. SANGER: -- the ceramic room. Any --
23 any places where people could congregate --

24 COMMISSIONER MUNDORF: We have to, yeah.

25 MR. SANGER: -- on the floors, you know,

1 spreading --

2 VICE CHAIRPERSON GUTIERREZ: Exactly.

3 MR. SANGER: -- the number -- the number of
4 ten.

5 So we're doing a lot of things there,
6 following all the, you know, the -- the
7 Governor's restrictions and things of that
8 nature. And a lot of good commonsense things
9 that should be done in order to preserve their
10 safety and, you know, protect their safety
11 through -- through all of this.

12 So we've done a lot like that.

13 We've done a lot over the -- the Housing
14 Authority on -- on -- here on 3900, 3911. We're
15 consistently washing the, you know, buildings,
16 wiping down handles and -- and the buttons -- the
17 buttons on the elevators, very -- very -- you
18 know, -- place four, five times a day with --
19 with, you know, --

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: -- with the right type
22 disinfectant and things --

23 COMMISSIONER MUNDORF: Yeah.

24 MR. SANGER: -- things like that.

25 So we're doing everything possible.

1 Originally, we -- I also wanted to mention
2 we were very happy with the rents that came in
3 and the check -- you know, in the growth -- in
4 spite of the growth of the virus. We were able
5 to continue and get a lot of, you know, of the
6 important things of operations completed.

7 Also, I did want to say we did --
8 (indiscernible) -- the first two weeks. We
9 decided to write -- I called a number of staff
10 Board members and informed them, and of course
11 with Mr. Pedraza's blessing as the Chairperson,
12 that we were able -- the first two weeks we were
13 able to rotate our staff. We had an A group and
14 a B group.

15 We rotated staff. The A group was Monday
16 and Tuesday; the B -- B group was Wednesday and
17 Thursday. We did rotate them. And for the first
18 -- those first two weeks, which included that
19 week -- that first week in April for the
20 collections of rent, we were able to catch up on
21 all our paperwork because the ladies in the
22 office were not disrupted by, you know, a lot of
23 business and whatever. We -- not people coming
24 to the window, things of that nature.

25 People could only have any type of an

1 appointment with me by phone or by email. And so
2 with that being, you know, implemented, we were
3 able to get less and less people coming forward,
4 allowed -- gave a lot more time to do a lot of
5 our paperwork, collecting our rents, et cetera.

6 And then, unfortunately, as the -- the
7 growth of the virus this last week or so we did
8 close down completely. We will be closed down
9 next week as well.

10 And in -- in talking with some of our City
11 fathers and -- and what's, you know, what's
12 happening in Union City. And I just know last
13 night that there were 1,346 cases of -- of the
14 virus in Union City and that --

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. SANGER: -- 50 deaths -- and 50 deaths.

17 And that is, you know, a comment that's
18 hard to say. And all of I know --

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: -- have a great love for Union
21 City and the people and it's hard to say when you
22 think about the -- the volume of that.

23 So in order to protect everyone we did
24 close down. We are going in as an administrative
25 team every few days and we -- Waldo, myself,

1 | Jorge -- we rotate and we go in and we take care
2 | of what's necessary. And at times one or two of
3 | the -- the office ladies come in as well until,
4 | you know, and get everything done that's
5 | necessary and move forward with everything. And
6 | just allow us -- you know, hopefully we could
7 | ride through this with not having any, you know,
8 | impact -- the virus having no direct impact on
9 | any one of our staff or additional people in our
10 | Housing or -- or anything like that.

11 | So I just wanted to give you that -- that
12 | overall information and -- that we're doing at
13 | the Housing Authority.

14 | If you do need anything in any way, you do
15 | have my phone number.

16 | If you know of any residents who might need
17 | any attention, -- some residents do not how to --
18 | do not know how to reach out in some ways or not
19 | able to reach out and if you know of anyone
20 | please give us a call, let us know, and we'll do
21 | -- we'll get someone right there to help them.

