

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

Via Zoom
Video Conference
3911 Kennedy Boulevard
Union City, New Jersey

Thursday, January 21, 2021
Commencing at 4:32 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER, (Remotely)
ELISE DiNARDO, COMMISSIONER, (Remotely)
JAY GELDZILER, COMMISSIONER, (Remotely)
DOROTHY JETTER, COMMISSIONER, (In Person)
MARGARITA GUTIERREZ, VICE CHAIRPERSON,
(Remotely)
JOSE PEDRAZA, CHAIRPERSON, (Remotely)

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

DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR, (In Person)
GERARD D. PIZZILLO, ESQ., COUNSEL,
(Remotely)
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS,
(In Person)
JORGE RODRIGUEZ, Comptroller-HR Manager,
(In Person)
ANGEL VALDES, IT Technician, (Remotely)

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I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
PLEDGE OF ALLEGIENCE	3
ROLL CALL	7
EXECUTIVE SESSION	11
CONSENT AGENDA	14
APPROVAL OF MINUTES	14
APPROVAL OF RFP/BIDS	14
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2021-01	14
RESOLUTION NO. 2021-02	14
RESOLUTION NO. 2021-03	14
RESOLUTION NO. 2021-04	14
RESOLUTION NO. 2021-05	14
RESOLUTION NO. 2021-06	15
APPROVAL OF PAYMENT OF BILLS	15
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	31
PUBLIC COMMENT	39
ADJOURNMENT	40

1 MR. SANGER: I think this is a good time
2 for us to Pledge of Allegiance to our flag.

3 Yes. Okay. We'll all stand for the flag
4 salute.

5 Can we begin, Ms. Dillon?

6 MS. DILLON: Yes, you can.

7 MR. SANGER: Okay.

8 Thank you.

9

10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12

13 MR. SANGER: Thank you.

14 Thank you, Angel.

15 And thank you, everyone, and want to take
16 this moment, as I pull my mask down a bit to be
17 able to speak so you can hear me with a little
18 clarity, would like to take this moment to
19 welcome everyone to our January 2021, our first
20 meeting of the new year.

21 Wish you all of you a Happy New Year, a
22 belated new year and as we go into 2021, we're
23 looking to, as you well know and as -- just our
24 society, our country, our world, we're looking
25 for this to be a resilient year and we're looking

1 for us all to bounce back and -- and certainly
2 get back to some type of normalcy. Maybe that's
3 the word this year. Resilience and for normalcy,
4 and that we can get back.

5 One thing that's great though in -- great
6 to see everyone. Hopefully everyone is healthy.

7 Happy New Year and we are looking forward
8 to 2021, where we're going to continue to make
9 great strides -- you know, within the Union City
10 Housing Authority.

11 And today we have a number of -- six
12 Resolutions to go over with you, but at the same
13 time, I have a -- an interesting Director's
14 Report for you just to let you know and inform
15 you and that you have a knowledge and an idea of
16 what we've been doing these last months. In
17 spite of the pandemic, we've still been going
18 ahead in a very positive manner and trying to get
19 as much -- you know, normalcy here at the Union
20 City Housing Authority.

21 Just some things in general.

22 We were speaking today, yesterday, Jorge
23 and I, a few of the girls in the office today,
24 they weren't in yesterday, but today, and we have
25 noticed within the Union City Housing Authority,

1 | those residents, whether they be in the Section 8
2 | program, with the owners, whether they be with
3 | the -- the veterans homes, or whether they be
4 | here in public housing, we've noticed a decline
5 | in the amount of people with COVID, and
6 | certainly, a tremendous improvement, and thank
7 | you, God, people who, unfortunately, with deaths.

8 | Okay?

9 | In the first -- maybe the first round of
10 | the COVID, if you want to say it that way, prior
11 | to Christmas, last fall, last summer, last
12 | spring, I believe we had 18 or 19 deaths at the
13 | Union City Housing Authority, between -- you
14 | know, senior citizens, various different -- you
15 | know, sites and whatever it might be. But in
16 | these recent months, and this month especially,
17 | we haven't heard of anyone. There might be one,
18 | two, I'm sure there are people sick and people
19 | going through this -- through the pandemic
20 | themselves, but we've been fortunate not to hear
21 | of any deaths within these last few months and
22 | since the holiday. So, we're very happy with
23 | that.

24 | And at the same time, we're doing a lot of
25 | precautions within the Housing Authority. We're

1 continuing with every one of our buildings being
2 cleaned -- cleaned and -- you know --

3 MR MORIN: Disinfected.

4 MR. SANGER: -- you know, disinfected each
5 and every day, at all of our sites. And we're
6 certainly social distancing here at the Housing
7 Authority itself. And I know I'm giving you some
8 general information, but I think it's worth
9 saying now, just to give -- you know, everybody
10 start thinking about the Housing Authority as we
11 get together.

12 We are very fortunate, again, knock wood
13 and thank you, God, the fact that within the
14 Housing Authority itself here, our offices here,
15 we have forty-some odd people that work here.
16 And we, in this 11 month period, it's almost 11
17 months now, next month will be 11 months, and
18 within that period, we haven't had anyone in our
19 inner-offices or their families or anything like
20 that, with -- with the virus.

