

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
: _____ :
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, February 20, 2020
Commencing at 4:37 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
ELISE DiNARDO, COMMISSIONER, (Arrived at 4:40 p.m.)
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, (Arrived at
4:40 p.m.)
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

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1 MR. SANGER: Ready?

2 Yes?

3

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

6

7 MR. SANGER: Okay.

8 Good evening, everyone.

9 CHAIRMAN PEDRAZA: Good evening.

10 MR. SANGER: Welcome to the February
11 meeting of the Union City Housing Authority.

12 And I hope everyone is having a -- a good
13 winter. Hope you had a good Valentine's Day for
14 you and your families. And -- and -- we're just
15 talking, a number of -- we've been very lucky
16 with -- here at the Housing -- all of us have
17 been very fortunate with no snow.

18 VICE CHAIRPERSON GUTIERREZ: Exactly.

19 MR. SANGER: Very fortunate with heating
20 bills. And that is a big plus for the Union City
21 Housing Authority as well.

22 VICE CHAIRPERSON GUTIERREZ: Oh, yeah.

23 MR. SANGER: The heating bills and the oil
24 can get very high, --

25 VICE CHAIRPERSON GUTIERREZ: High.

1 MR. SANGER: -- of course. And -- and, of
2 course, overtime with shoveling of snow and
3 things of that nature.

4 But we didn't get by the winter yet.

5 COMMISSIONER CAPIZZI: Right.

6 MR. SANGER: You know?

7 So far so good and hope-- hopefully
8 everyone is enjoying it.

9

10 **ROLL CALL:**

11

12 MR. SANGER: So at this time I'd just like
13 to take roll call.

14 Mr. Pedraza?

15 CHAIRPERSON PEDRAZA: Here.

16 MR. SANGER: Miss Gutierrez?

17 VICE CHAIRPERSON GUTIERREZ: Here.

18 MR. SANGER: Miss Jetter?

19 COMMISSIONER JETTER: Here.

20 MR. SANGER: Okay.

21 Miss DiNardo?

22 Should be here shortly.

23 Miss Capizzi?

24 COMMISSIONER CAPIZZI: Here.

25 MR. SANGER: Miss Mundorf?

1 COMMISSIONER MUNDORF: Here.

2 MR. SANGER: Mr. Geldziler?

3 COMMISSIONER GELDZILER: Here.

4 MR. SANGER: Okay.

5 Six present and we are waiting on one.

6 So six present; we do have a -- a quorum.

7 And this is a Regular Meeting in accordance
8 with and pursuant to Chapter 231 of the Open
9 Public Records Meeting Act.

10 Adequate notice of this meeting has been
11 provided as follows:

12 The annual schedule of Board meetings set
13 forth the -- the time, date and location of such
14 meeting and the notice and the agenda to the
15 extent known of this meeting have been
16 prominently posted on the bulletin board outside
17 of our office for public perusal, forwarded to
18 The Jersey Journal and have been on file in the
19 Office of the City Clerk.

20 And, again, we want to welcome to you to
21 our meeting.

22

23 **INTRODUCTION OF COACH GUS GONZALEZ AND TEAM:**

24

25 MR. SANGER: And what I'd like to do at

1 this time, as I've been doing the last few
2 months, I've been getting a little bit of an
3 opportunity not only to present to you the number
4 of our programs when it comes to --

5 COMMISSIONER CAPIZZI: They're outside the
6 door.

7 MR. SANGER: Okay.

8 -- not only to present to you, you know, on
9 paper so-to-speak, which we do speak about many
10 of our programs and many of our support services
11 for our -- our residents, et cetera.

12 But one thing I've been -- have been
13 speaking with you about is how we are very proud
14 of the fact that our sports complex that is the
15 in back of our Pavilion has been providing
16 services for our children -- not only for the --
17 mostly for the children that live within our --
18 you know, within Union City Public Housing, but
19 also -- but also for --

20

21 (Whereupon, Commissioner Elise DiNardo
22 arrived at 4:40 p.m.)

23

24 (Whereupon, Gerard D. Pizzillo, Esq., Board
25 Attorney arrived at 4:40 p.m.)

1

2

MR. SANGER: Welcome --

3

4

Let it -- let it be noted that our -- Miss Elise DiNardo is present with us.

5

6

And also want to welcome our -- our attorney, Mr. Gerard Pizzillo.

7

So that's noted.

8

9

So as we've been talking and discussing, we've had an opportunity --

10

Mr. Pizzillo, glad you made it.

11

Thanks.

12

13

MR. PIZZILLO: Sorry -- sorry I'm late everyone.

14

15

16

17

18

MR. SANGER: We've discussed with you in prior months a number of -- how we're utilizing some of our facilities and how we're providing services and things of that nature. So I thought it best today --

19

20

21

22

You hear a lot of basketball and you hear about -- about activities. We call it our activities center; our sports complex/activities center.

23

24

25

We have numerous activities there. We provide services for the Union City Board of Education with their special needs program. We

1 provide for activities for young ladies with
2 cheerleading and things of that nature. We have
3 an afterschool program. We have a basketball
4 program for -- for guys and gals of all ages.

5 We have travel teams where they go and play
6 in -- in leagues, not only here in Hudson County
7 but in Bergen County; giving students an
8 opportunity to -- to experience those type
9 things.

10 So it's not only about Housing; it's a lot
11 to do with quality of life, providing leisure
12 activities, and just making an overall experience
13 not only for the -- that would be the -- you
14 know, the -- the parents but also for the
15 children as well.

16 We've -- we've already -- in the past we've
17 had our support service people here; our social
18 workers. And we've had different people that I
19 like to come and share their -- what they do on a
20 daily basis with you.

21 And just for a few minutes tonight, I have
22 with us Gus Gonzalez. Gus happens to be a
23 resident here at the Union City Housing
24 Authority.

25 He's been a resident, what, for about 18

1 years, Gus?

2 COACH GONZALEZ: No, 22.

3 MR. SANGER: Twenty-two.

4 COACH GONZALEZ: Twenty-two years.

5 MR. DILLON: Gus?

6 MR. SANGER: Twenty-two years.

7 MS. DILLON: Can you just come over here

8 to --

9 MR. SANGER: Twenty-two years Gus --

10 MS. DILLON: -- behind that podium to the

11 mic --

12 Can you stand behind it?

13 COACH GONZALEZ: Oh, right behind it?

14 MS. DILLON: Yeah, yeah, yeah.

15 MR. SANGER: Twenty-two years Gus has been

16 a resident here. Grew up in the Union City

17 school system. But he --

18 And I like to stress this. He is a

19 volunteer. Non-pay.

20 He puts hours upon hours of overseeing our

21 sports complex -- our Pavilion. And the

22 children --

23 A number of times I've given you a calendar

24 in your packet and you see all the activities

25 that are there. And -- and Gus is a guy who's

1 really a -- let me just say he is a -- I guess
2 he's -- best way to say he's an advocate for
3 those kids who may not get opportunities
4 elsewhere.

5 Okay?

6 So a lot of kids -- these are the children
7 who may not get the opportunity to play at the
8 high school level --

9 COACH GONZALEZ: Yeah.

10 MR. SANGER: -- and different competitive
11 -- competitive sports and interscholastic sports
12 at high school and things of that nature. But
13 also kids now who are able to get opportunity
14 here.

15 And we enter different leagues. We -- we
16 entered a league in Hackensack, New Jersey. The
17 City Board of Education provides us with bussing.
18 And we send kids out there on Saturdays and --
19 for leagues. And kids, you know, --

20 You'll see kids from eight, nine years old
21 all the way up to high school kids that are
22 working with it.

23 So that's all from me. I'm just going to
24 ask Gus just to give us a little ten minute
25 capsule overview of what -- what goes on there on

1 a regular basis. What's he -- what he's been
2 doing for 20 years.

3 COMMISSIONER CAPIZZI: Um-hum.

4 MR. SANGER: And I just want to take, you
5 know, a minute to introduce Gus and thank you for
6 all you do.

7 Thanks.

8 COACH GONZALEZ: I want to bring my boys,
9 so you could meet all of the guys.

10 COMMISSIONER CAPIZZI: Um-hum.

11 COACH GONZALEZ: We're all about to leave
12 to the high school, so I figured I'd speak to you
13 guys before I scam off to the high school.

