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3 REGULAR SESSION OF THE BOARD :
4 OF COMMISSIONERS OF THE UNION : THURSDAY
5 CITY HOUSING AUTHORITY OF THE :
6 CITY OF UNION CITY : APRIL 20, 2023
7 : 4:30 P.M.

8 HELD AT:
9 UNION CITY HOUSING AUTHORITY
10 UNION CITY, NEW JERSEY

11 BOARD MEMBERS:

12 CHAIRPERSON JOSE PEDRAZA
13 VICE-CHAIRPERSON MARGARITA GUTIERREZ
14 COMMISSIONER ELISE DINARDO, ESQ.
15 COMMISSIONER DIANE CAPIZZI
16 COMMISSIONER DEBRA MUNDORF (ABSENT)
17 COMMISSIONER DOROTHY JETTER
18 COMMISSIONER JAY M. GELDZILER

19 A P P E A R A N C E S:

20 GERARD PIZZILLO, ESQ.,
21 Attorney for the Board.

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

23 EXECUTIVE DIRECTOR STANLEY SANGER
24 VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS
25 JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION

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VICE-CHAIRPERSON GUTIERREZ: Pledge of
allegiance.

EXECUTIVE DIRECTOR SANGER: Okay.
Could we stand and salute the flag?

(Pledge of Allegiance recited at this time.)

EXECUTIVE DIRECTOR SANGER: Okay. Good
evening, everyone.

COMMISSIONER MUNDORF: Good evening.

VICE-CHAIRPERSON GUTIERREZ: Good
evening.

EXECUTIVE DIRECTOR SANGER: And welcome
to the Union City Housing Authority, Board of
Commissioner meeting for the month of April, and we
hope everyone did have a great Easter season, a
great Easter time with your families, and hopefully
everybody is enjoying the spring weather, and it
does put a little pep in your step.

So thank you for all being here.

I'd like to start with our roll call.

Chairperson Pedraza?

CHAIRPERSON PEDRAZA: Here.

EXECUTIVE DIRECTOR SANGER: Vice-
Chairperson Gutierrez?

VICE-CHAIRPERSON GUTIERREZ: Here.

1 EXECUTIVE DIRECTOR SANGER:
2 Commissioner DiNardo?

3 COMMISSIONER DINARDO: Here.

4 EXECUTIVE DIRECTOR SANGER:
5 Commissioner Capizzi?

6 COMMISSIONER CAPIZZI: Here.

7 EXECUTIVE DIRECTOR SANGER:
8 Commissioner Mundorf?

9 COMMISSIONER MUNDORF: Here.

10 EXECUTIVE DIRECTOR SANGER:
11 Commission Geldziler?

12 COMMISSIONER GELDZILER: Here.

13 EXECUTIVE DIRECTOR SANGER: Okay. Six
14 present. Ms. Jetter is absent today.

15 Okay. This is a regular meeting of the
16 Union City Board of -- Housing Authority Board of
17 Commissioners and in accordance with and pursuant to
18 Chapter 231 PL 1975, which is also known as the Open
19 Public Meetings Act, adequate notice of this meeting
20 has been provided as follows: The annual schedule
21 of Board meetings setting forth the time, date, and
22 location of such meetings, and the notice and the
23 agenda, to extent known of this meeting, has been
24 prominently posted on the bulletin board and the
25 Unity City Housing Authority website.