22 | We have a number of people that are on
23 | standby during this whole problem as well. Our
24 | work orders with Waldo Morin and -- have been all
25 | been taken care of.

1 Of course we're a little more choosy, we
2 prioritize our work orders to what's extremely
3 important and necessary. And we still have men
4 who go out and take care of some of these work
5 orders.

6 But as you could imagine; when the -- an
7 important thing that we are doing is not allowing
8 our inspectors or our maintenance guys to --
9 different guys, to go into some of these
10 apartments on a regular basis. Only when it's an
11 emergency, only when it's necessary and they will
12 not be making home visits.

13 But if there are important work order items
14 like backups of sewage in apartments and -- and
15 things of that nature and backups and things with
16 -- which could be a health problem as well, we're
17 taking care of that.

18 COMMISSIONER JETTER: Does it --

19 MR. SANGER: So what I'm trying to say,
20 operations, --

21 Yes? Go ahead.

22 COMMISSIONER JETTER: Yes.

23 MR. SANGER: Yes.

24 COMMISSIONER JETTER: But what about on
25 Cantello Street? Sending a notice that people

1 | should be wearing masks and gloves and not
2 | congregating without them.

3 | MR. SANGER: Well, we -- we have sent out
4 | in our letters to do that. But what I think I
5 | will be doing, Dottie, also is -- is -- or Miss
6 | Jetter, I think we will be sending out a letter
7 | as we -- you know, we haven't sent a letter in
8 | about three, four weeks or so but I hope this
9 | week coming up I'll send out an additional letter
10 | as we move --

11 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 | MR. SANGER: -- forward that -- that -- one
13 | that has the restrictions more and more come
14 | down. I'll be writing a letter that, you know,
15 | is our position to of course, you know, abide by
16 | all of that -- all those restrictions in -- in
17 | all of our buildings and on all of our
18 | properties.

19 | So we will be doing that.

20 | COMMISSIONER JETTER: All right.

21 | MR. SANGER: Okay?

22 | COMMISSIONER JETTER: No, I know.

23 | MR. SANGER: The other --

24 | COMMISSIONER JETTER: Okay.

25 | MR. SANGER: Okay?

1 The other --

2 COMMISSIONER JETTER: Good to know.

3 MR. SANGER: -- item I do want to -- the
4 other item I do want to report on is that the
5 Cantello Street, --

6 COMMISSIONER JETTER: Yeah.

7 MR. SANGER: -- with the new construction
8 and our COAH project there, where we're now up to
9 about \$1.3 million of our project. We had met in
10 the -- about six weeks ago with all of the
11 residents; the Mayor, myself, Jorge, Waldo, the
12 architects, the --

13 COMMISSIONER JETTER: Right.

14 MR. SANGER: -- the contractors and --

15 COMMISSIONER JETTER: Yeah. Good meeting.

16 MR. SANGER: -- everyone. So we met
17 with --

18 COMMISSIONER JETTER: Yeah.

19 MR. SANGER: -- we -- we met with all the
20 residents and we will be continuing now, in spite
21 of the Coronavirus. Because the Governor is
22 allowing that there can be construction for low
23 income projects during this Corona pandemic.

24 So with that being said we've made a
25 decision that we will be moving forward with some

1 of the construction but in the exterior only.

2 So beginning in about two weeks or so, the
3 -- the construction company that we've selected
4 will now be going and doing something beginning
5 on the exterior work at the -- at the homes there
6 on Cantello Street.

7 So, they'll be doing the walkways. They'll
8 be doing the canopies. They'll be doing some of
9 the fencing. Things of that nature, while it's
10 in the exterior, and hopefully we can get a --
11 you know, get a jump start on getting some things
12 done during this pandemic.