14 MR. SANGER: There's a high school
15 basketball game --

16 COACH GONZALEZ: There's a playoff for the
17 high school right now and I invited my --

18 They had no school this week; I said let's
19 go to the game.

20 COMMISSIONER DiNARDO: Oh, very good, Gus.

21 COMMISSIONER CAPIZZI: That's a great idea.

22 MR. PIZZILLO: Who they playing?

23 COACH GONZALEZ: They're playing at
24 Hoboken.

25 MR. PIZZILLO: Hoboken? Oh, that's --

1 COACH GONZALEZ: They're playing Hoboken.

2 So --

3 MR. PIZZILLO: -- going to be a good game.

4 COACH GONZALEZ: -- it should be
5 interesting match-up.

6 MR. PIZZILLO: Yeah.

7 COACH GONZALEZ: What I do, basic--

8 I'm here for 22 years. Virgil's the one
9 that he took me in. And -- how do you call
10 it, --

11 Oh, these are my boys. Here you go guys.

12 This is my -- my second group. I have the
13 little ones that I don't want to take them to the
14 school because they're too young.

15 There you go.

16 COMMISSIONER MUNDORF: How cute they are.

17 COMMISSIONER CAPIZZI: Wow.

18 VICE CHAIRPERSON GUTIERREZ: Thank you for
19 coming, guys.

20 COMMISSIONER CAPIZZI: Yeah.

21 COMMISSIONER MUNDORF: Hi.

22 VICE CHAIRPERSON GUTIERREZ: Yeah, very
23 nice.

24 COMMISSIONER CAPIZZI: Whoa.

25 MR. SANGER: It's the real deal.

1 COACH GONZALEZ: These are the kids from --

2 MR. SANGER: Good afternoon, gentlemen.

3 Good afternoon.

4 Thank you for coming --

5 COMMISSIONER CAPIZZI: Oh my goodness.

6 MR. SANGER: -- to our meeting.

7 Thank you.

8 COMMISSIONER CAPIZZI: There's a lot of

9 kids.

10 MR. SANGER: Okay, go right ahead, Gus.

11 COACH GONZALEZ: All right.

12 These are the middle school boys, 13, 14

13 years old, in the Hackensack league.

14 We also have the little ones, nine and

15 ten's, which some eight years olds plays with the

16 nine years olds. I figure that they could

17 compete with the nine and ten's; make them

18 better. So I take them also to Hackensack.

19 And I also have the men's adults league --

20 I mean we have an open gym for them on Mondays.

21 And then high schools -- like he just told

22 you a few minutes ago, that -- they don't play

23 for the high school, they come here and play open

24 gym here. Let them play -- as long as they

25 follow the rules, they're welcome to the gym.

1 That's why we take care -- took care of the gym.

2 We also have -- actually we got everybody
3 in there from -- like he said, eight all the way
4 up. We just want to keep them off the streets.
5 That's basically what we try to do.

6 COMMISSOINER CAPIZZI: Um-hum.

7 COACH GONZALEZ: And you notice the Housing
8 is quiet because they're in the gym.

9 COMMISSIONER CAPIZZI: Yup

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 COMMISSIONER CAPIZZI: That's great.

12 COACH GONZALEZ: I keep playing in the gym.

13 And after they finish, they got to leave
14 the premises. Because, you know, some of the
15 people are always complaining about noises, so I
16 said you got to leave the premises.

17 But we do a lot of good things for the kids
18 here.

19 COMMISSIONER CAPIZZI: Sure.

20 COACH GONZALEZ: And I'm very proud of
21 them. Believe it or not. I'm very proud of the
22 kids.

23 COMMISSIONER CAPIZZI: Nice. You guys have
24 fun?

25 COACH GONZALEZ: This is what makes me -- I

1 have a situation that my --

2 MR. PIZZILLO: What's your guys' record?

3 COACH GONZALEZ: Huh?

4 MR. PIZZILLO: What's their rec-- what's
5 your record --

6 COACH GONZALEZ: Oh they're --

7 MR. PIZZILLO: -- in the league?

8 COACH GONZALEZ: -- 3 and 2 right now.

9 MR. PIZZILLO: Three and 2? Okay.

10 COACH GONZALEZ: Unfortunately the little
11 ones --

12 VICE CHAIRPERSON GUTIERREZ: All right.

13 COACH GONZALEZ: -- are struggling but --

14 COMMISSIONER CAPIZZI: Okay.

15 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah.

16 COACH GONZALEZ: -- they're going to get
17 better, believe it or not.

18 MR. PIZZILLO: Okay.

19 MR. SANGER: Who's going to be a guy to
20 tell -- just tell us --

21 This is the Board of Commissioners. And
22 these ladies and gentlemen sitting at this
23 table --

24 I'm Mr. Sanger; I'm the Director.

25 And these ladies and gentlemen here support

1 the -- all the activities, not only the people
2 living in the buildings but also the activities
3 we have surrounding our buildings. And part of
4 that is activities for you.

5 And we're able to support with uniforms and
6 basketballs and -- and transportation and just
7 opportunity for you.

8 Who can be one guy who's going to be a
9 spokesman and just say how this maybe gives you
10 an opportunity here that you may not get
11 elsewhere?

12 Who -- who's the guy that could share that
13 with us? And just say --

14 Does anybody feel not embarrassed or
15 whatever?

16 MR. PIZZILLO: I know you guys ain't shy.

17 COACH GONZALEZ: I think -- I think I might
18 find one person.

19 MR. SANGER: Speak up for us.

20 Somebody's got to be --

21 COMMISSIONER JETTER: Yeah, really, you're
22 not shy.

23 MR. PIZZILLO: These guys ain't shy.

24 MR. SANGER: There's got to be a spokesman.

25 Just to --

1 COACH GONZALEZ: Yandel.

2 MR. SANGER: Just to let the ladies and --
3 let us all know. You know?

4 Maybe --

5 COACH GONZALEZ: He's the one -- he's my --
6 he's the leader right now.

7 Go ahead, talk.

8 MR. SANGER: Okay.

9 What is your name?

10 MR. JIMENEZ: I'm Yandel.

11 MR. SANGER: Yandel?

12 And what -- how old are you, Yandel?

13 MR. JIMENEZ: Fourteen.

14 MR. SANGER: Fourteen?

15 Step up, maybe --

16 COACH GONZALEZ: Come over here, Yandel.

17 MR. SANGER: -- step up to that mic there.

18 See that little mic.

19 MR. JIMENEZ: Where?

20 VICE CHAIRPERSON GUTIERREZ: Right here.

21 Right here.

22 CHAIRPERSON PEDRAZA: Right here.

23 MR. SANGER: Because you're being recorded.

24 VICE CHAIRPERSON GUTIERREZ: You can step
25 over here.

1 MR. SANGER: And what school do you go to,
2 Yandel?

3 MR. JIMENEZ: I go to the ACE Building.

4 MR. SANGER: You go to the --

5 COMMISSIONER CAPIZZI: ACE.

6 MR. SANGER: -- ACE Building --

7 VICE CHAIRPERSON GUTIERREZ: ACE Building.

8 MR. SANGER: -- at Union City High School.

9 MR. MORIN: Right.

10 MR. SANGER: Yandel, just share with the --
11 the Board members here how this gives you an
12 opportunity that you may not get elsewhere, you
13 know, in the other gyms. And how this gives you
14 a chance to play; that type of thing.

15 Just tell us your experience here and why
16 you -- you like being part of this.

17 MR. JIMENEZ: Because it helps us get to
18 better and play better. And it help us develop
19 as a team --

20 MR. SANGER: Um-hum.

21 MR. JIMENEZ: -- to win --

22 MR. SANGER: Um-hum.

23 MR. JIMENEZ: -- and become great.

24 VICE CHAIRPERSON GUTIERREZ: And be out of
25 the street.

1 MR. JIMENEZ: Yeah.

2 COACH GONZALEZ: And you got to tell them
3 about the discipline.

4 VICE CHAIRPERSON GUTIERREZ: Be out of the
5 street.

6 MR. SANGER: How does some of the
7 discipline --

8 We spoke about rules before. Gus spoke
9 about rules. How does that, for you, help you
10 and give you maybe some structure? That type
11 thing.