1 What I'd like to do at this time is ask
2 for a motion to go into closed session.

3 Can I get a motion?

4 VICE-CHAIRPERSON GUTIERREZ: Motion.

5 EXECUTIVE DIRECTOR SANGER: Motion by
6 Ms. Gutierrez.

7 CHAIRPERSON PEDRAZA: Second.

8 EXECUTIVE DIRECTOR SANGER: Second by
9 Mr. Pedraza.

10 Roll call.

11 Chairman Pedraza?

12 CHAIRPERSON PEDRAZA: Yes.

13 EXECUTIVE DIRECTOR SANGER: Vice-
14 Chairperson Gutierrez?

15 VICE-CHAIRPERSON GUTIERREZ: Yes.

16 EXECUTIVE DIRECTOR SANGER:
17 commissioner DiNardo?

18 COMMISSIONER DINARDO: Yes.

19 EXECUTIVE DIRECTOR SANGER:

20 Commissioner Capizzi?

21 COMMISSIONER CAPIZZI: Yes.

22 EXECUTIVE DIRECTOR SANGER:

23 Commissioner Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 EXECUTIVE DIRECTOR SANGER:

1 Commissioner Geldziler?

2 COMMISSIONER GELDZILER: Yes.

3 EXECUTIVE DIRECTOR SANGER: Six yes.

4 We will now go into closed session and
5 if there are any member of the public who will
6 please exit and then we'll be happy to have you back
7 for our open session.

8 (Closed session held at 4:36 p.m. and
9 resuming open session at 4:51 p.m.)

10 EXECUTIVE DIRECTOR SANGER: I would
11 like to start the open session bee, by doing as we
12 do each and every meeting, to our resolutions.

13 We do have five resolutions today, and
14 I would like to start with them now.

15 This is resolution number 2023, number
16 16.

17 Resolution approving contract for
18 installation of fencing at 3911 Kennedy Boulevard,
19 and that's the fencing. You come into our parking
20 lot, there's a long fence that separates from the
21 mausoleum next door, and that fence goes from right
22 here at Kennedy Boulevard all the way down to the
23 bottom of the hill right very close to the Board of
24 Education. That's how long that fence goes in
25 separating our property from cemetery property, all

1 right? So that's the fencing now that we're going
2 to be improving upon.

3 And whereas, the Union City Housing
4 Authority sought bids for services related to
5 installation of new fencing at 3911 Kennedy
6 Boulevard, and

7 Whereas, on March 14th the Authority
8 conducted an RFP submissions were received on that
9 date, three companies submitted bids for
10 consideration; and

11 Whereas, each submission was reviewed
12 by the UCHA, and

13 Whereas, in reviewing the bid submitted
14 was determined that the bid submitted by Willies
15 Fence Company LLC was legally sufficient and is
16 recommending Willies Fence Company LLC as the
17 contractor to provide the above services;

18 Whereas, the contractor shall be paid
19 in accordance with the rates set forth in the bid
20 proposal submitted;

21 Now, therefore, be it resolved that
22 Commissioners of the Union City Housing Authority do
23 hereby approve the contract with Willies Fence
24 Company LLC for services related to installation of
25 a new chain link fencing at the above property in

1 accordance with the bid specifications in the amount
2 of \$30,350.

3 Be it further resolved that the
4 contractor shall be paid in accordance with the bid
5 at the above amount with a cap of \$30,350.

6 By it further resolved that the
7 Executive Director of the Union City Housing
8 Authority is hereby authorized to execute the
9 contract for the above services with Willies Fence
10 Company LLC.

11 We've had Willies Fence Company do a
12 number of projects with us, and we're very happy
13 that they came in the low -- at a low bid and that
14 he has done a fine for us. Very happy with the
15 prior project with fencing, so we're happy for that.

16 Resolution 2023, number 17.

17 Resolution approving telephonic
18 ratification of the Union City Housing Authority
19 Board of Commissioners of Resolution of 2023-15.

20 Whereas, on April 2nd, 2023, the
21 Executive Director conducted a telephonic poll of
22 the Union City Housing Authority Board Members of
23 the following actions:

24 Whereas, the Executive Director
25 received seven votes in authorizing the following

1 actions:

2 The Authority is now seeking
3 ratification and memorialization by this Resolution
4 of the telephonic to submit the 2023 Capital Fund
5 Program and the five-year plan to the necessary
6 governmental agencies.

7 Now, therefore, be it resolved that the
8 Commissioners of the Union City Housing Authority do
9 hereby memorialize and ratify the above
10 telephonically approved items.

