

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:

3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, January 16, 2020  
Commencing at 4:40 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER  
JAY GELDZILER, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

Audio-Digital  
Transcription Service, L.L.C.  
audiots@aol.com

**ADIS**  
AUDIO DIGITAL  
Transcription Service

29 Oak Avenue  
West Orange, N.J. 07052  
(973) 669-1222  
Fax: (973) 669-0855

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	4
CONSENT AGENDA	
APPROVAL OF MINUTES	7
APPROVAL OF RFP/BIDS	7
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2020-01	7
RESOLUTION NO. 2020-02	7
RESOLUTION NO. 2020-03	7
RESOLUTION NO. 2020-04	7
RESOLUTION NO. 2020-05	7
APPROVAL OF PAYMENT OF BILLS	7
ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS	8
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	26
PUBLIC COMMENT	40
ADJOURNMENT	41

1 MR. SANGER: Okay.

2 MS. DILLON: On the record.

3 MR. SANGER: Okay, could we all stand for  
4 the --

5 COMMISSIONER CAPIZZI: Yes.

6 MR. SANGER: -- flag salute.

7

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

10

11 MR. SANGER: Okay.

12 Good afternoon, everyone.

13 And --

14 VICE CHAIRPERSON GUTIERREZ: Good  
15 afternoon.

16 COMMISSIONER MUNDORF: Good afternoon.

17 MR. SANGER: -- welcome to the January  
18 16<sup>th</sup>, 2020 -- that's the first time we're saying  
19 2020, as we're meeting in -- first time we're  
20 meeting in 2020 as our -- the -- you know, the  
21 Commissioners of the Union City Housing  
22 Authority.

23 Want to, of course, take a moment -- this  
24 is the first time we're meeting in January, first  
25 time we're meeting in 2020, and take a moment to

1 | just wish everyone a healthy and happy new year.

2 | And health is most important for us, --

3 |           COMMISSIONER MUNDORF: That's right.

4 |           MR. SANGER: -- all as individuals and we  
5 | wish you the best with that.

6 |           And, of course, as a group and collectively  
7 | that we will continue to move the Union City  
8 | Housing Authority forward and keep going with  
9 | progress and providing the quality of life that  
10 | we would like for all of our residents.

11 |           So, on an individual basis and on a  
12 | professional basis, we wish you the best. And,  
13 | of course, we as the Administration here, both  
14 | Jorge, Waldo and myself, we are looking forward  
15 | to another, you know, year of -- of progress at  
16 | the Housing Authority. We have many things that,  
17 | you know, we have planned.

18 |           One of them this evening, we are just able,  
19 | you know, to show you some pictures of things  
20 | that we'll be doing.

21 |

22 | **ROLL CALL:**

23 |

24 |           MR. SANGER: But, with -- you know, with  
25 | that being said, we're just going to move ahead



1 and do our -- and do our roll call.

2 Mr. Pedraza?

3 CHAIRPERSON PEDRAZA: Here.

4 MR. SANGER: Miss Gutierrez?

5 VICE CHAIRPERSON GUTIERREZ: Here.

6 MR. SANGER: Miss Jetter?

7 Absent.

8 Miss DiNardo?

9 Absent.

10 Miss Capizzi?

11 COMMISSIONER CAPIZZI: Here.

12 MR. SANGER: Miss Mundorf?

13 COMMISSIONER MUNDORF: Here.

14 MR. SANGER: Here.

15 And Commissioner Geldziler?

16 Absent.

17 We have four present; three absent. Four  
18 present; we do have a quorum.

19 So that -- it's a good thing.

20 At this time and what we usually would do  
21 at this time, we would usually have our -- our  
22 Closed Session. But -- and looking on our agenda  
23 and just discussing a few things, we've realized  
24 that there's no need for a -- a Closed Session at  
25 today's meeting.

1           We will be -- we have made some  
2 considerable progress in our delinquencies and  
3 our -- and, of course, pursuing the payments of  
4 our rents and that we're -- we're very happy with  
5 and we're continuing with that whole process.

6           But, other than that, I would like to just  
7 stay in the -- in an Open Session.

8           And I think I need a roll call for Open  
9 Session.

10          Do I have a --

11          MS. DILLON: No.

12          VICE CHAIRPERSON GUTIERREZ: Make a motion.

13          MR. SANGER: No? No make --

14          No -- no necessary for that?

15          VICE CHAIRPERSON GUTIERREZ: Okay.

16          MR. SANGER: Okay.

17          Not necessary; we are in -- in the Open  
18 Session, --

19          VICE CHAIRPERSON GUTIERREZ: All right.

20          MR. SANGER: -- just from that -- the  
21 original roll call.

22

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

25         **CONSENT AGENDA:**

1 A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF  
2 NOVEMBER 21, 2019 AND THE EXECUTIVE SESSION  
3 MEETING OF NOVEMBER 21, 2019;

4 B. APPROVAL OF RFP/BIDS

5 C. APPROVAL OF VARIOUS RESOLUTIONS

6 RESOLUTION NO. 2020-01 - RESOLUTION  
7 APPROVING CONTRACT FOR EXTRAORDINARY BOILER AND  
8 HOT WATER SYSTEM EMERGENCY CALL SERVICES;