21 We had two of our maintenance people, which
22 I call our exterior -- exterior people, who work
23 in the exterior, work on the outside, but inside,
24 what we have here, you could be -- you know,
25 happy to know and that no -- no one here at the

1 Housing Authority has gotten the virus. I think
2 a lot of the great things -- you know, we are
3 doing everything here by the book, so to speak,
4 and following all CDC requirements. And it's
5 paid off for us, thus far.

6 So, I -- I just want to let you know that.
7 And with the pandemic, which is so much on all of
8 our minds each and every day.

9
10 **ROLL CALL:**

11
12 MR. SANGER: So, with that being said, I
13 would like to now take roll call for our meeting,
14 January 21st, 2001 (sic), Board of Commissioners
15 meeting of the Union City Housing Authority.

16 Roll call.

17 Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Here.

19 MR. SANGER: Ms. Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Here.

21 MR. SANGER: Ms. Jetter?

22 COMMISSIONER JETTER: Here.

23 MR. SANGER: Ms. DiNardo?

24 COMMISSIONER DiNARDO: Here.

25 MR. SANGER: Ms. Capizzi?

1 COMMISSIONER CAPIZZI: Here.

2 MR. SANGER: Ms. Mundorf is absent today.

3 She had called me and just wasn't feeling
4 well to be here.

5 And Mr. Geldziler?

6 COMMISSIONER GELDZILER: Here.

7 MR. SANGER: Okay.

8 We have six present, one absent. We do
9 have a quorum.

10 Also, let it be known that we have with us
11 here, of course, myself, Stanley Sanger,
12 Director; we have Gerard Pizzillo, Esquire, our
13 counsel for -- for our Board; we have Jorge
14 Rodriguez, our Comptroller and Human Resource
15 Manager; and Waldo Morin, our Deputy Director of
16 Operations; and of course, Debbie Dillon, helping
17 us with our stenography, recording of this
18 meeting.

19 So, with that -- that being said, I would
20 like to ask at this time if I can get a motion --

21 MR. PIZZILLO: Mr. Sanger?

22 Mr. Sanger, before --

23 MR. SANGER: Yes.

24 MR. PIZZILLO: -- before you entertain a
25 motion, I would just like to add to the record

1 that we are appearing via Zoom and that you did
2 provide notice -- you know, an updated agenda to
3 your website, as well as disseminated this link
4 and access to the link to the general public so
5 that they have the ability to -- to sign on and
6 participate, and that we are proceeding in
7 accordance with the Open Public Meetings Act and
8 the Executive Orders issued by Governor Murphy in
9 connection with the pandemic. And that anyone in
10 the public who has an opportunity or who wants to
11 address the Board, they will have an opportunity
12 to do so.

13 So, I just wanted to put that on the
14 record, that we are proceeding in compliance with
15 all of the Sunshine and Open Public Meetings Act,
16 and that the public did have an opportunity, and
17 does have an opportunity to participate tonight,
18 and that we have shared the link with them.

19 And -- there is also a telephonic number,
20 in case there's members of the public who can't
21 access a video screen, that they also have the
22 ability to dial in and participate
23 telephonically.

24 So, I just wanted to make sure we're clear
25 and that's on the record.

1 So, with that said, I'll -- you know, you
2 can move forward with the -- entertaining of the
3 motion.

4 MR. SANGER: Okay.

5 Thank you.

6 Thank you, counselor, for reminding us of
7 that, and covering that for us.

8 So, now I would ask for a motion to go into
9 Closed Session.

10 VICE CHAIRPERSON GUTIERREZ: I'll make a
11 motion.

12 MR. SANGER: Motion by Ms. Gutierrez.

13 Second?

14 COMMISSIONER CAPIZZI: Second it.

15 MR. SANGER: Second by Ms. Capizzi.

16 Roll call.

17 Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Yes.

19 MR. SANGER: Ms. Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 MR. SANGER: Ms. Jetter?

22 COMMISSIONER JETTER: Yes.

23 MR. SANGER: Ms. DiNardo?

24 COMMISSIONER DiNARDO: Yes.

25 MR. SANGER: Ms. Capizzi?

1 COMMISSIONER CAPIZZI: Yes.

2 MR. SANGER: Mr. Geldziler?

3 COMMISSIONER GELDZILER: Yes.

4 MR. SANGER: Okay.

5 Now, we will be going into Closed Session,
6 and we'll ask our technician to please be sure
7 that if there are any members of the public that
8 are on with us, that it is a time now that we
9 will be in Closed Session and they will not be
10 able to participate.

11 But at the close -- at the -- the close of
12 our closed meeting, and when we reenter into open
13 meeting, you will be allowed to come back in
14 electronically.

15

16 (Whereupon, the Board moved to Executive
17 Session at 4:41 p.m.)

18

19 (Whereupon, the Board returned to Open
20 Session at 5:01 p.m.)