11 We had done that telephonically and
12 this just ratifies what we've done. So, actually,
13 it's two resolutions.

14 Resolution 2032, number 18.

15 Resolution approving contract with
16 Execu-Tech to provide consulting services in
17 connection with the development of five-year plan
18 and 2023 Capital Fund Program.

19 Whereas, the Union City Housing
20 Authority determined that there will be a need to
21 retain a consultant to provide assistance to the
22 Authority in preparing a five-year plan and 2023
23 Capital Fund Program of the Authority; and

24 Whereas, the Authority sought and
25 discussed the retention of a consultant in order to

1 improve and develop a more comprehensive plan; and

2 Whereas, the Authority discussed these
3 services with Execu-Tech, Inc., and agreed with the
4 scope of services to be provided on a much as-needed
5 basis not to exceed one year;

6 Whereas, AJ Consulting, LLC, shall be
7 paid in an amount not to exceed --

8 ATTORNEY PIZZILLO: It's Execu-Tech,
9 sorry.

10 EXECUTIVE DIRECTOR SANGER: Execu-Tech
11 Consulting, LLC, shall be paid in an amount not to
12 exceed \$5,250 for a one year period subject to the
13 hourly rate of \$175;

14 Whereas, the contractor shall be paid
15 in accordance with the rates set forth;

16 And now, therefore, be it resolved soft
17 that the Commissioners of the Union City Housing
18 Authority do hereby approve contract with Execu-Tech
19 to provide consultant services for assistance in
20 developing the Authority's five-year plan and 2023
21 Capital Fund Program;

22 Be it further resolved that Execu-Tech
23 shall be paid in accordance with the agreed-upon
24 amount not to exceed \$5,250 at the following rate,
25 as mentioned, \$175 and not to exceed 30 hours.

1 Be it further resolved that the
2 Executive Director of the Union City Housing
3 Authority is hereby authorized to execute the
4 contract with Execu-Tech to provide consulting
5 services for assistance in developing our five-year
6 plan and 2023 Capital Fund Program.

7 We have used Execu-Tech in the past and
8 they've have done a good job for us, fine job for
9 us.

10 All right. Resolution 2023, number 19.

11 Resolution approving contract for
12 interior painting of common areas at Hillside
13 Terrace I, and that is, of course, all our buildings
14 that are here, okay? Buildings that are down the
15 hill here, so to speak.

16 And whereas, the Union City Housing
17 Authority sought bids for services related to the
18 related to the interior painting of common area in
19 the Hillside Terrace I property of the Authority;
20 and

21 Whereas, on March 14th, 2023, the
22 Authority conducted an open RFP, submissions
23 received on that date three companies submitted bids
24 for consideration and each submission was reviewed
25 by the UCHA;

1 Whereas, in reviewing the bid it was
2 submitted and determined that the bid submitted by
3 Nela Carpentry and Masonry was legally sufficient
4 and is recommending Nela Carpentry and Masonry as
5 the contractor to provide the above services, and

6 Whereas, the contractor shall be paid
7 in accordance with the rates set forth in the bid
8 proposal submitted to the Authority; and

9 Now, therefore, be it resolved that the
10 Commissioners of the Union City Housing Authority do
11 hereby approve the contract with Nela Carpentry and
12 Masonry LLC for services related to the interior
13 painting of common areas at Hillside Terrace I in
14 accordance with the bid specifications in the amount
15 of \$24,000.

16 Be it further resolved that the
17 contractor shall be paid in accordance with the bid
18 at the above amount with a cap of \$24,000.

19 Be it further resolved the Executive
20 Director of the Union City Housing Authority is
21 hereby authorize to execute the contract for the
22 above services with Nela Carpentry and Masonry LLC,
23 and that is all our buildings, the front entrances,
24 the railings, a lot of the back areas, our
25 entrances, our egress areas, everything on the lower

1 floor there is to be painted and of course it's
2 springtime, paint up, clean up, fix up, and that's
3 what we're trying to do.