12 MR. JIMENEZ: To respect more --

13 MR. SANGER: Give us a little --

14 MR. JIMENEZ: -- and become more
15 responsible.

16 MR. SANGER: Isn't that nice; respect and

17 COMMISSIONER MUNDORF: Oh, that's --

18 MR. SANGER: -- responsibility.

19 VICE CHAIRPERSON GUTIERREZ: Yes.

20 COMMISSIONER MUNDORF: -- very good.

21 VICE CHAIRPERSON GUTIERREZ: Great. Great.

22 Great.

23 COACH GONZALEZ: Yeah, I got guys from --
24 the referees in Hackensack, they came up to me
25 last week, and -- and they seen, they go you a

1 lot of -- those kids are well-disciplined.

2 COMMISSIONER CAPIZZI: Um-hum.

3 COACH GONZALEZ: And that's what I like to
4 carry -- when I go travel with the kids.

5 COMMISSIONER CAPIZZI: Yes.

6 VICE CHAIRPERSON GUTIERREZ: Exactly.

7 COACH GONZALEZ: I want to hear some good
8 feedbacks.

9 COMMISSIONER CAPIZZI: Um-hum.

10 COACH GONZALEZ: On other people saying
11 Union City kids are disciplined.

12 COMMISSIONER CAPIZZI: Um-hum.

13 COACH GONZALEZ: Not just, you know, --

14 CHAIRMAN PEDRAZA: Yeah.

15 COMMISSIONER CAPIZZI: Um-hum.

16 COACH GONZALEZ: They're very disciplined
17 kids.

18 MR. SANGER: How about anyone else?

19 Come on, you guys --

20 VICE CHAIRPERSON GUTIERREZ: Come on, don't
21 be shy.

22 MR. SANGER: -- like to talk.

23 VICE CHAIRPERSON GUTIERREZ: Don't be shy.

24 MR. SANGER: I know that.

25 COACH GONZALEZ: I don't believe it,

1 everybody's shy right now.

2 MR. PIZZILLO: Yeah.

3 MR. SANGER: That's okay. That's
4 understandable.

5 COACH GONZALEZ: Don't get them started.

6 MR. SANGER: Well -- well we just want to
7 say also, thank you, --

8 CHAIRPERSON PEDRAZA: Thank you.

9 MR. SANGER: -- for representing us when
10 you go to places --

11 COMMISSIONER CAPIZZI: Yup.

12 MR. SANGER: -- like Hackensack --

13 MR. MORIN: Yup.

14 MR. SANGER: -- and you go and visit other
15 school -- school -- you know, other districts and
16 other recreation departments you might be playing
17 with. And when they say the kids at Union City
18 are well-disciplined and things like that -- that
19 -- things like that, that makes us feel good.

20 COMMISSIONER DiNARDO: Sure.

21 MR. SANGER: You know?

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 MR. SANGER: It makes us feel proud. It
24 makes us feel good.

25 We know the kids from Union City are good.

1 We always said in Union City, when kids are given
2 the opportunity, they excel. And you've been
3 getting an opportunity. You are excelling.

4 And we just want to thank you for
5 representing us well, too.

6 And, you know what I want you all to do
7 right now, all of us, how about a nice hand for
8 Coach Gus --

9 COMMISSIONER CAPIZZI: There you go.

10 VICE CHAIRPERSON GUTIERREZ: Yeah.

11 MR. SANGER: -- for all the good work he
12 does for us.

13 Right?

14 (Applause.)

15 MR. SANGER: He's a volunteer. And so all
16 you guys know, he doesn't get paid. Doesn't get
17 paid.

18 COACH GONZALEZ: No, they know that.

19 MR. SANGER: He only gets paid -- sometimes
20 he comes in and steals a bagel from inside.

21 COMMISSIONER CAPIZZI: Yes.

22 MR. SANGER: You know, that -- you know?

23 That's it.

24 COACH GONZALEZ: I never take no bagels.

25 MR. SANGER: A bagel and coffee. That's

1 it.

2 But we're happy that you're part of us.

3 Thanks for representing us.

4 And keep going, you know, with -- with
5 everything you do.

6 I know you're going down to see a game so I
7 want to let you go. And we're just -- you know,
8 we're just happy that we have you.

9 And if you ever have any suggestions to
10 make things better, you talk to Coach Gus. And
11 Coach Gus is your advocate. In other words he
12 speaks up for you all the time.

13 Mr. Sanger, can I get new uniforms?

14 Mr. Sanger, can I get -- you know, can I
15 get buses for the kids?

16 Mr. Sanger, can I get new basketballs for
17 the kids?

18 You know, he's always looking to make
19 improvements so you could have a, you know, -- so
20 you could have a better experience, you know, and
21 a quality experience.

22 So have a great day.

23 Thank you for being here.

24 VICE CHAIRPERSON GUTIERREZ: Thank you,
25 guys.

1 MR. SANGER: And, Gus, we appreciate --

2 CHAIRPERSON PEDRAZA: Thank you.

3 MR. PIZZILLO: Good luck the rest of the --

4 MR. SANGER: Thank you.

5 MR. PIZZILLO: -- season.

6 VICE CHAIRPERSON GUTIERREZ: Gus, and thank
7 you for the --

8 MR. PIZZILLO: Bring back the championship,
9 boys, come on.

10 VICE CHAIRPERSON GUTIERREZ: -- great job
11 you're doing.

12 Thank you.

13 Thank you.

14 (Applause.)

15 MR. PIZZILLO: We want you to come back in
16 a couple weeks with a trophy.

17 COMMISSIONER CAPIZZI: Win, win, win.

18 (Whereupon, there was a pause in the
19 proceedings.)

20 COACH GONZALEZ: All right guys.

21 MR. SANGER: Thank you Coach Gus.

22 (Whereupon, there was a chorus of thank
23 you.)

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. SANGER: See, these -- these guys here
2 are all kids who maybe they didn't make the
3 Varsity --

4 COMMISSIONER CAPIZZI: Right.

5 MR. SANGER: -- or the Junior Varsity --

6 VICE CHAIRPERSON GUTIERREZ: Yeah.

7 Exactly.

8 MR. SANGER: -- at the high school.

9 MR. PIZZILLO: Right.

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: So rather than now that they
12 don't have an opportunity, --

13 COMMISSIONER CAPIZZI: Right.

14 MR. SANGER: -- they're not making the --

15 COMMISSIONER CAPIZZI: Right.

16 MR. PIZZILLO: Idle time.

17 MR. SANGER: -- elite team so-to-speak, --

18 COMMISSIONER CAPIZZI: Um-hum.

19 MR. SANGER: -- Gus -- Gus works with
20 the --

21 Matter fact, Gus does the book for the high
22 school basketball coach, --

23 COMMISSIONER CAPIZZI: Um-hum.

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. SANGER: -- you know. He does all

1 official scoring --

2 COMMISSIONER CAPIZZI: Yeah. Yeah.

3 MR. SANGER: -- and everything like that.

4 VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 MR. SANGER: But Gus --

6 COMMISSIONER JETTER: Did you play

7 basketball?

8 MR. SANGER: -- is a real dedicated --

9 Yeah. I played -- one day I did.

10 COMMISSIONER CAPIZZI: Yes he did.

11 MR. SANGER: Yeah.

12 COMMISSIONER DiNARDO: Did he play

13 basketball?

14 MR. SANGER: One day --

15 COMMISSIONER DiNARDO: Did he play

16 basketball?

17 MR. PIZZILLO: One day.

18 MR. SANGER: One -- one day in my life.

19 COMMISSIONER DiNARDO: Come on, don't you

20 know his history?

21 (Whereupon, there were multiple speakers.)