21

22 MR. SANGER: And now, can I have a motion
23 to go into Open Session?

24 VICE CHAIRPERSON GUTIERREZ: I make a
25 motion.

1 MR. SANGER: Motion by Ms. --
2 COMMISSIONER DiNARDO: Second.
3 MR. SANGER: Second by Ms. DiNardo.
4 Roll call.
5 Mr. Pedraza?
6 CHAIRPERSON PEDRAZA: Yes.
7 MR. SANGER: Ms. Gutierrez?
8 VICE CHAIRPERSON GUTIERREZ: Yes.
9 MR. SANGER: Ms. Jetter?
10 COMMISSIONER JETTER: Yes.
11 MR. SANGER: DiNardo?
12 COMMISSIONER DiNARDO: Yes.
13 MR. SANGER: Ms. Capizzi?
14 COMMISSIONER CAPIZZI: Yes.
15 MR. SANGER: Mr. Geldziler?
16 COMMISSIONER GELDZILER: Yes.
17 MR. SANGER: Okay.
18 Six yes.
19 We are now in Open Session.
20 And I would like to just remind our tech
21 person that if there are someone from the public
22 that is online with us and in our virtual that is
23 a time they can come back in now to our open
24 meeting.
25 So, at this time, as we are in open

1 meeting, I would like to get into the part of our
2 agenda where we will be looking to Resolutions,
3 which we know allows Union City the moment to
4 keep running at the Union City Housing Authority.
5 It keeps things going, the Resolutions and -- and
6 so many of these areas, allows us to -- our
7 operations to continue.

8 And I'd like to think during this pandemic,
9 we haven't -- we haven't skipped a beat. We
10 haven't missed a step and things are going along
11 as -- you know, as they would any other time.
12 Maybe a little harder. Sometimes they're
13 throwing a few curve balls, not a lot of fast
14 balls, but some curve balls at us. But things
15 are going well.

16 And -- and as always, your support in this
17 whole thing has been -- it has been a great thing
18 for us. You know, I realize during this -- the
19 stress of this and what -- frustrations and the
20 stress of this and what's going on, but the
21 support that you give us, gives us the confidence
22 and allows us to do the things that we're doing
23 and proceed.

24 So -- so, I thank you for that.
25

1 (Whereupon, the Board discussed and took
2 action on the following items:

3 **CONSENT AGENDA:**

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

5 **AND EXECUTIVE SESSION OF NOVEMBER 19, 2020;**

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

7 **C. APPROVAL OF VARIOUS RESOLUTIONS**

8 RESOLUTION NO. 2021-01 - RESOLUTION OF THE
9 UNION CITY HOUSING AUTHORITY ADOPTING REMOTE
10 PUBLIC MEETING POLICY;

11 RESOLUTION NO. 2021-02 - RESOLUTION
12 APPROVING PERMITTING THE UNION CITY HOUSING
13 AUTHORITY TO PUBLISH BIDS FOR COMPUTER CONSULTING
14 SERVICES;

15 RESOLUTION NO. 2021-03 - RESOLUTION
16 APPROVING PERMITTING THE UNION CITY HOUSING
17 AUTHORITY TO PUBLISH BIDS FOR INDEPENDENT AUDITOR
18 SERVICES;

19 RESOLUTION NO. 2021-04 - RESOLUTION
20 APPROVING PERMITTING THE UNION CITY HOUSING
21 AUTHORITY TO PUBLISH BIDS FOR FEE ACCOUNTANT
22 SERVICES;

23 RESOLUTION NO. 2021-05 - RESOLUTION
24 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
25 PUBLISH BIDS FOR CONSULTING SERVICES FOR THE

1 ASSISTANCE AND DEVELOPMENT OF THE CAPITAL FUND
2 PROGRAM AND FIVE (5) YEAR PLAN;

3 RESOLUTION NO. 2021-06 - RESOLUTION
4 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
5 PUBLISH BIDS FOR CONTRACTING SERVICES TO
6 IMPLEMENT 2020 CAPITAL FUND PROGRAM; and

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

8
9 MR. SANGER: So, the Resolution now, is
10 Resolution 2021. And it's the first time I'm
11 reading Resolutions for 2021. And that's number
12 34 (sic).

13 Resolution of the Union City Housing
14 Authority Adopting Remote Public Meeting Policy.

15 And you have a copy of that policy right
16 there with you, as it was required by new statute
17 and by new guidance from the State of New Jersey,
18 as Mr. Pizzillo had mentioned during our legal
19 process.

20 And whereas, the Union City Housing
21 Authority is considered a public body subject to
22 the requirements of New Jersey Open Public
23 Records (sic) Act; and

24 Whereas, COVID-19 pandemic has necessitated
25 that public bodies curtail public contact and

1 gatherings to ensure social distancing for the
2 safety of the public, residents and staff; and

3 Whereas, the Authority has determined that
4 in order to adhere to these guidelines it has
5 determined that its monthly meetings will be held
6 remotely until such as it is deemed safe to
7 return to public meetings; and

8 Whereas, the State of New Jersey has
9 established regulations that must be followed to
10 conduct a remote public meeting; and

11 Whereas, the Authority has developed a
12 remote meeting policy which will be followed
13 during the current pandemic, any and future
14 occurrences necessitating remote meetings; and

15 Now, Therefore, Be It Resolved that the
16 Commissioners of the Union City Housing Authority
17 hereby adopt the attached Remote Meeting Policy.