9 RESOLUTION NO. 2020-02 - RESOLUTION  
10 APPROVING PERMITTING THE UNION CITY HOUSING  
11 AUTHORITY TO PUBLISH BIDS FOR PUBLIC HOUSING  
12 MAINTENANCE CONTRACTS;

13 RESOLUTION NO. 2020-03 - RESOLUTION  
14 APPROVING THE SELECTION OF ICON ARCHITECTS FOR  
15 ARCHITECTURAL/ENGINEERING SERVICES FOR 2019  
16 CAPITAL FUND PROGRAM;

17 RESOLUTION NO. 2020-04 - RESOLUTION  
18 APPROVING OF THE UNION CITY HOUSING AUTHORITY  
19 APPROVING CAPITAL FUND PROGRAM AND 5-YEAR PLAN AS  
20 REQUIRED BY HUD REGULATIONS AND AUTHORIZING  
21 SUBMISSION TO THE HUD FOR APPROVAL;

22 RESOLUTION NO. 2020-05 - RESOLUTION  
23 APPROVING TENANT ACCOUNT RECEIVABLE WRITEOFFS AS  
24 OF JANUARY 16, 2020;

25 D. APPROVAL OF PAYMENT OF BILLS; and

1 E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)

2

3 MR. SANGER: So what I'd like to do at this  
4 time then is go right into the -- the Resolutions  
5 that I have for you this evening.

6 And -- and as -- as always, these  
7 Resolutions allow us to move the Housing  
8 Authority forward. We do have five this evening  
9 that we'd like to go over with you and get your  
10 approval.

11 And the first is Resolution 2020 and this  
12 is number 1 for 2020.

13 Housing Authority of the City of Union  
14 City, Resolution Approving Contract for  
15 Extraordinary Boiler -- Boiler and Hot Water  
16 System Emergency Service Calls.

17 And, Whereas, in March 2019, Union City  
18 Housing Authority sought bids for extraordinary  
19 boiler and hot water systems service calls; and

20 Whereas, it was determined that the bid was  
21 submitted by Pennetta Industrial Automation and  
22 they were the lowest responsible bidder and was  
23 determined to be legally sufficient;

24 Whereas, in April 2019, the Authority  
25 entered into a contract with Pennetta Industrial

1 Automation to provide those services in  
2 accordance with the bid submission;

3           Whereas, during the course of the  
4 Contract, --

5           And this is important.

6           -- during the course of the Contract,  
7 Pennetta Industrial Automation failed to provide  
8 the services called for in the agreement and  
9 refused to -- and refused to correct its default  
10 -- its default requiring the Authority to  
11 terminate the contract;

12           Whereas, the Authority contacted CJ  
13 Vanderbeck and Sons, who submitted the next  
14 lowest bid, to perform the above services on the  
15 emergency and temporary basis; and

16           Whereas, the Authority would like to enter  
17 into agreement with CJ Vanderbeck and Sons for  
18 the existing term from January 1, '20 to April  
19 30, '20, to provide the above services.

20           Now, Therefore Be It Resolved that the  
21 Commissioners of the Union City Housing Authority  
22 approve the execution of the contract with CJ  
23 Vanderbeck to provide extra-- extraordinary  
24 boiler and hot water system services for the  
25 above term.

1           And, just to clarify this in very simple  
2 terms, we did go through a bidding process for  
3 the extraordinary boiler and hot water systems.  
4 Pennetta Industrial Automation was the -- the  
5 original -- we did award that to them.

6           And, unfortunately, they didn't fulfill  
7 their contract. They didn't perform well. They  
8 didn't do the things that we had asked them to  
9 do. They were not responsive to our needs.

10           And we then went working with our legal  
11 counsel. We decided then to terminate our  
12 contract with them.

13           And now we are in contract with the person  
14 that was the next lowest bidder in that process,  
15 which was CJ Vanderbeck.

16           So things are going well now. Heat has --  
17 we've had some very limited issues with heat,  
18 thank God, in -- in this -- this, so far, this  
19 warm winter that we've had.

20           MR. RODRIGUEZ: Yeah.

21           MR. SANGER: So -- but we're still looking  
22 to be sure that we, of course, have someone that  
23 will be working with us in relationship with us  
24 that if there are any heating issues that we'd --  
25 we'd be able to provide for that and -- and make

1 the -- whatever improvements are necessary.

2 So that is Resolution number 1.

3 Resolution number 2.

4 Is Resolution Approving Permitting the  
5 Union City Housing Authority to Publish Bids for  
6 Public Housing Maintenance Contracts.

7 As you all know in May we go out and we do  
8 maintenance con-- contract -- various contracts  
9 for the Board and -- and various services. And  
10 this year, in -- in May, we will be asking and  
11 getting permission from you to go out to request  
12 for proposals for these -- for these needed  
13 services.

14 And they would be for the computer  
15 consulting services; fee accountant services;  
16 independent auditor; after hours/emergency  
17 telephone answering service; stenographer  
18 recording services; tub and wall glazing  
19 services; Veterans Housing steps replacements and  
20 repairs; landscaping maintenance; and boiler and  
21 hot water heater extraordinary emergency calls.