4 Also resolution 2023, number 20.

5 Resolution approving contract for
6 installation of new vinyl flooring at Hillside
7 Terrace I.

8 Whereas, the Union City Housing
9 Authority sought bids for services related to the
10 installation of new vinyl flooring at the Hillside
11 Terrace I property of the Authority;

12 Whereas, on March 14th, 2023, the
13 Authority conducted an open of RFP submissions
14 received on that date, one company submitted the bid
15 for consideration; and

16 Whereas, each submission was reviewed
17 by -- that submission was reviewed by the Union City
18 Housing Authority; and

19 Whereas, in reviewing the bid submitted
20 it was determined that the bid submitted by Nela
21 Carpentry and Masonry LLC was legally sufficient and
22 is recommending Nela Carpentry and Masonry as the
23 contractor to provide these above services.

24 Whereas, the contractor shall be paid
25 in accordance with the rates set forth in the bid

1 proposal submitted to the Authority;

2 Now, therefore, be it resolved that the
3 Commissioners of the Union City Housing Authority do
4 hereby approve a contract with Nela Carpentry and
5 Masonry for services related to the installation of
6 new vinyl flooring at Hillside Terrace I in
7 accordance with the bid specifications in the amount
8 of \$27,000.

9 Be it further resolved that the
10 contractor shall be paid in accordance with the bid
11 at the above amount with the cap of \$27,000.

12 Be it further resolved seek that the
13 Executive Director of the Union City Housing
14 Authority is hereby authorized to execute the
15 contract for the above services with Nela Carpentry
16 and Masonry LLC.

17 I do want to say that Nela was the only
18 company that did submit. So what I did to try to be
19 a little more thorough with this, I called up three
20 companies, I asked for references from them, and I
21 called up three companies that they had previously
22 completed and had done work for, and those three
23 companies gave a very positive in response for them
24 and, you know, just basically proclaimed that they
25 do very good work, very timely, and I asked

1 everyone: Would you hire them again? And they all
2 said yes. So I just wanted to be a little more
3 thorough with someone who was a new company who we
4 haven't used before, and someone that was the sole
5 submitter. So, I wanted to be a little more
6 thorough with that and I documented those three
7 areas as well, make sure I put it into the folder.
8 So we've done that. I believe that's it.

9 ATTORNEY PIZZILLO: So at this point,
10 with Commissioner -- or Chairman -- or excuse me,
11 Director, you could ask for -- entertain a motion to
12 approve the consent agenda, which would be the
13 approval of the minutes, the approval of any RFPs or
14 bids, which we have none this month and approval of
15 the resolutions that you just read into the record
16 and approvals of the payment of the bills.

17 EXECUTIVE DIRECTOR SANGER: Okay.

18 With that being said, is there someone
19 who would like to make a motion for consent agenda?

20 VICE-CHAIRPERSON GUTIERREZ: Motion.

21 COMMISSIONER DINARDO: Second.

22 EXECUTIVE DIRECTOR SANGER: Motion by
23 Ms. Gutierrez. Second by Ms. DiNardo.

24 Let's see. Chairperson Pedraza?

25 CHAIRPERSON PEDRAZA: Yes.

1 EXECUTIVE DIRECTOR SANGER: Vice-
2 Chairperson Gutierrez?

3 VICE-CHAIRPERSON GUTIERREZ: Yes.

4 EXECUTIVE DIRECTOR SANGER:
5 Commissioner DiNardo?

6 COMMISSIONER DINARDO: Yes.

7 EXECUTIVE DIRECTOR SANGER:
8 Commissioner Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 EXECUTIVE DIRECTOR SANGER:
11 Commissioner Mundorf?

12 COMMISSIONER MUNDORF: Yes.

13 EXECUTIVE DIRECTOR SANGER:
14 Commissioner Geldziler?

15 COMMISSIONER GELDZILER: Yes.

16 EXECUTIVE DIRECTOR SANGER: Okay. So
17 we're all in agreement. Thank you. Six yes are in
18 agreement for the concept agenda.