18 You will see a copy of that policy. If you
19 haven't had a chance to peruse through that, it
20 just covers all areas of what's required by many
21 -- many public agencies now that do have public
22 meetings, and all following that policy.

23 And you know, something that not only can
24 we use at this time, but I think it can be a
25 valuable tool for the future, as well. If there

1 are any times that we have any -- have to have
2 any type of emergency meeting or important
3 meeting, to move the Housing Authority forward,
4 this is a great piece to have in place and a
5 great tool to have in place so we can have those
6 meetings. While we did it telephonically for a
7 few months, it's -- it's obvious now that
8 everyone is going towards the virtual. And we're
9 -- we're certainly part of that.

10 So, just get a chance to go through that.
11 And you'll see that we are following all those
12 guidelines.

13 Thank you for Mr. Pizzillo helping us
14 develop that, as well, to make it -- you know,
15 extremely accurate by following everything the
16 State requires.

17 Also, Resolution 2021-35 (sic).

18 Resolution Approving Permitting the Union
19 City Housing Authority to Publish Bids for
20 Computer Consulting Services.

21 Whereas, it is necessary for the Union City
22 Housing Authority to enter into agreement with a
23 computer consultant for the necessary
24 technological items needed for the operation of
25 the Authority; and

1 Whereas, the Authority previously entered
2 contracts for the performance of these services
3 are set to expire;

4 Whereas, the Board of Commissioners
5 previously approved and permitted the Authority
6 to enter into a computer consultant service
7 agreement with -- with a one year term;

8 Whereas, in order for the Authority to
9 enter these necessary agreements, it is required,
10 consistent with applicable state law and publish
11 request for proposals, RFP, for the needed
12 services; and

13 Whereas, the Authority would like to
14 publish at a -- at to be determined date, request
15 for proposals for the following services for one
16 year; and

17 Therefore, Resolved that the Commissioners
18 of the Union City Housing Authority do hereby
19 approve the Authority to publish bids for the
20 above service for the ongoing operations of the
21 Authority.

22 Resolution 2021-036 (sic).

23 Resolution Approving Permitting the Housing
24 Authority to Publish Bids or RFP for Independent
25 Auditor Services.

1 Again, this is for our auditing, and of
2 course, to keep us in -- you know, in -- in --
3 you know, in guidelines with everything when it
4 comes to fiscal fitness and fiscal responsibility
5 to the State of New Jersey and to the federal
6 people of HUD, as well.

7 And whereas, it is necessary for the Union
8 City Housing Authority to enter into an agreement
9 with an independent auditor to provide these
10 services to the Authority;

11 Whereas, the Authority previously contracts
12 for the performance of these services are said to
13 expire;

14 Whereas, the Board of Commissioners
15 previously approved and permitted the Authority
16 to enter into a computer consulting service
17 agreement with a one year term;

18 Whereas, in order for the Authority to
19 enter into these necessary agreements it is
20 required, consistent with applicable state law to
21 publish RFP, request for proposals, for the
22 needed services; and

23 Whereas, the Authority would like to
24 publish at a -- to a determined date the request
25 for proposals for the following services for a

1 one year term;

2 Now, Therefore, Be It Resolved that the
3 Commissioners of the Union City Housing Authority
4 do hereby approve the Authority to publish bids
5 for the above service for the ongoing operations
6 of the Authority.

7 Resolution 2021-37 (sic), 037 (sic).

8 Resolution Approving Permitting Union City
9 Housing Authority to Publish Bids for Fee
10 Accountant Services.

11 And whereas, it is necessary for the Union
12 City Housing Authority to enter into an agreement
13 with a fee accountant to provide these services
14 to the Authority; and

15 Whereas, the Authority previously entered
16 contracts for the performance of these services
17 are set to expire; and

18 Whereas, the Board of Commissioners
19 previously approved and permitted the Authority
20 to enter into a computer consulting service
21 agreement for a one year term;

22 Whereas, in order for the Authority to
23 enter this necessary requirement (sic),
24 consistent with applicable state law, to publish
25 a request for proposal; and

1 Whereas, the Authority would like to
2 publish to be determined the request for proposal
3 for the following service for one year; and

4 Therefore, Be It Resolved that the
5 Commissioners of Union City Housing Authority
6 will hereby approve the Authority to publish bids
7 for the above service for the ongoing operation
8 of the Authority.

9 And I would like to mention in the third
10 paragraph, whereas, I just have to turn -- make
11 sure we change that computer consultant to a fee
12 accountant services. Okay. And I will do that
13 there.

14 Also, Resolution number 2021-038 (sic).

15 Resolution Permitting Union City Housing
16 Authority to Publish Bids for Consulting Services
17 for the -- for the Assistance and Development of
18 the Capital Fund Program and Five Year Plan.