22 And, Therefore, Be It Resolved that the  
23 Commissioners of the Union City Housing Authority  
24 do hereby approve the Authority to publish bids  
25 for the above services in connection with the

1 implementation of its public housing facilities.

2           So this -- we're just asking you for  
3 permission to go out to bid for these annual  
4 services that are a combination of professional  
5 services, as -- as well as needed services for  
6 the function of the Authority.

7           Number 3, 2020 number 3.

8           Resolution Approving the Selection of ICON  
9 Architects for Architectural/Engineering Services  
10 for the 2019 Capital Fund Program.

11           And the Union City Housing Authority sought  
12 requests for proposal for architect and engineer  
13 for the 2019 Capital Fund Program regarding  
14 various upgrades to the properties of the Union  
15 City Authority.

16           And seven companies picked up the Request  
17 for Proposals; and only four companies submitted  
18 responses.

19           And, Whereas, the submissions were reviewed  
20 and evaluated by the Authority and the Counsel  
21 for the Authority;

22           Whereas, -- and Whereas, the proposal  
23 received by ICON Architects was determined to be  
24 the lowest responsible bid and determined to be  
25 legally sufficient.



1           ICON bid was -- was at the following rate  
2 of \$22,400.00, based on an hourly rate ranging  
3 from \$60.00 to \$150.00 and;

4           That ICON Architects shall be paid in  
5 accordance with the proposed -- by agreement with  
6 the Authority not to exceed \$22,400.00 and is  
7 consistent with the above hourly rate.

8           And we will continue to have a, you know, a  
9 -- a cap on those services as we've always -- as  
10 we've always had as has been part of the policy  
11 of this Authority.

12           Also, Resolution 2020, number 4.

13           Resolution Approving the Union City Housing  
14 Authority of Approving Capital Fund Program and  
15 Five-Year Plan as Required by HUD Regulations and  
16 Authorizing Submission to HUD for Approval.

17           The Union City Housing Authority  
18 administers a public housing and capital fund  
19 program funded by the Department of Housing and  
20 Urban Development, HUD, and;

21           Whereas, in order to -- to be eligible for  
22 these programs and pursuant to HUD's Regulations,  
23 the Authority is required to submit a copy of an  
24 annual Capital Fund Program for each calendar  
25 year and;

1           Whereas, HUD regulations also require the  
2 Authority to submit a five-year plan on every  
3 fifth year and;

4           Whereas, as a qualified Public Housing  
5 Authority, the CFO, Mr. Jorge Rodriguez, has  
6 prepared the following documents for HUD and --  
7 which will satisfy the Authority's submission  
8 requirements to HUD and;

9           Whereas, the Executive Director recommends  
10 the Commissioners of the Authority to approve the  
11 above documents and approve the submission of the  
12 Capital Fund Program and 5-Year Plan to HUD;

13           Therefore, Be It Resolved, that the  
14 Commissioners of the Union City Housing Authority  
15 do hereby approve the documents that will be  
16 submitted to HUD regarding implementation of the  
17 2020 Capital Fund and the Authority's 5-Year Plan  
18 and;

19           That the Executive Director is hereby  
20 authorized to execute all documents necessary for  
21 submission for this.

22           And the bottom line is the -- and in  
23 clarification with this is that the HUD does,  
24 through capital funding, they do -- do provide us  
25 with funds.

1           And last year we received about 1. -- about  
2 \$1.1 million dollars --

3           MR. RODRIGUEZ: That's correct.

4           MR. SANGER: -- in capital fund that we  
5 used for various projects.

6           We -- we use it for administrative items.  
7 We use it for -- and, most importantly, to  
8 improve the conditions of our -- of our  
9 properties.

10          MR. RODRIGUEZ: Right.

11          MR. SANGER: And many of the projects that  
12 you have voted for in the past and whatever are  
13 funded through this. And it's all part of a  
14 Five-Year Plan.

15          We submit that to HUD. HUD approves that.  
16 You would approve that. Submit it to HUD; they  
17 would approve that.

18          And then we would also send it to the -- to  
19 the State of New Jersey as well, so everyone is  
20 aware of how we will be utilizing the funds for  
21 HUD for capital fund -- for capital improvements.

22          And, of course, when you say capital  
23 improvements, these are more of the larger  
24 projects that might go on --

25          COMMISSIONER MUNDORF: Yeah.

1 MR. SANGER: -- as we've had in the past.  
2 We've fixed -- we have fixed fences. We  
3 have fixed fire escapes. We have fixed  
4 playgrounds.

5 MR. RODRIGUEZ: Um-hum.

6 MR. SANGER: We have fixed walkways.  
7 Things of that nature. Rather than --

8 These -- this is not funding for what you  
9 might call the daily operations where you might  
10 talk about leaking bathrooms or leaking halls or  
11 -- or anything of that nature.

12 These are capital funds, which are for  
13 larger projects and a lot of have to do with  
14 health and safety.

15 MR. RODRIGUEZ: Correct.

16 MR. SANGER: And -- of the -- for the  
17 Authority and the residents that live within  
18 that.

19 So that is Resolution number 4 with a  
20 little bit of a clarification.

21 And, Jorge, do you have anything you have  
22 to add on that?

23 MR. RODRIGUEZ: No.

24 MR. SANGER: Jorge, the CFO, he's prime  
25 responsible for that because, of course, there's

1 a lot of money connected to that.