22 COMMISSIONER JETTER: No.

23 MR. SANGER: No.

24 COMMISSIONER DiNARDO: Come on.

25 MR. SANGER: Dottie, it --

1 COMMISSIONER JETTER: I missed something.

2 MR. SANGER: Dottie, it's all --

3 COMMISSIONER CAPIZZI: Mr. Sanger.

4 COMMISSIONER DiNARDO: Oh, Mr. Sanger

5 was --

6 MR. SANGER: It's all --

7 COMMISSIONER DiNARDO: -- the bomb.

8 MR. SANGER: -- nonsense, Dottie, you know.

9 COMMISSIONER JETTER: No.

10 MR. SANGER: But --

11 COMMISSIONER JETTER: Really.

12 MR. SANGER: -- these are the kids who --

13 these --

14 COMMISSIONER JETTER: Come on, Stanley.

15 MR. SANGER: Let's change the subject right

16 away.

17 These -- these kids don't get the
18 opportunity on the Varsity and JV in high school
19 sports. So we'll still have something for them
20 here. They go -- and still have competition.
21 They're still in competition. And a lot of them
22 will get better here so they can get on the
23 Varsity team. They're only 14 and 15 now; when
24 they're 16 and 17, they'll improve and some of
25 them will get on there.

1 But he works very closely with the high
2 school coach, too.

3 VICE CHAIRPERSON GUTIERREZ: Okay.

4 MR. SANGER: High school coach will come
5 down sometimes, work with the kids, you know, in
6 the springtime, in the summertime, --

7 VICE CHAIRPERSON GUTIERREZ: Yeah.

8 MR. SANGER: -- and things like that. So
9 it's a good relationship.

10 CHAIRPERSON PEDRAZA: Yeah.

11 MR. SANGER: So I just wanted to give you
12 another idea of a lot of the --

13 COMMISSIONER CAPIZZI: Yeah.

14 MR. SANGER: -- good things that are
15 happening around, --

16 COMMISSIONER MUNDORF: Yeah.

17 MR. SANGER: -- you know?

18 VICE CHAIRPERSON GUTIERREZ: Very good.

19 Very good.

20 MR. SANGER: And give you a, you know, --

21 COMMISSIONER MUNDORF: And it gets them off
22 the streets.

23 COMMISSIONER CAPIZZI: Yeah.

24 COMMISSIONER MUNDORF: That's what's --

25 VICE CHAIRPERSON GUTIERREZ: Get rid of

1 the --

2 MR. SANGER: -- so you could, you know, --

3 VICE CHAIRPERSON GUTIERREZ: -- the kids

4 out of the street.

5 MR. SANGER: -- really see what's

6 happening, --

7 COMMISSIONER MUNDORF: Yeah.

8 COMMISSIONER DiNARDO: Mmm.

9 MR. SANGER: -- you know, with that.

10 VICE CHAIRPERSON GUTIERREZ: Yeah, it's

11 good. They have a sport to do. They're out of

12 the street.

13 COMMISSIONER MUNDORF: Yeah.

14 MR. SANGER: With that being said, I'd --

15 I'd like to have a -- go into Closed Session.

16 And -- and can I get a --

17 COMMISSIONER CAPIZZI: I'll make a motion.

18 MR. SANGER: A motion by Miss Capizzi --

19 VICE CHAIRPERSON GUTIERREZ: Second.

20 MR. SANGER: -- for Closed Session.

21 Second Miss Gutierrez for Closed Session.

22 And I'll have a roll call.

23 Mr. Pedraza?

24 CHAIRPERSON PEDRAZA: Yes.

25 MR. SANGER: Miss Gutierrez?

1 VICE CHAIRPERSON GUTIERREZ: Yes.

2 MR. SANGER: Miss Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. SANGER: DiNardo?

5 COMMISSIONER DiNARDO: Yes.

6 MR. SANGER: Miss Capizzi?

7 COMMISSIONER CAPIZZI: Yes.

8 MR. SANGER: Miss Mundorf?

9 COMMISSIONER MUNDORF: Yes.

10 MR. SANGER: Mr. Geldziler?

11 COMMISSIONER GELDZILER: Yes.

12 MR. SANGER: Seven yes.

13 No nos. And we will go into Closed

14 Session.

15 Thank you, ma'am.

16 (Whereupon, there was a pause in the

17 proceedings.

18

19 (Whereupon, the Board moved to Executive

20 Session at 4:52 p.m.)

21

22 (Whereupon, the Board returned to Open

23 Session at 5:11 p.m.)

24

25 MR. SANGER: Can I now have a motion to go

1 into Open Session.

2 Motion by Miss Mundorf.

3 Second by Mr. Pedraza.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Miss Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Jetter?

9 COMMISSIONER JETTER: Yes.

10 MR. SANGER: DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Miss Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: Miss Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Mr. Geldziler?

17 COMMISSIONER GELDZILER: Yes.

18 MR. SANGER: Seven yes.

19 We are now in Open Session.

20 We will wait for members of our public to

21 come in.

22 (Whereupon, there was a pause in the

23 proceedings.)

24

25 (Whereupon, the Board discussed and took

1 action on the following items:

2 **CONSENT AGENDA:**

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

4 **JANUARY 16, 2020;**

5 **B. APPROVAL OF RFP/BIDS**

6 **C. APPROVAL OF VARIOUS RESOLUTIONS**

7 RESOLUTION NO. 2020-06 - RESOLUTION
8 ACCEPTING PROPOSAL FOR THE CAPITAL FUND PROJECT
9 FOR REPLACEMENT/REPAIRS OF WINDOWS AND WINDOW
10 GUARDS FOR AMP II AND AUTHORIZING ENTERING INTO
11 CONTRACT TO PROVIDE SERVICES;

12 RESOLUTION NO. 2020-07 - RESOLUTION
13 APPOINTING DIANA EGOAVIL AS PUBLIC AGENCY
14 COMPLIANCE OFFICER FOR THE 2020 CALENDAR YEAR;

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

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

17

18 MR. SANGER: Okay.

19 We'd like to start off this evening. We do
20 have -- of our Open Session.

21 We do have two Resolutions that I'd like to
22 read and -- and hopefully get your approval this
23 evening.

24 Resolution 2020 number 6.

25 And every time I read that 2020 it's

1 still --

2 COMMISSIONER DiNARDO: Mmm.

3 COMMISSIONER CAPIZZI: Crazy.

4 MR. SANGER: -- it's like amazing to me.

5 Yeah.

6 But this is, of course, the Resolution
7 Accepting Proposal from the Capital Fund Project
8 for Replacement/Repairs of Windows and Window
9 Guards for AMP II and Authorizing Entering into
10 Contract to Provide Services.

11 You might say what is AMP II?

12 AMP II are the two -- three buildings that
13 are on the lower end of our -- of our complex
14 here, which would be 634, 640 and 660. So that's
15 AMP -- and AMP stands for Assessment Management.
16 It's just a term that's used for fiscal
17 responsibility.

18 So just so you're aware of some of those
19 things.

20 And, Whereas, the Union City Housing
21 Authority has on at least two separate occasions
22 published and republished request for proposals
23 for the placement and pair -- repair of windows
24 and window guards at AMP II, part of the
25 Authority's Capital Fund Projects for 2018.

1 And we are finishing up the 2018 money in a
2 timely fashion by doing this.

3 And, Whereas, the Authority has been
4 successful (sic) in receiving responsible bid
5 considering the limited nature of available funds
6 earmarked for this Project;

7 Whereas, the Authority is a member of the
8 Hunterdon County Educational Service Commission
9 Cooperative Purchasing Program, a State of New
10 Jersey approved facilitator of -- of service
11 providers to its members; and

12 Whereas, the Authority received an estimate
13 from RIS Construction Corp., an approved vendor
14 from the Hunterdon County Services, to undertake
15 the replacement and repairs of the windows and
16 window guards at AMP II and consistent with
17 budgetary constraints of Capital Fund 2018;

18 And the RIS Construction Corp. is -- is
19 within the budget contemplate-- contemplated for
20 the replacement and repairs of those windows and
21 window guards; and

22 Since RIS has been sourced through the --
23 the consortium of the -- of the Commission --
24 Hunterdon County Commission and based on the lack
25 of responsible bids previously received, --

1 That we tried to get to -- twice we went
2 through the bidding process; we couldn't, so now
3 we went through the -- through the State
4 contractors through Hunterdon County.