19 And what we're asking here is every five
20 years, we must submit to the State of New Jersey
21 and to the Housing and Urban Development in
22 Newark, where we -- whereby we do have a five
23 year plan, and also develop a capital fund plan.
24 Each year, we get about one million dollars for
25 capital improvements within the Housing

1 Authority. And we want to be sure that the -- we
2 develop this five year plan, and of course,
3 develop the capital fund program and make sure
4 that it's most importantly providing for the
5 needs of all of our residents here.

6 So, with that being said, a professional
7 coming onboard does guide us in that area, and
8 assist us in that area, and is something that is
9 very important to the Housing Authority. So,
10 we're seeking approval from the Commissioners to
11 publish this bid.

12 And whereas, the Authority would like to
13 publish it at a determined date and request for
14 proposal for the above services. And to -- by --
15 to be required by HUD to submit the -- these
16 program documents; and

17 Therefore, Be It Resolved that the
18 Commissioners of Union City Housing Authority do
19 hereby approve the Authority to publish bids for
20 the above service in accordance with HUD
21 requirements for the timely preparation and
22 submission of the 2000 --

23 It should -- should read 2000 -- and again
24 I'm sorry for this typo -- it should read 2022-
25 2026. Sorry for that. But I'll be sure that's

1 corrected before that is put on the official
2 records.

3 And that is that Resolution -- the end of
4 Resolution 038 (sic).

5 Now, the last Resolution is Resolution
6 2021-039 (sic).

7 Resolution Permitting Union City Housing
8 Authority to Publish Bids for Contracting
9 Services to Implement the 2020 Capital Fund
10 Program.

11 And you may say 2020 program, why it's
12 2021. But right now, we -- we have three years
13 to spend capital fund money.

14 All right?

15 We just finished with 2019.

16 All right?

17 And we're happy with many of the things we
18 did with that money -- you know, such as new
19 windows that you voted upon in many of our
20 buildings, and new stairwells, new pavements, new
21 pavements, new parks and some playgrounds for the
22 kids, things of that nature. All services and
23 all -- you know, needs for the people to make
24 their lives -- their quality of life better.

25 So, we're happy to do that.

1 And now, we're going to be working with
2 2020 money. We have somewhere about \$400,000.00
3 now, \$425,000.00.

4 Is that right, Mr. Rodriguez?

5 MR. RODRIGUEZ: Yes. That's approximately
6 right.

7 MR. SANGER: About \$425,000.00 now that
8 we've been looking to do capital improvements
9 with the Housing Authority. And as we move
10 along, and you'll see in the first paragraph,
11 you'll see which will include window guards.
12 We'd like to use the 2020 now to put window
13 guards in all of our buildings.

14 All right?

15 You know how important that is?

16 Unfortunate, over many years, those --
17 those window guards weaken. Unfortunately, over
18 many years, people put air conditioners in
19 windows, screw out the window guards themselves,
20 in violation of -- you know, some important --
21 you know, regulations. But we -- so, we're
22 looking to include window guards in all of our
23 buildings here at the -- at the complex here,
24 Hillside, the Hillside complex. And AMPS, you
25 know, AMPS II and III.

1 We're also looking to replace all the
2 courtyard pavers downtown at the Colombian Court
3 on Third and Fourth Street. There's a nice court
4 there, a courtyard in the middle of the facility.
5 And we've done a lot there. We've power washed,
6 we've put in new fencing, we've put in a new
7 playground there. So, now, with this money, we'd
8 like to continue with that and we're going to be
9 putting new pavers in there.

10 Then, of course, a very important thing,
11 our roof here, that is right over our offices, is
12 leaking. It's quite old and we do have to
13 replace the roof here, improve upon the roof and
14 also the HVAC repairs for this -- for our
15 administrative offices here.

16 So, these are just some of the things that
17 we were looking to do. And with that, we have --
18 we're going to go out to bid for contractors to
19 do those jobs. That's why we're asking you to --
20 to vote upon this in Resolution 039 (sic).

21 So, with all that being said, you have six
22 Resolutions, and thank you for your time with
23 that.

24 Is there anyone that has any questions or
25 any thoughts, comments, as to the Resolutions

1 that I just read?

2 COMMISSIONER DiNARDO: Mr. Sanger, I have a
3 question.

4 MR. SANGER: Yes, ma'am.

5 COMMISSIONER DiNARDO: The fee accountant
6 services, this is for -- just an accountant for
7 -- for the Housing Authority.

8 Correct?

9 MR. SANGER: Yes, ma'am.

10 COMMISSIONER DiNARDO: What -- what is --
11 so, who -- who is our accountant right now? What
12 services are we using now?

13 MR. SANGER: If you don't mind, Ms.
14 DiNardo, I'm going to --

15 MR. RODRIGUEZ: Yes.

16 MR. SANGER: -- refer this to Jorge.

17 COMMISSIONER DiNARDO: Oh, yeah. That --
18 that's -- yeah, that's fine.

19 Thank you.

20 Thank you.

21 MR. SANGER: As our CFO. He's sitting at
22 this table, so I might as well use him as --

23 MR. RODRIQUEZ: (Indiscernible).

24 MR. SANGER: He's a valuable resource. He
25 works on this on a daily basis, so he's most

1 equipped to answer your questions.