2 Is there anything you want to add, Jorge?

3 MR. RODRIGUEZ: Well, I mean we anticipate,  
4 hopefully, the same type of funding that we had  
5 in last year.

6 If Congress does not change any of its  
7 appropriations; we should probably some-- expect  
8 somewhere around the same amount, about a million  
9 dollars.

10 Now part of that million dollars, we do  
11 have to pay off a portion of that -- small  
12 portion, about 300,000, back to HUD for a loan  
13 that is basically a loan that we took years ago  
14 to improve the HUD projects.

15 But for the most part we do really well  
16 with the 600,000, \$700,000.00. And usually we  
17 consult Waldo as far as -- our Director of  
18 Maintenance, to give us a good idea of what  
19 should be done next as far as fixing and  
20 repairing our properties.

21 And we -- you know, I got to say, we've  
22 done -- you've seen pictures before, we've done  
23 some pretty good things around.

24 And there a lot more to be done. You know,  
25 I think he had -- Mr. Sanger, our Director, had

1 mentioned some of the good things we've done.

2 I also wanted to mention that we did roll  
3 out new stoves for -- as part of that. Some new  
4 stoves for all our --

5 MR. SANGER: Right.

6 Last year 255 --

7 MR. RODRIGUEZ: Last year.

8 MR. SANGER: -- of our residents got new  
9 stoves.

10 COMMISSIONER CAPIZZI: Mmm.

11 VICE CHAIRPERSON GUTIERREZ: Wow.

12 MR. RODRIGUEZ: Stoves.

13 So, you know, all those -- they're very  
14 good safety -- safety measures that we -- we took  
15 into -- from the fund to fund -- from the capital  
16 fund.

17 So, in closing, I think we -- we should  
18 expect again, like I said before, a pretty good  
19 return as far as the 2020 fund.

20 And sometime around August or September is  
21 when they announce that money; which Housing  
22 Authority gets what. Before then maybe we'll  
23 even get something in July or -- hopefully.

24 As soon as we hear, we'll let you guys  
25 know, of course, on -- on what we get.

1 MR. SANGER: Okay.

2 The next Resolution is 2020-05, which is  
3 our fifth Resolution.

4 And Resolution Approving Tenant Account --  
5 Account Receivable Write-Offs as January 16,  
6 2020.

7 Whereas, Union City Housing Authority  
8 requires all tenants of its facilities to enter  
9 into a yearly lease agreements sets forth a  
10 monthly rental amount based on a tenant's income;

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

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

22 Whereas, the Authority's Comptroller has  
23 determined there is a need to write-off several  
24 bad debts totaling \$15,296.00 as of January 16<sup>th</sup>,  
25 2020;

1           Whereas, the amounts of the write-off is  
2 comprised of the following tenants.

3           And it does list the tenants names and the  
4 amounts. Some -- one -- a few of them rather  
5 large; a few of them small as well. But -- and  
6 all in all this is money that -- basically, the  
7 money that the Housing Authority had lost. We  
8 had lost.

9           And the Authority has reviewed the tenant  
10 account receivables and determined that these  
11 debts are from tenants who either moved out or  
12 otherwise vacated the unit and that the tenants  
13 no longer live in the Authority's facilities and;

14           To Be Resolved, the -- that the  
15 Commissioners of the Union City Housing Authority  
16 do hereby authorize the write-off of bad debt  
17 totaling 15,296, made up of uncollectible  
18 outstanding rentals of the above former tenants.

19           So this, over the course of a year, -- we  
20 do this each year, is basically the amount of  
21 money we had lost due to the back -- fact that  
22 some people get evicted, some people just move  
23 out, some people skip town, very simply, in plain  
24 terms --

25           COMMISSIONER MUNDORF: Yeah, overnight.



1 MR. SANGER: -- and leave us,  
2 unfortunately, --

3 MR. RODRIGUEZ: Yes.

4 MR. SANGER: -- leave us with rent balances  
5 and things of that nature.

6 And just to be very transparent and to  
7 report these things, Jorge might -- you might  
8 want to --

9 MR. RODRIGUEZ: Yeah.

10 MR. SANGER: -- you might want to --

11 MR. RODRIGUEZ: Basically, --

12 MR. SANGER: -- explain the process.

13 MR. RODRIGUEZ: This is just basically  
14 every year, every business, whether it be  
15 government or nongovernment, has to look at their  
16 books and say, okay, are these balances actually  
17 really collectible?

18 And if they're not collectible, we have to  
19 reflect on our books the accurate amount -- the  
20 accurate amount of what -- what that -- what the  
21 -- what the tenants really owe us.

22 Because if anybody opened our books and  
23 said, okay, does that tenant really owe you that  
24 money? Or is it -- what's the likelihood if that  
25 tenant hasn't paid you that you will ever -- to

1 get that money back?

2           And it's just a -- it's a -- an accounting  
3 procedure. It's done on a governmental -- on a  
4 government level. And done on a -- on the  
5 business level, too -- on the private business  
6 level.