5 -- and is seeking -- we are seeking
6 approval to esti-- accept the estimate and enter
7 in agreement with RIS Construction Corp. for the
8 -- for amount not to exceed \$43,470.00.

9 Now, Therefore, Be It Resolved that the
10 Commissioners of Union City Housing Authority do
11 hereby authorize the Executive Director to
12 negotiate and enter into agreement with RIS
13 Construction Corp. for the replacement of those
14 windows and window guards at AMP II, not to
15 exceed 43,470.

16 And Waldo's been overseeing this project.
17 Waldo, just give a short -- very short
18 description of how -- what -- how many in each
19 building and what we're --

20 MR. MORIN: Yeah, we have --

21 MR. SANGER: -- trying to do.

22 Okay?

23 MR. MORIN: -- 45 windows between the three
24 buildings. They have, down the hill, seven story
25 buildings. The back, there's seven windows in --

1 in the front; the six windows because the first
2 floor has a door entrance.

3 And this has fallen onto the REAC
4 inspection. Every year we get REAC inspection
5 from HUD. This is one of the violations that
6 we --

7 COMMISSIONER CAPIZZI: Mmm.

8 MR. MORIN: -- get every year.

9 MR. SANGER: So we're addressing the REAC.

10 MR. MORIN: So we're addressing --

11 COMMISSIONER CAPIZZI: Um-hum.

12 MR. MORIN: -- with that money -- that part
13 of -- they're coming now in -- in September
14 they're going to come again. So, hopefully, this
15 be out of there -- you know, it takes a lot of
16 points off.

17 COMMISSIONER CAPIZZI: Mmm.

18 MR. MORIN: So they're going to replace all
19 those windows out in the hallways.

20 COMMISSIONER CAPIZZI: Wow.

21 MR. MORIN: And they're really --

22 There's some windows right now that -- that
23 are missing. We try to put them back, you know,
24 with screws, right? They're really in bad shape.
25 And hopefully with this we'll take care of the

1 violation.

2 COMMISSIONER CAPIZZI: How old are the
3 windows?

4 MR. MORIN: The windows, I think they're
5 like maybe 35, 40 years old.

6 COMMISSIONER CAPIZZI: Wow.

7 MR. MORIN: They haven't been replaced
8 since I'm here.

9 VICE CHAIRPERSON GUTIERREZ: Yeah.

10 MR. MORIN: That much I know.

11 VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 MR. MORIN: On those area. Yeah.

13 COMMISSIONER CAPIZZI: Um-hum.

14 COMMISSIONER DiNARDO: Another --

15 MR. MORIN: We did replace some --

16 COMMISSIONER DiNARDO: -- fact that you
17 know --

18 MR. MORIN: Yeah, fact that I know.

19 COMMISSIONER DiNARDO: -- because you've
20 been here for so long.

21 MR. MORIN: They have been replaced -- we
22 have replaced a lot of them in the apartments, --

23 COMMISSIONER CAPIZZI: Sure.

24 MR. MORIN: -- through our PACO, --

25 COMMISSIONER CAPIZZI: Yes.

1 VICE CHAIRPERSON GUTIERREZ: Yeah, PACO.

2 MR. MORIN: -- you know, authorization.

3 But the ones in the hallway, --

4 COMMISSIONER CAPIZZI: Right.

5 MR. MORIN: -- they were never --

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. MORIN: -- never --

8 And those are the ones that the people --

9 COMMISSIONER CAPIZZI: Yeah.

10 VICE CHAIRPERSON GUTIERREZ: Up and down.

11 MR. MORIN: -- use the most. They're just

12 hanging out and smoking --

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 MR. MORIN: -- or trying, --

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. MORIN: -- you know, you open the
17 window and throw something to somebody else and
18 the screens are ruined.

19 So they get a lot of abuse. So we need
20 some good windows.

21 So hopefully with this, --

22 COMMISSIONER CAPIZZI: Good.

23 MR. MORIN: -- we'll take care of them.

24 MR. SANGER: Okay.

25 Thank you, Waldo.

1 MR. MORIN: Okay.

2 MR. SANGER: Much needed, --

3 MR. MORIN: Yeah.

4 MR. SANGER: -- needless to say.

5 Then Resolution 2020-07, --

6 And this is basically a formality.

7 -- Resolution Appointing Diana Egoavil --

8 And Diana is a -- one of our office workers
9 here and she works with the whole procurement
10 process for us.

11 -- and a Public -- Diana Egoavil as Public
12 Agency Compliance Officer for the 2020 Calendar
13 Year.

14 Union City Housing Authority's required to
15 designate a Public Agency Compliance Officer --
16 that's PACO.

17 And the PACO is a point person for all
18 matters concerning implementation, administration
19 of legal requirements set forth in the Equal
20 Employment Opportunity Monitoring Program.

21 And then the PACO is responsible for
22 administering all contract procedures pertaining
23 to Union City Housing Authority, as well as
24 providers and vendors.

25 It's -- it's only appropriate because she

1 works with those providers and vendors that she
2 be this person.

3 And, Whereas, the Executive Director and
4 Financial Officer have determined that Diana
5 Egoavil, a current employee of the Authority,
6 would be best suited to act as the Authority's
7 PACO; and

8 The Executive Director is recommending
9 Union City Housing Authority to adopt
10 recommending -- recommending and approving Diana
11 Egoavil as the Public Agency Compliance Officer
12 for the Authority; and

13 That the Commissioners do hereby approve
14 this recommendation; and

15 That the Executive Director and Chief
16 Financial Officer are hereby authorized to submit
17 all documentation to the State of New Jersey,
18 Department of Treasury confirming Diana's
19 appointment as the -- as the PACO officer for the
20 Union City Housing Authority.

21 And this is something that every agency in
22 the State, --

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: -- you know, on a -- an annual
25 basis appoints someone. So we're doing that with

1 Diana.

2 There's no question, she's the right
3 appropriate person to do so.

4 So, that is our -- are there any questions
5 to those Resolutions or anything of that nature?

6 Okay.

7 What I'll do at this time, I'm going to --
8 I think before I --

9 Anything else for Open Session that you may
10 want to discuss from your -- anything of that
11 nature?

12 Okay.

13 One thing I -- I do want to mention --

14 And -- and -- I'll -- I'll get that into as
15 my Director's Report in just a few minutes, --

16 I don't know, should we have the vote
17 first --

18 COMMISSIONER JETTER: Yeah.

19 MR. SANGER: -- for the --

20 COMMISSIONER DiNARDO: On the agenda?

21 MR. PIZZILLO: The Consent Agenda?

22 MR. SANGER: Yeah, the Consent Agenda vote
23 first?

24 Okay.

25 MR. PIZZILLO: Let's vote on the Consent

1 Agenda and then --

2 MR. SANGER: Okay.

3 Could I get a -- as -- as we do each and
4 every month, --

5 I do like to say this first, of course.

6 -- and as we do that, when we do go into
7 the Consent Agenda, that you will be voting for
8 the -- the following areas:

9 The Approval of the Minutes.

10 The Approval of the Bids.

11 The various Resolutions.

12 The Approval of the Payment of the Bills.

13 And, I think as far as voting is whatever
14 -- but, also, you got the Delinquency Report
15 really doesn't have to be voting upon but you're
16 much aware of that; we did spend quite a bit of
17 time with that.