2 MR. RODRIGUEZ: Thank you.

3 MR. SANGER: Go right ahead.

4 MR. RODRIGUEZ: Thank you.

5 So, our fee accountant, as we speak right
6 now, is the -- if you're asking for the name of
7 the actual company, it's called Bill Katchen CPA.
8 He is a fee accountant that we've been using now
9 for almost two years now. And his role is in
10 basically over -- over viewing or reviewing our
11 financials, the ones I present to him, and
12 basically just making sure they are properly
13 compiled to go out for -- for one, for reporting
14 purposes for -- for HUD.

15 And two, for the operation -- the operation
16 of operating of subsidy grants.

17 Do you hear me? Do you hear me well?

18 Yeah. The subsidy grants that -- that we
19 have to, as -- as well, also apply for. And --
20 and we obviously have to also prepare for our
21 audit.

22 And being that he has extensive experience
23 in the public housing industry. He is very, very
24 important to us, as far as keeping us in
25 compliance with pronouncements or changes in law

1 and the regulations that come to us as -- as
2 years go by.

3 So, in that sense, he also gives us any
4 insight and also is present when our audit is
5 being conducted, so that way that we have another
6 set of eyes that can provide us any guidance
7 through and on it, so which we always have every
8 year.

9 But to answer your original question as
10 well -- to answer to your original question as
11 well, I personally prepare all the financials. I
12 actually do most of the bookkeeping transactions
13 as far as all the -- the payment of the bills,
14 all of the cash transactions, keeping us -- you
15 know, pretty much in tune with all our bills and
16 payroll and all the related accounting functions.
17 I think -- the day-to-day, I handle that. And it
18 adds -- adds -- basically as we go through every
19 month and every -- every -- I close the -- the
20 books for each month, I make sure that all these
21 reports are ready, in the event when the -- when
22 the fee accountant is ready to prepare us for our
23 audit, he has already the reports to review as an
24 extra set of eyes to prepare us for that, so --

25 COMMISSIONER DiNARDO: Okay.

1 Thank you.

2 Thank you.

3 MR. RODRIGUEZ: You're welcome.

4 MR. SANGER: Thank you for your question.

5 No. It allows us to get important

6 information out for everyone --

7 MR. RODRIGUEZ: Absolutely.

8 MR. SANGER: -- (indiscernible).

9 Anyone else?

10 Okay.

11 At this time, then, what I'd like to do is

12 allow us to -- to vote, okay, on the -- on the

13 various items that we do have.

14 And keep in mind, when we do this Consent

15 Agenda, vote by Consent Agenda, you will be

16 voting upon the approval of the minutes which are

17 of the November meeting, because we did not have

18 a meeting in December, for the Christmas holiday.

19 So, the approval of the minutes of the November -

20 - November, the approval of the various -- the

21 various Resolutions that we had just read to you,

22 the approval of the payment of bills which are

23 included in your packet. And while you're not

24 voting on this, but of course, to keep in mind

25 the -- the account delinquency and -- you know,

1 the delinquency that was presented to you.

2 So, with that being said, I would like to
3 take approval of Consent Agenda, and do I get --

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MS. DILLON: Motion, please.

7 MR. SANGER: Motion --

8 MR. PIZZILLO: Wait. Wait. Wait. Wait.

9 Wait. Wait.

10 You need to make a motion. Need to make a
11 motion.

12 CHAIRPERSON PEDRAZA: Oh, yeah. Oh, yeah.

13 MR. SANGER: Motion for --

14 MR. PIZZILLO: To approve the Consent
15 Agenda and the adoption of the Resolutions,
16 approval of the meeting minutes and the payment
17 of the bills.

18 VICE CHAIRPERSON GUTIERREZ: I'll make a
19 motion.

20 CHAIRPERSON PEDRAZA: Motion.

21 MR. SANGER: Okay, motion by Ms. Gutierrez.

22 Second by Mr. Pedraza.

23 Roll call.

24 Mr. Pedraza?

25 CHAIRPERSON PEDRAZA: Yes.

1 MR. SANGER: Gutierrez?

2 VICE CHAIRPERSON GUTIERREZ: Yes.

3 MR. SANGER: Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Mr. Geldziler?

10 COMMISSIONER GELDZILER: Yes.

11 MR. SANGER: Okay.

12 Thank you very much for that.

13 Allows us to move the Union City Housing
14 Authority forward.

15

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

17

18 MR. SANGER: And what I'd like to do at
19 this time, is just give you a little bit of a
20 five minute or so, as we -- you know, as we do
21 move along. I just want to give maybe a five
22 minute or so -- a little Director's Report to
23 you, just to give you an idea of the different
24 programs of what we've been doing for the last
25 two months or so at the Union City Housing

1 Authority for the months of December and January,
2 and of course during the pandemic.

3 The first thing I'd like to say to you is,
4 please, if you do get an opportunity just to see
5 about the remote meeting policy that's included
6 in your -- in your packet.

7 The other thing included in your packet is
8 something that I think is extremely important in
9 working with the City of Union City and all the
10 agencies in Union City, all the offices, public
11 offices in Union City, that we have -- and you'll
12 see it's -- it's in your folder, right there with
13 the Director's Report, it's called the Telephone
14 Etiquette for the Union City Housing Authority.