7           COMMISSIONER CAPIZZI: Um-hum.

8           MR. RODRIGUEZ: So, it's a typical  
9 procedure. It happens to everybody. Every  
10 business goes through it. Some businesses are  
11 luckier. Some businesses are not so lucky. And  
12 it depends really on -- you know, every year it  
13 could be a different situation.

14           It could be a tenant, like you said, that  
15 skipped out of town. It could be a tenant that,  
16 you know, was deceased or -- you know,  
17 unfortunately.

18           But there are many other -- there are many  
19 reasons and it's just part of the, you know,  
20 operating procedures that we have to take into  
21 account every year and accounting steps that we  
22 have to -- to make sure that our books are  
23 accurately reflecting what -- the moneys that are  
24 -- are due to us.

25           MR. SANGER: I think one thing you should

1 | also be aware of that when these people may go to  
2 | another state, another housing authority, some  
3 | other entity that may be supported or subsidized  
4 | by HUD funding, they will not be able to -- be --  
5 | be able to fill out application or get into  
6 | another HUD-subsidized apartment or facility  
7 | until they pay this amount.

8 |           Okay. So that is something that HUD really  
9 | sticks to.

10 |           COMMISSIONER MUNDORF: Yeah.

11 |           MR. SANGER: We've had a number of people  
12 | that have come to us and ask and then we look on  
13 | and we say, wait, you owe the Town of West New  
14 | York --

15 |           COMMISSIONER CAPIZZI: Um-hum.

16 |           MR. SANGER: -- 30 -- you know the Town of  
17 | West New York \$3,200.00.

18 |           You owe New York City, NYCHA, two thou--

19 |           We had a young lady last year who wanted to  
20 | come in with her children and whatever but she  
21 | owed NYCHA and New York City \$2,400.00. She  
22 | wasn't able to come to us.

23 |           COMMISSIONER CAPIZZI: Um-hum.

24 |           MR. SANGER: All right.

25 |           So that is one way in which, you know,

1 while that --

2 COMMISSIONER CAPIZZI: Um-hum.

3 MR. SANGER: -- but at the same time they  
4 wouldn't be able to move on and be part of  
5 another HUD facility in any way because they do  
6 owe this money.

7 So that's how that works as well.

8 Okay.

9 With that -- that being said, that's --  
10 that's all I really have for -- as -- as far as  
11 the -- the Resolutions and whatever.

12 So I could say at this time that we can go  
13 into -- to allow that we'll go into our -- you  
14 know, our voting that we normally do.

15 And when we do do this we realize that you  
16 will be voting on the areas for the Approval of  
17 the Minutes, you'll be Approval of the  
18 Resolutions that we just spoke about, --

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: -- the Approval of the Payment  
21 of Bills.

22 And the other is that you are aware of the  
23 Accounts -- the Receivables that we spoke of  
24 before.

25 COMMISSIONER CAPIZZI: Um-hum.

1 MR. SANGER: And so -- so with that can I  
2 start then and have a -- a roll call then for --  
3 for approval.

4 MS. DILLON: You need a motion.

5 MR. SANGER: A motion first for the motion.

6 VICE CHAIRPERSON GUTIERREZ: Make a motion.

7 MR. SANGER: Miss Gutierrez.

8 Second by Miss Mundorf.

9 We'll then have Mr. Pedraza?

10 CHAIRPERSON PEDRAZA: Yes.

11 MR. SANGER: Okay.

12 Miss Gutierrez?

13 VICE CHAIRPERSON GUTIERREZ: Yes.

14 MR. SANGER: Miss Capizzi?

15 COMMISSIONER CAPIZZI: Yes.

16 MR. SANGER: Miss Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 MR. SANGER: Okay, four yes. And that does  
19 carry.

20 So all of our -- all of our Resolutions and  
21 our -- our business of this evening was approved  
22 by our Board.

23 And we -- we thank you for that. We thank  
24 you for your support. And this will allow us to  
25 move forward.

1

## 2 DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:

3

4 MR. SANGER: You know at this time it is  
5 time for me to have a little bit of a report from  
6 the Executive Director.

7 I just want to -- if you would look at the  
8 end of your packet that you had, you will see  
9 that we did -- in the packet we --

10 COMMISSIONER MUNDORF: Yes, the calendar.

11 MR. SANGER: -- we had put a calendar.

12 COMMISSIONER CAPIZZI: Um-hum.

13 MR. SANGER: Okay?

14 And I wanted to have a person here this  
15 evening and -- but I think I'm going to save him  
16 for next month.

17 But we do have Gus (phonetic) -- our friend  
18 Gus who works with us, who is a volunteer, who  
19 has been working with the children of the Housing  
20 Authority for the past 20 years.

21 Okay?

22 And he uses our Pavilion and he allows a  
23 lot of our younger kids to have a place of  
24 recreation, a place of safe haven, and just an  
25 opportunity for the kids to be involved in



1 organized recreation.

2 Not only boys but girls as well. We do  
3 have Gus himself and we also have Antoinette Lupo  
4 (phonetic), who works with the cheerleaders --

5 COMMISSIONER CAPIZZI: Um-hum.

6 MR. SANGER: -- and young ladies.

7 So this is all part of our afterschool  
8 program that Antoinette has. And we have about  
9 15 students who come from Washington School after  
10 school.