18 So can I have a vote then or -- to move us
19 forward to -- a motion to Consent Agenda.

20 VICE CHAIRPERSON GUTIERREZ: I make a
21 motion.

22 MR. SANGER: First -- first by Mr. Pedraza.

23 Second by Mrs. --

24 MR. PIZZILLO: Gutierrez.

25 MR. SANGER: -- Gutierrez.

1 So can I get a -- a vote then on the
2 Consent Agenda.

3 Mr. Pedraza?

4 CHAIRPERSON PEDRAZA: Yes.

5 MR. SANGER: Miss Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 MR. SANGER: Miss Jetter?

8 COMMISSIONER JETTER: Yes.

9 MR. SANGER: Miss DiNardo?

10 COMMISSIONER DiNARDO: Yes.

11 MR. SANGER: Capizzi?

12 COMMISSIONER CAPIZZI: Yes.

13 MR. SANGER: Miss Mundorf?

14 COMMISSIONER MUNDORF: Yes.

15 MR. SANGER: Mr. Geldziler?

16 COMMISSIONER GELDZILER: Yes.

17 MR. SANGER: Okay.

18 Thank you.

19 Seven -- seven yes; no no.

20

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

22

23 MR. SANGER: And I thank you for your
24 support with that with those windows and --

25 I think what you're seeing now, each and

1 every month, we are -- something is always --
2 each and every month there is something where
3 we're making improvements.

4 COMMISSIONER CAPIZZI: Mmm.

5 COMMISSIONER MUNDORF: Right.

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: We spent a lot of time, this
8 -- this summer, with playgrounds and outside --
9 You know, things of that nature. And
10 things that had to be done.

11 Now we're working with our windows. You're
12 going to see, as I'm going to be stating to you
13 in a few minutes in my report, and you'll see
14 what we're doing now with our COAH money with
15 Cantello Street. And the time has finally come.
16 We've been talking about this for two years.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: And -- and again with Cantello
19 Street we -- with the COAH funding we went out to
20 bid twice.

21 COMMISSIONER DiNARDO: Wow.

22 MR. SANGER: Through the bidding, you know,
23 and procurement process we weren't able to get
24 any -- anyone to submit.

25 All right?

1 So -- there was some hiccups in those
2 submissions. So due to that fact, again, now we
3 were -- we go to Hunterdon County and go to the
4 State and get a person.

5 Again, RIS, who was working with us at 519
6 21st -- 519-521 Summit Avenue, -- that I'll talk
7 about in a few minutes as well -- and again
8 submitted a -- a proposal to us that is -- which
9 I feel is very fair and certainly meets our --
10 you know, our funding, what -- what we have
11 allocated for this through COAH. And we're
12 talking about \$1.3 million for 40 units.

13 And I just want to go over real quickly,
14 just to take a few minutes of your time, and
15 we're hoping to -- I probably will be coming --
16 calling you and trying to do a phone -- I'll
17 probably --

18 When I finalize this and check with the
19 people from COAH that work through City Hall and
20 the COAH funding, check with the City agency that
21 really controls the COAH and when I get approval
22 of this what I'd like to do is maybe give you a
23 call and get a vote to move forward with this so
24 we don't miss a month.

25 But I just had gotten this this afternoon.

1 But just to give an idea, renovation of all
2 40 apartments; new electrical wiring, new -- new
3 paint, floors, kitchens, bathrooms, windows,
4 doors, installation -- remove old and install new
5 exterior entry doors, which are all fire -- fire
6 coded and whatever.

7 Remove old and install new apartment entry
8 doors. Interior refurbishment. Remove old and
9 install new basement doors. Again, fire -- what
10 do they call -- retardant. I guess that's the
11 word they use now.

12 Interior unit refurbishments. New windows
13 in all -- throughout all --

14 And keep in mind that some of our units may
15 not need new windows because we had them done
16 through PACO maybe the last three or four years.
17 So there are some -- some places that we don't
18 need a full -- you know, a full refurbishment.
19 That we already have some new in areas; no sense,
20 you know, doing it all over.

21 Also, tap all new windows and seal. All
22 demo -- demolish all kitchen cabinets; replace
23 with new. All kitchen cabinets and replace with
24 new -- new layout.

25 Remove all oven hoods and replace with new,

1 over the ovens. Remove old and replace all new
2 kitchen sinks and faucets.

3 Remove all toilets and replace. Remove all
4 tubs and showers and replace. Remove all
5 vanities and replace. Bathrooms -- paint, grout,
6 patch, paint, spackle all throughout.

7 Just about -- you know, just about
8 everything.

9 All new electrical. We finally won't have
10 to be using fuses anymore. Believe it or not,
11 all those units --

12 COMMISSIONER DiNARDO: You have the screw
13 in fuses?

14 MR. SANGER: They're the screw in fuses
15 from 1940, --

16 (Whereupon, there were multiple speakers.)

17 COMMISSIONER MUNDORF: Yeah.

18 COMMISSIONER DiNARDO: Get --

19 MR. SANGER: -- 1950.

20 COMMISSIONER DiNARDO: Get out.

21 MR. SANGER: Yeah.

22 They're laughing.

23 COMMISSIONER DiNARDO: The glass ones?

24 MR. SANGER: Tell them, Waldo.

25 Yeah. Yeah.

1 COMMISSIONER JETTER: Oh, yeah.

2 VICE CHAIRPERSON GUTIERREZ: Oh, yeah.

3 MR. SANGER: Yeah, you screw them.

4 COMMISSIONER DiNARDO: Oh my God.

5 MR. SANGER: You go to Shop-Rite; --

6 VICE CHAIRPERSON GUTIERREZ: Yeah. Oh,

7 yeah.

8 MR. SANGER: -- you buy six fuses and

9 you --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 COMMISSIONER DiNARDO: No, I know what they

12 look like.

13 MR. SANGER: Yeah.

14 MR. MORIN: Fifty-nine cents.

15 COMMISSIONER DiNARDO: I used to have a

16 house that had them.

17 MR. SANGER: And now, we'll have the --

18 we'll have the whole -- we'll finally have the

19 whole new breaker system.

20 COMMISSIONER DiNARDO: Oh, wow.

21 Good for you guys.

22 MR. SANGER: All new electrical.

23 And then all the canopies that are --

24 (Whereupon, there were multiple speakers.)

25 MR. SANGER: -- outside, if you go by.

1 You'll see those companies. Old rotted --

2 COMMISSIONER CAPIZZI: Right.

3 MR. SANGER: Probably haven't been touched
4 in 50 years.

5 COMMISSIONER CAPIZZI: Right.

6 MR. SANGER: And they'll all be redone.

7 COMMISSIONER CAPIZZI: Wow.

8 MR. SANGER: Reframed. Re-- reshingled
9 where -- where needed and --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- all that for --

12 COMMISSIONER CAPIZZI: A lot of work.

13 MR. SANGER: -- \$1.3 million.

14 VICE CHAIRPERSON GUTIERREZ: Yup.

15 MR. SANGER: I think it's a -- it's a great
16 thing. And --

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: -- we're hoping to go to the
19 City fathers; get this approved. And, of course,
20 it must be approved through the courts. But we
21 feel we have that approval already.

22 COMMISSIONER DiNARDO: Um-hum.

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: And we could -- you know, we
25 could move forward.

1 This is something they'll probably start --
2 start -- get started this summer.

3 COMMISSIONER CAPIZZI: Um-hum.

4 MR. SANGER: Okay.

5 One of the biggest challenges is going to
6 get people to clean out their existing units.

7 Many of them are hoarders. Many of the people
8 are living for 50 years; they've accumulated --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- a lot of junk so-to-
11 speak --

12 COMMISSIONER JETTER: I don't.

13 MR. SANGER: -- and things.

14 Right?

15 Except for Dottie. And I could say that
16 she has --

17 I'm not saying it because she's sitting
18 here; she has some nice -- really nice place she
19 -- she has put together.

20 But Waldo and I have just gone over to a
21 few places and even got people -- let's clean out
22 this basement.

23 You put them in bags, we'll have our guys
24 put them on the sidewalk. DPW comes by.

25 So we're going to be doing like a --

1 working with the Mayor and through the City of
2 Union City --

3 VICE CHAIRPERSON GUTIERREZ: Because you
4 want to clean up.

5 MR. SANGER: -- the Public Works.

6 COMMISSIONER CAPIZZI: Right.

7 MR. SANGER: We're going to have like a
8 week or two like of spring cleaning --

9 COMMISSIONER CAPIZZI: Mmm.

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- to get all of it out, so it
12 make all these renovations --

13 COMMISSIONER CAPIZZI: Um-hum.

14 MR. SANGER: -- a little easier.

15 COMMISSIONER CAPIZZI: Great.

16 MR. SANGER: So this is what's happening
17 there.

18 519-521 Summit Avenue.