15 Okay.

16 This is also something that's been
17 implemented at City Hall, the Health Department,
18 all different agencies that are centered within
19 Union City.

20 All right?

21 And we all know the importance of telephone
22 etiquette. We all know the importance of
23 answering phones in its proper way, its
24 appropriate way.

25 And while I'm not going to go into all

1 this, obviously, but we do want to let you know
2 that -- you know, how we present ourselves as an
3 authority, how we answer to the public, and how
4 we -- you know, provide service for people and do
5 that with a professionalism and do that with
6 courtesy and understanding for people. Of
7 course, with patience and tolerance, which is
8 certainly the -- you know, in so many different
9 ways.

10 So, this is something I'm going to be going
11 over with my staff. You know, I can't meet with
12 big groups, but I'm going to be meeting with
13 small groups, with everyone that answers phones,
14 just about everyone. And go over this whole
15 etiquette here. Get a chance, please, read it.
16 Not all -- many of you are professional people
17 and work in different places. It's just a great
18 reminder for all of us -- you know, the
19 appropriate way to -- and etiquette in the way of
20 answering phones. And -- and obviously, people
21 answering phones might be the first person that
22 -- you know, is answering the phone, or speaking
23 to a member of the public. Of course, the member
24 of public can form opinions -- you know, first
25 opinion obviously -- you know, of a Housing

1 Authority or any -- any agency by how the first
2 person speaks to them and treats them with
3 courtesy and professionalism and understanding.

4 So, we'll be going over that with all our
5 staff. I thought that might be interesting for
6 you to thumb through and see that as well.

7 The other thing I want to mention to you,
8 if you recall, three years ago, already -- three
9 years already, we've taken over the Renaissance
10 Building at 2601 Central Avenue.

11 And just recently, what we did there is
12 we're moving to make improvements there. We put
13 in parking gates to enter the parking facility
14 there and to exit the parking facility. So, only
15 people, cars that are registered with the Union
16 City Housing Authority and only people who live
17 within the facility there will be allowed to park
18 there. So, we're doing that -- you know, with
19 transmitters and buttons in the -- and stickers
20 on the cars and trying to do that in a -- in a
21 very professional way, because you are getting
22 quite a few people coming into the parking who do
23 not belong there and -- and you know, just
24 sometimes, you get -- not a -- in a way, it
25 attracts some undesirables within the parking

1 lot. You certainly don't want that there.

2 All right?

3 Also, we have completed renovations of new
4 floors and painting at 3700 Palisade Avenue,
5 which is our senior citizen building. Get an
6 opportunity, any time you're walking by there, go
7 inside. I think you'll -- you'll be very happy
8 with -- with the product there and what we've
9 done there, is making improvements with our
10 floors.

11 I'd like to thank Waldo and Jorge and
12 everybody who worked on that during the pandemic.
13 We're able to do this during the pandemic. And
14 also, address some issues that might have come up
15 with environmental issues, as well. We did that
16 in a professional, appropriate way. And you
17 know, is something that we're very happy with.
18 We're getting a lot of positive comments coming
19 from the -- from the seniors there on our TV
20 room, our hallway, our TV room, our community
21 room, our bathrooms, our -- our facility there
22 for ceramics, all new bathrooms, new painted
23 walls and new tiling and a lot of good things
24 happening there.

25 Also, we improved the heating/boiler system

1 at the Columbia Courts, which is our downtown
2 facilities. That had to be improved. Of course,
3 heat being -- you know, paramount importance --
4 you know, during this time of the year.

5 We've added a camera system in the three
6 buildings at 39 -- 39th Street here, our three
7 buildings at 666, 640 and 634, and we will be
8 extending that to our two buildings here; 3911,
9 here and 3901 right behind. So, we'll be getting
10 all new cameras on the stairwells there.

11 Prior to this, we only had enough money to
12 do hallways and some exterior. Now, all of our
13 stairwells and every floor will have cameras, and
14 -- so, how -- how are we getting the money for
15 all this? This -- all this money, the resources
16 that we're using to provide this, all coming
17 through COVID money that was given us to -- with
18 COVID, and they allow for cameras because of
19 course, they don't want people -- outside people
20 trespassing into buildings that could possibly --
21 possibly spread a disease and things like of that
22 nature. So, that's allowed under COVID.

23 The 3700 Palisade Avenue, and the new
24 floors there, and any of the things we're doing,
25 that's paid for with COVID money. And so, we

1 have a lot of projects that we're doing. The
2 companies that are coming in, cleaning every day
3 is paid for with COVID money. The cameras in the
4 different places are all COVID money. So you
5 know, a lot of -- lot of good things going on
6 there and how we're looking to utilize the COVID
7 money.

8 And I did mention last time we met, in
9 November, if there's anything you could think of,
10 as a Board member, anything you can think of to
11 possibly utilize COVID money within the Housing
12 Authority, may be utilizing COVID money in other
13 places that might also benefit us, get ideas.
14 Give me a call, give Jorge a call, Waldo,
15 whatever. Give us a call and let us know. You
16 know, a lot of you are experienced people who are
17 very much involved in community and -- and your
18 professional -- you know, your professional
19 careers -- you know, that will be great. Maybe
20 you see other places that are utilizing it in a
21 very positive way that you possibly could share
22 with us. So, please do that.