11 COMMISSIONER CAPIZZI: Hmm.

12 MR. SANGER: We have -- they come here from  
13 3:15 to six o'clock.

14 COMMISSIONER CAPIZZI: Hmm.

15 MR. SANGER: And they're part of our -- you  
16 know, our -- it's our extended day here.

17 You know school systems have their extended  
18 day. It's our extended day here.

19 And we also have evening programs and  
20 weekend programs.

21 And just gives you an opportunity --  
22 because sometimes you might not be able to see it  
23 in black and white but here is the schedule for  
24 January.

25 And, just quickly, -- so you realize that

1 not only are you providing, you know, -- you  
2 know, apartments and places where people -- where  
3 people can live but also you're -- you're  
4 providing for them an opportunity for kids to  
5 have recreation, leisure activities, school --  
6 supporting school activities.

7           And we, as a Housing -- as an  
8 Administration, we'll be meeting with some of the  
9 Administration of the Union City Housing  
10 Authority in another -- the Union City Board of  
11 Education. We here at the Housing Authority --  
12 members of the Board of Education from their  
13 administration and we'll be meeting next week to  
14 discuss maybe how -- what are some ways we can  
15 share our resources, from the Board of Ed and the  
16 Housing Authority, to provide services and  
17 provide best for some of our children and their  
18 families.

19           Okay?

20           We've seen the success we've had with our  
21 social worker. Things have gotten much better.

22           And I want to announce this evening, just  
23 two days ago, John Ayala --

24           MR. RODRIGUEZ: Yes.

25           MR. SANGER: -- who was here two months



1 ago, if you recall John, just two days ago he's  
2 got -- he -- he did his social security.

3 COMMISSIONER CAPIZZI: Oh.

4 VICE CHAIRPERSON GUTIERREZ: Wow.

5 COMMISSIONER CAPIZZI: Nice.

6 MR. SANGER: All right? All right?

7 And he did get his Medicare --

8 COMMISSIONER CAPIZZI: Wow.

9 VICE CHAIRPERSON GUTIERREZ: Wow.

10 MR. SANGER: -- that he'll have for the  
11 rest of his life.

12 COMMISSIONER CAPIZZI: That's great.

13 MR. SANGER: For the rest of his life.

14 VICE CHAIRPERSON GUTIERREZ: Very good.

15 COMMISSIONER CAPIZZI: That's great.

16 MR. SANGER: So working through our  
17 counselor, Edith, --

18 VICE CHAIRPERSON GUTIERREZ: Um-hum.

19 COMMISSIONER CAPIZZI: Right.

20 MR. SANGER: -- that was our social worker  
21 and counselor, she was able to provide him  
22 with --

23 Just working with him. He -- he had --  
24 basically, he had nothing. He had an apartment,  
25 which we all helped -- we all here helped support

1 him --

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 MR. SANGER: -- and get him through.

4 But when Edith got involved with him, he  
5 now has SSI, he now has food stamps, --

6 VICE CHAIRPERSON GUTIERREZ: Wow.

7 MR. SANGER: -- he -- he now has Medicare.

8 He now has a visiting -- a visiting care person  
9 who comes in three days a week, --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- cleans his apartment, cooks  
12 for him, does his laundry.

13 And all this is something he never knew  
14 about before.

15 VICE CHAIRPERSON GUTIERREZ: Wow.

16 MR. SANGER: He was in a wheelchair. He  
17 never knew about.

18 And so these are just some of the things  
19 that can happen when the people here get the  
20 right, you know, some services and some help.

21 We call them our support services, like  
22 they would anyplace else. But when people start  
23 utilizing the support services something -- some  
24 good things can happen.

25 COMMISSIONER CAPIZZI: Um-hum.

1 MR. SANGER: So -- so we're supporting for  
2 that.

3 And -- and also these are things that you  
4 should know that you're doing to help children as  
5 well.

6 We -- we also finance them to enroll in a  
7 basketball league at -- in Hackensack --

8 COMMISSIONER MUNDORF: Yeah.

9 VICE CHAIRPERSON GUTIERREZ: Wow.

10 MR. SANGER: -- at Hackensack you'll see on  
11 Saturdays here.

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: And that's -- you could see  
14 it's for the younger kids; it's for the nine and  
15 ten year olds, it's for the 13 and 14 year olds.

16 And, guess what? These -- most of the kids  
17 that are on these teams here are the kids who did  
18 not -- did not make the high school basketball  
19 team or the middle school team.

20 COMMISSIONER MUNDORF: Oh.

21 MR. SANGER: So these are the kids may--  
22 maybe that are not at the level of the -- of  
23 those kids --

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. SANGER: -- or competing in --

1 interscholastic sports --

2 COMMISSIONER CAPIZZI: Um-hum.

3 MR. SANGER: -- and high school and  
4 whatever but they're getting the opportunity to  
5 play organized basketball now against other  
6 children their age, maybe some of the same  
7 abilities and whatever, so -- so that these kids  
8 are not forgotten.