13 So, that is basically my report.

14 If there are any questions on any of those
15 things?

16 I know I said a lot. But I just want to be
17 sure I'm consistent.

18 Ooh, I do want to let you know, --

19 I'm sorry.

20 -- that -- be sure to let you know that at
21 519-521 Summit Avenue downtown, that we do now
22 have nine residents that are in the building.
23 There were 12 units; nine residents --

24 VICE CHAIRPERSON GUTIERREZ: Wow.

25 MR. SANGER: -- are in the building.

1 COMMISSIONER MUNDORF: That's good.

2 MR. SANGER: And, hopefully, --

3 VICE CHAIRPERSON GUTIERREZ: Wow.

4 MR. SANGER: -- and they're living -- they

5 -- they have been living there since April 1st.

6 And it seems there have been no problems there at

7 all. Everything seems to be going smoothly.

8 And we'll get the other three apartments

9 filled within the next few weeks for May 1st.

10 And -- and the Governor is allowing people

11 to move in during the virus as well. And so

12 we're going to have that full hopefully by May

13 1st, May 15th or so, we'll have that all filled

14 with all 12 of the residents downtown.

15 So good progress downtown. We finally got

16 all our residents at 519-521 Summit Avenue, which

17 you know is the building we got from the SDA. So

18 that is going very well.

19 And we're also now at Cantello Street where

20 we'll be beginning construction within the next

21 two weeks and things -- what we have to do to,

22 you know, fix up, clean up, and make it, you

23 know, again a quality place for our residents.

24 So if there -- are there any questions

25 towards that?

1 COMMISSIONER JETTER: No.

2 COMMISSIONER MUNDORF: No.

3 VICE CHAIRPERSON GUTIERREZ: No.

4 COMMISSIONER JETTER: (Indiscernible). I

5 wanted to mention about Cantello Street.

6 MR. SANGER: Any questions, anyone?

7 Any questions?

8 Anyone, anything?

9 If not, can I get a motion to adjourn?

10 VICE CHAIRPERSON GUTIERREZ: I make a

11 motion.

12 Margarita Gutierrez.

13

14 **PUBLIC COMMENT:**

15

16 MR. SANGER: First of all, is there any --

17 is there anyone -- is there anyone from the

18 public who may be online now -- I did ask before,

19 anyone from the public who's online now who may

20 want to say anything?

21

22 **ADJOURNMENT:**

23

24 MR. SANGER: Okay.

25 If not, I would like to -- a motion to

1 adjourn?

2 VICE CHAIRPERSON GUTIERREZ: Motion;
3 Margarita Gutierrez.

4 MR. SANGER: Motion by --

5 COMMISSIONER MUNDORF: Debra Mundorf.

6 MR. SANGER: -- Margarita Gutierrez.

7 Okay, Mr. Pedraza?

8 CHAIRPERSON PEDRAZA: Motion -- yes.

9 MR. SANGER: Miss Gutierrez?

10 Miss Jetter?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 COMMISSIONER JETTER: Yes.

13 MR. SANGER: Then Miss DiNardo?

14 Miss Capizzi?

15 COMMISSIONER DiNARDO: Yes.

16 COMMISSIONER CAPIZZI: Yes.

17 MR. SANGER: Miss Mundorf?

18 Mr. Geldziler?

19 COMMISSIONER MUNDORF: Yes.

20 COMMISSIONER GELDZILER: Yes.

21 MR. SANGER: Okay.

22 Seven yes.

23 And then thank you for, you know, for a
24 good meeting.

25 And thank you for all your support.

1 And I hope -- wish everyone just good
2 health and good safety during these upcoming
3 weeks.

4 And God bless everyone.

5 Thank you.

6 Thank you.

7 COMMISSIONER CAPIZZI: Thank you.

8 COMMISSIONER DiNARDO: Thank you, too, Mr.
9 Sanger.

10 Take care.

11 VICE CHAIRPERSON GUTIERREZ: Take care, all
12 of -- all of you.

13 (Whereupon, there were multiple speakers.)

14

15 (Whereupon, the proceedings were concluded
16 at 5:43 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, April 16, 2020 and
10 digitally recorded.

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Karen A. Marino
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