23 Also, we're working to get vaccinations for
24 our seniors, 65 years and older, and for our
25 staff here, working closely with City Hall and

1 I've been in contact with Walgreens. Walgreens
2 has gotten -- the Walgreens chain of -- I guess
3 you would call it the --

4 MR. RODRIGUEZ: Pharmacy.

5 MR. SANGER: -- you know, pharmacy chain
6 Walgreens have been contracted the federal
7 government, and the CDC, to administer some of
8 the vaccines. So, we're seeing how we can work
9 that out for us. All our senior -- for our
10 seniors and for our staff here.

11 And also, at Cantello Street, on there.
12 We've been able to finish four apartments, fully
13 furnished, fully re -- all of them, newly
14 renovated; new bathrooms, new kitchens, new
15 floors, new electricity, new lighting, new front
16 doors, new back doors, new stairwells.
17 Unfortunately, we were only able to do four. We
18 wanted to do more, but then the pandemic started
19 to accelerate again, and we thought it best not
20 to go into building -- not to go into the
21 different apartments, in people's units. So, but
22 what we will be doing, we still will be doing all
23 external, the -- the doors on the outside. We'll
24 be doing the basement doors on the outside. We
25 will be doing the stairwells in the basement.

1 And the stairwells that go from the first to
2 second floor.

3 So, all those are areas that we will not be
4 having contact with people, who are behind closed
5 doors in their apartments. So, even during the
6 pandemic, we're finding ways that we can still
7 make progress and keep -- keep going and move
8 forward with a number of projects.

9 So, with all that being said, I think I had
10 enough to say. It's just not even 5:30, but we
11 did take a -- you know, nice hour out of your
12 time and -- to make this presentation.

13

14 **PUBLIC COMMENT:**

15

16 MR. RODRIQUEZ: The public.

17 MR. SANGER: And at this time, we would
18 like to know if there is anyone online with us
19 who is a member of the public, who would like to
20 in any way address the public?

21 If so, please state your name and your
22 address in Union City.

23 Thank you.

24 MR. PIZZILLO: And if you're calling in, I
25 think if you hit star 9, you'll be able to

1 address the Board.

2 MR. SANGER: Thank you, Mr. Pizzillo.

3 Thank you.

4 Okay.

5 I think that's -- that's it. No one from
6 the public.

7

8 **ADJOURNMENT:**

9

10 MR. SANGER: So, what I'd like to do is get
11 a motion to -- to close our meeting.

12 Can I get a motion?

13 VICE CHAIRPERSON GUTIERREZ: I make a
14 motion.

15 MR. SANGER: Motion, Ms. Gutierrez.

16 Second?

17 MR. PIZZILLO: Second is Mr. Pedraza.

18 MR. SANGER: Second, Mr. Pedraza.

19 Okay. All righty.

20 Mr. Pedraza, to close our meeting.

21 Mr. Pedraza?

22 MS. DILLON: He's muted.

23 MR. SANGER: Muted.

24 Ms. Gutierrez?

25 CHAIRPERSON PEDRAZA: Yes.

1 MR. SANGER: Mr. Pedraza, yes.

2 Mr. Jetter?

3 COMMISSIONER JETTER: Yes.

4 MR. SANGER: Okay.

5 Ms. DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Okay.

8 Ms. Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Okay.

11 Mr. Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: Okay.

14 Thank you very much.

15 The close of our meeting and appreciate all
16 of you being on and stay healthy during this --
17 this time of the year. Christmastime, and of
18 course with the pandemic.

19 And as I alluded to a few -- a number of
20 times, I mean, the support we get from you is
21 just -- it's fantastic. It allows us to move
22 forward with a lot of good things.

23 And thank you for that.

24 And I'm -- I'm very fortunate to have
25 gentlemen around like this -- and I like to say

1 this, because they do do -- do do a great job and
2 they should be recognized.

3 You know, what Waldo does on a daily basis;
4 Jorge on a daily basis. I call Gerard, he's back
5 to me within five minutes every time. Great
6 response from our legal team. You know, and --
7 and helping us coordinate a lot of things that we
8 have to do.

9 So, you know, a good group going here. And
10 a lot of good things happening.

11 So, thank you for that and enjoy.

12 Thank you so much.

13

14 (Whereupon, there was a chorus of good
15 evening.)

16

17 (Whereupon, the proceedings were concluded
18 at 5:30 p.m.)

19

20

21

22

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24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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6

7 I, DEBRA A. KASZNIAK, assigned transcriber,
8 do hereby affirm that the foregoing is a true and
9 accurate transcript in the matter of the REGULAR
10 MEETING of the CITY OF UNION CITY HOUSING
11 AUTHORITY, heard on Thursday, January 21, 2021
12 and digitally recorded.

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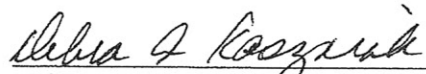
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Debra A. Kaszniak
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