9 They may have gotten cut from the high  
10 school team, they were unable to play on the high  
11 school team, --

12 MR. RODRIGUEZ: Right.

13 MR. SANGER: -- but now what Gus does,  
14 because he works closely with our high school, --  
15 a lot of the kids that get cut from the high  
16 school team, they'll come and --

17 COMMISSIONER CAPIZZI: That's great.

18 MR. SANGER: -- not only some of them --  
19 not -- not all of them live here but most of them  
20 do and some of the kids from the surrounding area  
21 will come, too, and gives them opportunity, too.

22 MR. RODRIGUEZ: Yeah. Yeah.

23 MR. SANGER: So you're supporting people in  
24 Housing, some kids from the surrounding  
25 community.

1           And we're funding that, you know, and we're  
2 able -- you know, we do their basketball jerseys  
3 and their -- needed and we eat their fees for --  
4 for, you know, entering the registration for the  
5 leagues. You know, pay the referees and things  
6 of that nature. The insurance they all need in  
7 case a kid gets hurt while they're --

8           COMMISSIONER CAPIZZI: Um-hum.

9           MR. RODRIGUEZ: Right.

10          MR. SANGER: -- playing and things like  
11 that.

12          MR. RODRIGUEZ: Right.

13          MR. SANGER: Our insurance covers that --

14          MR. RODRIGUEZ: Right.

15          MR. SANGER: -- and everything.

16          But these kids are getting attention. You  
17 know, great thing is they're getting attention,  
18 they're getting a chance to get off the street  
19 so-to-speak, --

20          MR. RODRIGUEZ: Right.

21          MR. SANGER: -- getting a chance to, --

22          COMMISSIONER MUNDORF: Yeah.

23          MR. SANGER: -- you know, play in things  
24 that are organized. You know, get a chance to  
25 work with people that are role; have some role

1 models in their lives and things of -- like that.

2 So --

3 VICE CHAIRPERSON GUTIERREZ: And be out of  
4 trouble.

5 MR. SANGER: And --

6 MR. RODRIGUEZ: Yes.

7 MR. SANGER: And -- and we do get support  
8 from the Union City Board of Education.

9 They provide us with the bussing when we  
10 have to send them to Hackensack on Saturdays and,  
11 --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: -- you know.

14 So, it's a lot of people working together.  
15 And this is something that you -- you know, that  
16 you support.

17 And, you know, may not realize that but I  
18 wanted to show you in black in white --

19 MR. RODRIGUEZ: Right.

20 MR. SANGER: -- all the good --

21 VICE CHAIRPERSON GUTIERREZ: Yeah, very  
22 nice.

23 MR. SANGER: You could see that it's used  
24 every night.

25 COMMISSIONER CAPIZZI: Mmm.

1 MR. SANGER: The Pavilion here, you might  
2 say how much is this used?

3 COMMISSIONER CAPIZZI: Mmm.

4 MR. SANGER: Okay?

5 So we're getting more adv-- you know, --  
6 And during the day it's being used by the  
7 Union City Board of Education --

8 MR. RODRIGUEZ: Um-hum.

9 MR. SANGER: -- for their special needs  
10 program.

11 MR. RODRIGUEZ: Um-hum.

12 VICE CHAIRPERSON GUTIERREZ: Okay.

13 MR. SANGER: All right?

14 So -- in which we get -- we -- we get funds  
15 from that, of course. Enable -- it enables us to  
16 get a little bit of an income.

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: But the Board of Ed is able to  
19 use our facility to work with their special needs  
20 kids. And, you know, it's perfect for what they  
21 need as far as working with the kids in what they  
22 call their daily life skills.

23 So, --

24 COMMISSIONER CAPIZZI: Um-hum.

25 MR. SANGER: -- you know, so a lot of good

1 | things happening that I want you to be aware of.

2 | I was going to have Gus here tonight to  
3 | explain this to you.

4 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 | MR. SANGER: I had Edith here.

6 | You know every now and then I want to get  
7 | someone to come and speak with you.

8 | But Gus was here tonight -- I was going to  
9 | have him here tonight but he also -- he works  
10 | with the high school basketball team and they're  
11 | playing right now.

12 | VICE CHAIRPERSON GUTIERREZ: Yeah, they had  
13 | a --

14 | MR. SANGER: As we -- as we speak.

15 | VICE CHAIRPERSON GUTIERREZ: -- they have a  
16 | game tonight.

17 | MR. SANGER: As we speak, they're playing  
18 | right now, --

19 | VICE CHAIRPERSON GUTIERREZ: Yeah, they --

20 | MR. SANGER: -- and he's the --

21 | VICE CHAIRPERSON GUTIERREZ: -- have a game  
22 | tonight.

23 | MR. SANGER: -- he's the official scorer.

24 | So I couldn't have him --

25 | VICE CHAIRPERSON GUTIERREZ: Um-hum.