19 We're going to have people in there
20 starting about March 15th. We -- and then I'll be
21 able to be -- people going in. The people have
22 been selected. Every one of them, you can be
23 sure, have met the requirements of New Jersey
24 HMFA, as far as being below the income standard
25 that -- that must be.

1 And, other words, they're all eligible
2 fiscally and financially and could show that they
3 are, you know, that they certainly, you know, are
4 in need of affordable housing. And we will be
5 moving in the month of March. We will start
6 collecting rent for everyone on April 1st. But
7 we'll give them a couple of weeks in March.
8 Because it is the first time someone going in the
9 building so we're going to give them some time to
10 move in their furniture and do certain things.

11 And really did a nice job down there. If
12 you ever get a chance to walk through. Maybe we
13 can go down sometime and see if you'd like.

14 Waldo, you have anything to say about
15 anything there or anything?

16 MR. MORIN: No, I think the --

17 MR. SANGER: All our codes --

18 MR. MORIN: Yeah. We'll be --

19 MR. SANGER: We finished --

20 MR. MORIN: -- we'll be working to
21 finish --

22 MR. SANGER: The Building Department is all
23 happy with everything.

24 MR. MORIN: All the inspections.

25 MR. SANGER: We have all our codes; all the

1 inspections.

2 MR. MORIN: CO and everything's ready to
3 go.

4 MR. SANGER: Yeah.

5 MR. MORIN: They just finished today.

6 I got one guy cleaning the building this
7 weekend to get it ready. And, you know, they're
8 ready to go. Beautiful -- you know, beautiful
9 apartments.

10 COMMISSIONER CAPIZZI: Nice. Great.

11 MR. MORIN: And whoever's getting -- moving
12 there is getting a nice apartment.

13 (Whereupon, there were multiple speakers.)

14 MR. SANGER: And -- and --

15 MR. PIZZILLO: There's 13 units in there?

16 VICE CHAIRPERSON GUTIERREZ: They're lucky.

17 MR. PIZZILLO: There are 14.

18 VICE CHAIRPERSON GUTIERREZ: They're lucky.

19 MR. SANGER: Twelve units.

20 COMMISSIONER MUNDORF: Yeah.

21 MR. MORIN: Huh?

22 MR. SANGER: Twelve units.

23 MR. MORIN: Twelve units.

24 MR. PIZZILLO: Twelve units.

25 MR. SANGER: Twelve units.

1 MR. MORIN: Four, four and four, yeah.

2 MR. SANGER: One is going to be a
3 superintendent who's a man who works for us, --

4 COMMISSIONER CAPIZZI: Um-hum.

5 VICE CHAIRPERSON GUTIERREZ: Okay.

6 MR. SANGER: -- who we will give the
7 apartment to him for free.

8 COMMISSIONER CAPIZZI: Um-hum.

9 MR. SANGER: But he will superintendent the
10 building.

11 COMMISSIONER CAPIZZI: Sure.

12 MR. SANGER: He works here on a regular
13 basis.

14 COMMISSIONER DiNARDO: Um-hum.

15 COMMISSIONER CAPIZZI: Yup.

16 MR. SANGER: And then he'll be the
17 superintendent of that building. He's a very
18 good worker and someone who we feel confident
19 will keep it, you know, neat, clean and safe.

20 COMMISSIONER CAPIZZI: Um-hum.

21 MR. SANGER: You know, all the health and
22 safety codes and everything. And, you know,
23 he'll be living there with his wife and we'll
24 have someone in there who's responsible and work
25 with us.

1 COMMISSIONER CAPIZZI: Sure.

2 MR. SANGER: I will like to say that there
3 were four apartments on the first floor, four on
4 the second, four on the third.

5 The first floor are all people -- we do
6 have a ramp going in; handicap accessible.
7 Everyone on the first floor has some type of
8 handicap.

9 COMMISSIONER CAPIZZI: Hmm.

10 MR. SANGER: Those four apartments.

11 COMMISSIONER JETTER: Good.

12 MR. SANGER: Of course it was designed that
13 way. Our thought was, of course the first floor.
14 No elevator; three floors, no elevator.

15 But we do have some people in wheelchair.
16 We do have some people who -- who have, you know,
17 different types of handicaps. You know we have a
18 few -- one adult autism -- severe autism adult.

19 So in this whole process, too, we've made
20 sure we included people that have handicap and
21 things of that nature.

22 So let's see, thirty -- yeah, 33 percent of
23 the people going in there would have some form of
24 handi-- and will serve to show -- you know, we
25 give an opportunity for those people as well.

1 You know. Wheelchair and different handicapped,
2 illnesses, things of that nature.

3 COMMISSIONER CAPIZZI: Hmm.

4 MR. SANGER: So --

5 And one thing we thing we tried to be sure
6 of, to be sure that they have an income on a
7 regular basis that they can pay the money. Pay
8 it on a -- on a monthly basis.

9 COMMISSIONER DiNARDO: Um-hum.

10 MR. SANGER: You know, to be sure.

11 Do you make --

12 While you have to be under the standard, --
13 one person, to give you an idea, is \$32,700.00
14 for one person -- you have to be less.

15 These are all HM -- HUD and HMFA, --

16 COMMISSIONER CAPIZZI: Um-hum.

17 MR. SANGER: -- you know, standards.

18 And while they're under that, -- you know
19 some might be too low. You know?

20 COMMISSIONER DiNARDO: Mmm.

21 MR. SANGER: Might be only making social
22 security, which is now \$814.00 a month most. Was
23 802; it was just went up \$12.00 a month for COLA
24 -- COLA, C-O-L. And, you know, so we want to be
25 sure they're paying their rent.

1 So we interviewed them, we did background
2 checks and make sure they can. And we even got
3 one or -- we even got two people jobs so they can
4 afford it.

5 COMMISSIONER CAPIZZI: Nice. Great.

6 MR. SANGER: You know, working with the
7 City and working with --

8 COMMISSIONER CAPIZZI: Great.

9 MR. SANGER: -- Ydalia, we were able to get
10 some people a job so they could afford it, too,
11 as well. You know? One handicap.

12 So, again, it just shows the flexibility
13 and what we're trying to do to help and with your
14 supporting and what you're doing.

15 So, if you ever get a chance to go down by
16 the building, I think you'll really like it. It
17 -- it's a nice place. Nice place.

18 COMMISSIONER DiNARDO: 519-521 you said?

19 MR. SANGER: Summit.

20 VICE CHAIRPERSON GUTIERREZ: 521.

21 MR. SANGER: Yeah. Yeah. 519-521 Summit.

22 COMMISSIONER DiNARDO: Pass it every day.

23 I should look.

24 MR. SANGER: Yeah, right on the corner.

25 COMMISSIONER DiNARDO: On my way to my

1 office.

2 MR. SANGER: Okay, I think that's it from
3 my end.

4 Anybody -- any other comments or so?

5 Exactly 5:30, which is a nice time.

6 And can I get --

7 Waldo, anything?

8

9 **PUBLIC COMMENT:**

10

11 COMMISSIONER DiNARDO: Oh, the public.

12 VICE CHAIRPERSON GUTIERREZ: Oh, the
13 public.

14 MR. SANGER: Can I get anyone -- member of
15 the public who would like to address us?

16 MS. BESHARA: Sure.

17 MR. SANGER: Sure.

18 Please state your name and your address for
19 the record.

20 MS. BESHARA: Toni Beshara, 305 44th,
21 Veterans.

22 Again, I'm going to repeat one question
23 that I've asked. Is it any firmer whether or not
24 all of these renovations will impact our rent?

25 I know you've said in the past that you

1 will try not to have the rent impacted but
2 according to what, you know, you're planning and
3 your work on it so far, is it any closer to a
4 definitive --

5 MR. SANGER: Well, one thing --

6 MS. BESHARA: -- decision?

7 MR. SANGER: One thing that I know is the
8 philosophy of our community, philosophy of our
9 Board members here, and due to the fact that this
10 COAH money is coming -- coming to us, basically,
11 as a -- as a gift, you know from our City
12 fathers, one thing they stress and they stress to
13 the courts as well is the fact that it will have
14 no impact on the rent or increases for the rent
15 of the people.