19 At this time I'm going to ask for -- or
20 basically say that there was really no report from
21 the Director this month. I think many of the things
22 that we are doing this last month is just a
23 continuation of last month's, so it will be a matter
24 of just being redundant, but if there are any
25 questions, of course, we'd like to entertain them,

1 but if not, this is the portion of our meeting where
2 we do hear from the public, and if there's anyone
3 from the public who would like to stand before us
4 and please state your name and your address and we'd
5 be happy to hear your thoughts.

6 MS. BESHARA: Thank you. Toni Beshara.
7 Veterans' Apartments, 44th Street.

8 The one question I had for you, Vito,
9 you remember you showed us the damaged pipe the old
10 pipe that was --

11 MR. TATTOLI: That we had here at the
12 meeting.

13 MS. BESHARA: Yes, for the sample. Was
14 that cast iron? What was that made of?

15 MR. TATTOLI: Galvanized.

16 MS. BESHARA: Galvanized iron?

17 MR. TATTOLI: Uh-huh.

18 MS. BESHARA: Okay. Thank you.

19 And the other thing, I guess you said
20 you had no report, no Director's report, but I'm
21 just wondering, you know, in the background have you
22 been discussing any planning for further COAH
23 projects?

24 EXECUTIVE DIRECTOR SANGER: Well, right
25 now we haven't discussed any planning, but we have

1 reached out to some city officials to see now -- to
2 see possibly get an exact amount of money that might
3 be available for Phase 2 of COAH, and once we get
4 that amount, they come to a determination and, of
5 course, approved by the courts as well, we'll be
6 able to then go out and do, what we do, a cost
7 estimate for those additional buildings that we're
8 looking to and units that we're looking to improve
9 upon.

10 So right now no plan, but we're hoping
11 to get a funding approval so we can move forward
12 with a plan.

13 MS. BESHARA: Okay. Pardon me.

14 Do you have any idea, again, I know
15 it's contingent on funding, but do you have any idea
16 which groups or if all might be included in that
17 plan?

18 EXECUTIVE DIRECTOR SANGER: I couldn't
19 say that. It would certainly depend upon the amount
20 of money that the Court approves for us.

21 MS. BESHARA: Okay. Thank you.

22 EXECUTIVE DIRECTOR SANGER: Okay.
23 Okay.

24 With all that, I don't think there are
25 anymore questions and can I have someone who would

1 like to make a motion to close our meeting?

2 COMMISSIONER MUNDORF: Motion.

3 VICE-CHAIRPERSON GUTIERREZ: Second.

4 EXECUTIVE DIRECTOR SANGER: Motion by

5 Ms. Mundorf and second by Ms. Gutierrez.

6 Roll call.

7 Chairperson Pedraza?

8 CHAIRPERSON PEDRAZA: Yes.

9 EXECUTIVE DIRECTOR SANGER: Vice-

10 chairperson Gutierrez?

11 VICE-CHAIRPERSON GUTIERREZ: Yes.

12 EXECUTIVE DIRECTOR SANGER:

13 Commissioner DiNardo?

14 COMMISSIONER DINARDO: Yes.

15 EXECUTIVE DIRECTOR SANGER:

16 Commissioner Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 EXECUTIVE DIRECTOR SANGER:

19 Commissioner Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 EXECUTIVE DIRECTOR SANGER:

22 Commissioner Geldziler?

23 COMMISSIONER GELDZILER: Yes.

24 EXECUTIVE DIRECTOR SANGER: Okay. Four

25 yes, and that is our meeting, and thank you very

1 much.

2 COMMISSIONER CAPIZZI: Thank you.

3 VICE-CHAIRPERSON GUTIERREZ: Thank you.

4 EXECUTIVE DIRECTOR SANGER: Please

5 enjoy the spring season.

6

7 (Concluded at 5:03 p.m.)

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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