1 MR. SANGER: -- in two places. I -- I  
2 couldn't take him away from the game, that  
3 wouldn't be fair.

4 But maybe next month, if they don't have a  
5 game, you'll be to --

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: -- to hear right from him all  
8 the good things he's doing, --

9 MR. RODRIGUEZ: Yes, he's --

10 MR. SANGER: -- you know.

11 MR. RODRIGUEZ: Yeah and actually --

12 MR. SANGER: Waldo started a lot of this  
13 years ago --

14 MR. RODRIGUEZ: Yeah.

15 MR. SANGER: I'm not just saying that.

16 But --

17 MR. MORIN: Twenty years.

18 MR. SANGER: -- Waldo, 20, 25 years ago,  
19 started doing some of that here at the Housing  
20 Authority.

21 MR. MORIN: It's true.

22 MR. SANGER: And it might have slipped a  
23 little bit -- little different things, slipped a  
24 little bit. But we're able to, --

25 MR. MORIN: Um-hum.

1 MR. SANGER: -- you know, regroup and  
2 rejuvenate it --

3 COMMISSIONER CAPIZZI: Hmm.

4 MR. SANGER: -- and get it back going  
5 again.

6 So, these are things not only -- so people  
7 know and you know --

8 COMMISSIONER CAPIZZI: Um-hum.

9 MR. SANGER: -- the things you're doing as  
10 well.

11 COMMISSIONER MUNDORF: Yeah.

12 MR. RODRIGUEZ: Yeah. Yeah.

13 And Gus is --

14 MR. SANGER: Good things you're doing.

15 MR. RODRIGUEZ: And if I just may add, I  
16 mean Gus is -- when you get to meet him you'll  
17 see, he's very enthusiastic about it. You know?

18 He -- he -- every time I talk to him --

19 MR. MORIN: Dedicated.

20 MR. RODRIGUEZ: -- he -- he --

21 MR. SANGER: Dedicated. He's very  
22 dedicated.

23 MR. RODRIGUEZ: Yeah, he's dedicated.

24 And he --

25 MR. MORIN: For the kids always.

1 MR. RODRIGUEZ: Yes. Yes.

2 And he has a very good heart. A very big  
3 heart. He's vested into the whole thing. And he  
4 -- he always -- he's very kind in the way he, you  
5 know, he talks to the -- the kids.

6 And -- and when he comes to talk to us you  
7 could see how -- how --

8 MR. SANGER: His enthusiasm.

9 MR. RODRIGUEZ: Enthusiasm. Exactly.

10 Yeah. I just wanted to share that because  
11 I just --

12 MR. SANGER: He's a good guy.

13 MR. RODRIGUEZ: He's a good kid. Good guy.  
14 Yeah.

15 MR. SANGER: And I think -- this evening I  
16 think you were able to see the pictures --

17 COMMISSIONER CAPIZZI: Um-hum.

18 VICE CHAIRPERSON GUTIERREZ: Um-hum.

19 MR. SANGER: -- of our project at --

20 COMMISSIONER MUNDORF: Yeah.

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

22 COMMISSIONER CAPIZZI: Um-hum.

23 MR. SANGER: -- Summit Avenue.

24 And we're hoping we're going to be getting  
25 some families in there for February. Maybe not

1 all 12 units. But I think it's going to be  
2 something that will take maybe the month of  
3 February and March to get fully -- full capacity  
4 of everyone.

5 COMMISSIONER CAPIZZI: Um-hum.

6 MR. SANGER: And I think -- I think by  
7 March it will be full -- full strength and all  
8 the apartments that will be there.

9 And they're adding 12 more units to the  
10 Union City Housing Authority, so it's something  
11 really nice.

12 COMMISSIONER CAPIZZI: Nice.

13 MR. SANGER: So that is -- that is about  
14 it.

15

16 **PUBLIC COMMENT:**

17

18 MR. SANGER: But now is the time for public  
19 portion.

20 Is there any from the public -- from the  
21 public here that would like to address the Board?

22 MS. BESHARA: Not today.

23 I'm good.

24 MR. SANGER: Okay. With no one coming  
25 forward.

1

2 ADJOURNMENT:

3

4 MR. SANGER: At this time I want -- can we  
5 have a motion to close the meeting?

6 VICE CHAIRPERSON GUTIERREZ: I make a  
7 motion.

8 MR. SANGER: Motion to close by Miss  
9 Gutierrez.

10 CHAIRPERSON PEDRAZA: Yeah.

11 MR. SANGER: Seconded by Mr. Pedraza.

12 Roll call.

13 Mr. Pedraza?

14 CHAIRPERSON PEDRAZA: Yes.

15 MR. SANGER: Miss Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Yes.

17 MR. SANGER: Miss Capizzi?

18 COMMISSIONER CAPIZZI: Yes.

19 MR. SANGER: Miss Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 MR. SANGER: Thank you very much.

22 COMMISSIONER CAPIZZI: Thank you.

23 MR. SANGER: Four yes.

24 VICE CHAIRPERSON GUTIERREZ: Thank you.

25 COMMISSIONER MUNDORF: Thank you.

1 MR. SANGER: Thank you for the meeting  
2 and Happy New Year, everyone.

3 VICE CHAIRPERSON GUTIERREZ: Happy New  
4 Year.

5 And thank you for the great job you guys  
6 doing.

7 MR. RODRIGUEZ: Thank you.

8 VICE CHAIRPERSON GUTIERREZ: Waldo.

9  
10 (Whereupon, the proceedings were concluded  
11 at 5:09 p.m.)

12

13

14

15

16

17

18

19

20

21

22

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, January 16, 2020  
10 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

*Karen A. Marino*  
\_\_\_\_\_  
Karen A. Marino AOC 493

21

22

23

24

*Deborah Dillon*

25 Monitored and Proofread by: Deborah Dillon