16 And I know that's something this Board
17 would stress as well, that we're not putting any
18 additional financial burden on any of the -- you
19 know, on any of the tenants or residents.

20 So, your answer is, there will be no
21 increase.

22 MS. BESHARA: No increase.

23 Okay.

24 MR. MORIN: Just beside the annual
25 increase --

1 MR. SANGER: Yeah.

2 MR. MORIN: -- that, you know, --

3 MR. SANGER: Yeah.

4 MR. MORIN: -- comes every year.

5 MR. SANGER: Just an annual increase that
6 happens all -- all the time, you know, whatever.
7 That's it.

8 MS. BESHARA: Okay.

9 MR. SANGER: That's it.

10 MS. BESHARA: And the other thing is, you
11 know, you mentioned that you're starting this
12 spring but you have like a timeline for when, you
13 know, the big stuff would be done? Like --

14 MR. SANGER: Well, --

15 MS. BESHARA: -- you said Cantello Street.

16 MR. SANGER: -- right now we have not --

17 Until we get everything approved. Right
18 now I just shared it with the Board members,
19 hopefully the Board members I can be calling them
20 and taking a phone poll after I check and get
21 approval of City Hall --

22 MS. BESHARA: Um-hum.

23 MR. SANGER: -- and -- and the people who
24 manage -- the manage of the money at City Hall --
25 COAH funds at City Hall.

1 When we get a chance then I'll be able to
2 sit down with the -- with the company, --

3 MS. BESHARA: Um-hum.

4 MR. SANGER: -- all right with the
5 contractors and the company and -- and to make
6 what we -- you know, like timelines. When we
7 would started -- Phase I, Phase II -- whatever it
8 might be of the project. How many we'll be doing
9 each week.

10 One thing they have stated to me and one
11 thing we will be doing, we have one apartment
12 that's vacant right now. We're going to take
13 that one apartment, rather than put someone in
14 immediately, we're going to use that apartment as
15 a -- as a model -- as a model. And the
16 contractor's going to finish the apartment
17 completely; make it all nice, so now the other 39
18 people who live in the complex can come see the
19 model apartment and say this what your
20 apartment's going to look at.

21 Try to arrest any fears that they may have
22 and worry; are they going to -- what are they
23 going to do to my place, rur, rur, rur, rur.

24 But -- but just like any good business and
25 people that are in --

1 COMMISSIONER CAPIZZI: Um-hum.

2 MR. SANGER: -- you know, in the -- the
3 rental business and different places, they have
4 model apartments --

5 COMMISSIONER CAPIZZI: Um-hum.

6 MR. SANGER: -- that you go visit.

7 COMMISSIONER CAPIZZI: Sure.

8 MR. SANGER: So we're going to have our
9 model apartments there.

10 MS. BESHARA: Um-hum.

11 MR. SANGER: And based on that we're going
12 to learn how long it took to do and things of
13 that nature. And then we're -- bottom line is
14 we're going to send out a schedule on -- of
15 course those schedules are, you know, ever-
16 changing at times. But we will send out a
17 tentative timeframe on when things should be
18 done.

19 And then I know you have a question that
20 you would be asking as well is, -- then we're
21 hoping after that that we can start and go back
22 to court and get additional funding for Phase II,
23 which will be the other 60 --

24 MS. BESHARA: Okay.

25 MR. SANGER: -- the other 60 units in Union

1 City.

2 Okay, and so --

3 MS. BESHARA: Okay, so it's starting in
4 Cantello and --

5 MR. SANGER: Right.

6 MS. BESHARA: -- then you're -- you're
7 moving out from there?

8 MR. SANGER: Then we're -- right.

9 MS. BESHARA: And that's where the vacant
10 apartment -- model apartment is?

11 MR. SANGER: The model will be there.

12 You can even come and see it there.

13 Because it will be --

14 If you want, anytime, I'll -- I'll even
15 invite the other people from around town. I'll
16 send a letter to them as well. If you would like
17 to see a model apartment, -- then we'll set up
18 times, you know, where they could come. You
19 know, whatever.

20 MS. BESHARA: And you'll be -- you'll be
21 able to -- I guess from the experience of the
22 first model -- remodeling and renovation, be able
23 to give information to the rest of the residents
24 as far as, you know, to help us understand --

25 MR. SANGER: Yeah.

1 MS. BESHARA: -- what we might need to do
2 in terms of --

3 This is big stuff.

4 MR. SANGER: Yeah, sure is.

5 MS. BESHARA: You're talking about
6 everything.

7 COMMISSIONER CAPIZZI: Mmm.

8 MR. SANGER: Yes. Yes.

9 MS. BESHARA: And we don't want to move
10 out, --

11 MR. SANGER: Right.

12 MS. BESHARA: -- I'm sure. At least me.
13 I'm -- I'll speak for myself.

14 So, you know, how to do all that --

15 COMMISSIONER CAPIZZI: Mmm.

16 MS. BESHARA: -- you know?

17 MR. SANGER: Sure.

18 MS. BESHARA: How do you -- how do you do
19 that --

20 MR. SANGER: Well that's --

21 MS. BESHARA: -- and then still go --

22 MR. SANGER: -- one thing --

23 MS. BESHARA: -- to work and --

24 MR. SANGER: -- we're going to do.

25 MS. BESHARA: -- do you have to be there.

1 MR. SANGER: We are going to be sure that
2 we have a plan and the -- that we educate --

3 You could be sure from our City fathers and
4 how we function there that all the -- everyone
5 will be well-prepared, --

6 MS. BESHARA: Um-hum.

7 MR. SANGER: -- everybody be fully
8 informed, everybody be well-prepared.

9 MS. BESHARA: Um-hum.

10 MR. SANGER: And while we can't force
11 people to do certain things, we're going to do
12 everything in our power to encourage them to
13 participate, get themselves ready, get their
14 apartments ready, and assist them in any way as
15 possible as well, you know.

16 MS. BESHARA: Right. But --

17 MR. SANGER: So we'll try.

18 MS. BESHARA: I -- yeah.

19 See I'm concerned though about if it's
20 going to be that big and I have to go to work, do
21 I have to be home?

22 MR. SANGER: Well, they're going to let you
23 know.

24 MS. BESHARA: Oh.

25 MR. SANGER: They're going to let everyone

1 know that maybe next Thursday they may be coming
2 to your apartment for the bathroom and the
3 kitchen.

4 MS. BESHARA: Okay.

5 MR. SANGER: You know? So you'll could be
6 prepared.

7 You'll know well ahead of time --

8 COMMISSIONER CAPIZZI: Yeah.

9 MR. SANGER: And you'll get ample, you
10 know, warning -- ample warning and -- to know
11 when they'll be coming to you.

12 That's what I mean by setting up a
13 schedule.

14 MS. BESHARA: Right.

15 MR. SANGER: Okay?

16 MS. BESHARA: Thank you.

17 MR. SANGER: Okay.

18

19 **ADJOURNMENT:**

20

21 MR. SANGER: Okay, motion to close?

22 By -- motion by Miss Gutierrez.

23 Second by Mr. Geldziler.

24 And -- let me get this again.

25 Mr. Pedraza?

1 CHAIRPERSON PEDRAZA: Yes.

2 MR. SANGER: Miss Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Yes.

4 MR. SANGER: Miss Jetter?

5 COMMISSIONER JETTER: Yes.

6 MR. SANGER: Miss DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Miss Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Miss (sic) Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 MR. SANGER: Seven yes.

15 MR. SANGER: Thank you very much --

16 COMMISSIONER CAPIZZI: Thank you.

17 MR. SANGER: -- for our meeting.

18 VICE CHAIRPERSON GUTIERREZ: Thank you.

19 MR. SANGER: I appreciate all your support.

20

21 (Whereupon, the proceedings were concluded

22 at 5:35 p.m.)

23

24

25

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, February 20, 2020
 10 and digitally recorded.

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Karen A Marino

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AOC 493

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Deborah Dillon

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