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REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE :
CITY OF UNION CITY : JANUARY 20, 2021
OF HOBOKEN : 4:30 P.M.

HELD VIA ZOOM CONFERENCE
FOR UNION CITY, NEW JERSEY

BEFORE:

CHAIRPERSON JOSE PEDRAZA
VICE-CHAIRPERSON MARGARITA GUTIERREZ
COMMISSIONER DIANE CAPIZZI
COMMISSIONER JAY GELDZILER

A P P E A R A N C E S:
GERARD PIZZILLO, ESQ.,
Attorney for the Board.

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

EXECUTIVE DIRECTOR STANLEY SANGER
JORGE RODRIGUEZ, CFO
WALDO MORIN, FACILITY MANAGER
ANGEL VALDEZ, Technical Assistant

THERESA L. TIERNAN, CCR, RMR
CERTIFIED COURT REPORTER
(201) 925-7474

1 (Pledge of Allegiance recited at this time.)

2 DIRECTOR SANGER: All right. Okay.

3 Thank you, everyone, for being in
4 attendance with us. And I do want to take this
5 time, it is the month of January and it's 2022, and
6 it's hard to say '22. The time is just flying, but
7 at the same time I want to just hope that you all
8 had a happy and healthy Christmas season, holiday
9 season, as well as a Happy New Year, and we
10 certainly hope that 2022 is going to be a year of
11 rebound, a year of resilience, and a year of good
12 health for all of us, and most of all, here at our
13 meeting, that we continue with our relationship that
14 we have with the Union City Housing Authority Board,
15 and the administrative team here so we could all be
16 together as we serve corporately to serve the people
17 in the Union City Housing Authority and the people
18 of Union City. So thank you for being with us.
19 Hope you have a great new year, and before I do get
20 into a few things, I do want to take roll call, and
21 I'm going to start with Chairperson Pedraza?

22 CHAIRPERSON PEDRAZA: Here.

23 DIRECTOR SANGER: Vice-chairperson
24 Gutierrez?

25 VICE-CHAIRPERSON GUTIERREZ: Here.

1 DIRECTOR SANGER: Commissioner Jetter?
2 Absent.

3 Commissioner Dinardo? Absent.

4 Commissioner Capizzi.

5 COMMISSIONER CAPIZZI: Here.

6 DIRECTOR SANGER: Present.

7 Commissioner Mundorf? Absent.

8 And Commissioner Geldziler?

9 COMMISSIONER GELDZILER: Here.

10 DIRECTOR SANGER: Okay. We have four
11 present, three absent, but we do have a quorum.
12 Thank you very much.

13 And I will start by saying that this is
14 a regular meeting of the Union City Housing
15 Authority in accordance and pursuant with the
16 Chapter 231 P.L. 1975, otherwise known as the Open
17 Public Meeting Act. Adequate notice of this meeting
18 has been provided as follows: The annual schedule
19 of Board meetings set forth the time, date, and
20 location of this meeting, and the notice and the
21 agenda, to the extent known of this meeting, has
22 been posted prominently on our bulletin board and
23 the Union City Housing Authority website.

24 And with that being said, I want to
25 open up the public. Right now, we just want to just

1 reverse things one second, because I have a very
2 important presentation that I would like to make, I
3 guess, before we get into, while this will be on
4 record with our Angel Valdes doing our IT work, I
5 guess I could hold off on going into closed session
6 and right now I would just like, before we get into
7 our regular formal business, I want to take a moment
8 and, all of you, to announce today and as I have
9 shared with many of you in other communications the
10 fact that Mr. Waldo Morin, who has been a dedicated,
11 caring, selfless giver in service to the people of
12 Union City and the Union City Housing Authority, he
13 has been at the Union City Housing Authority for 32
14 years.

15 COMMISSIONER CAPIZZI: Yes.

16 EXECUTIVE DIRECTOR SANGER: Waldo has
17 decided to retire and to go on with his life and
18 move on and to do things in life that he always
19 dreamt of.

20 So with regrets, with regrets, we are
21 sending Waldo off into his retirement. I,
22 personally, as the Housing Authority Executive
23 Director, personally and professionally, would just
24 like to extend to Waldo a tremendous thank you and
25 for his tremendous service to the people of Union

1 City. He has been doing this for 32 years, as
2 mentioned, and he is certainly a man of dedication,
3 service, and the valuable contributions that he's
4 made to the people of Union City cannot be covered
5 in these few minutes at this meeting. And I said
6 that yesterday. Yesterday we had a little luncheon
7 for Waldo, a little luncheon with his peers here,
8 and all of this co-workers and our staff, and it's
9 the one thing everyone agreed to: There's no way to
10 sit at this table and just talk to you about the
11 tremendous contributions of Waldo Morin.

12 VICE-CHAIRPERSON GUTIERREZ: Yes.

13 EXECUTIVE DIRECTOR SANGER: So with
14 that being said, I thought it's only best that we
15 take time from our schedule tonight and our agenda
16 tonight and present Waldo with a plaque that is from
17 the Union City Housing Board of Commissioners, and I
18 just -- there's just so many things I can say. And
19 Waldo has been a true instrument of service for
20 everyone here in Union City, and he will certainly
21 be missed. Many times you hear these things at
22 retirements, but these are true, true statements
23 from the heart.

24 VICE-CHAIRPERSON GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: And what

1 Waldo has meant to everyone here, and, you know,
2 each and every organization, whether you're in the
3 corporate world, in the public sector, the private
4 sector, even in our families, all families, all
5 people that are part of an organization, everyone
6 has what I call a go-to guy.

7 VICE-CHAIRPERSON GUTIERREZ: Yes.

8 EXECUTIVE DIRECTOR SANGER: The go-to
9 guy. Who in the organization, who in your families
10 are the people in the families, when things have to
11 be organized, things have to be done, and things
12 have to -- you know, as best put together for the
13 families and whatever, Waldo here is the go-to guy
14 at the Union City Housing Authority for 32 years.
15 When you want something done, the right way, by the
16 way, the right way, you go to Waldo Morin. All
17 right.

18 VICE-CHAIRPERSON GUTIERREZ: Who are we
19 going to call now?

20 EXECUTIVE DIRECTOR SANGER: As Reggie
21 Jackson said, he's the man that stirred the drink,
22 okay, here at the Housing Authority in so many
23 different ways and he did that with compassion,
24 understanding, and a man of energy.

25 I don't know what the heck he's going

1 to do with all his energy, because he has a
2 tremendous amount of energy left in him, okay,
3 certainly more than I, but I'm sure the people in
4 Florida, and where he's going now to live on with
5 his, you know, with his -- with whatever he wants to
6 do in life, certainly are going to be benefited by
7 their relationship with Waldo. And I said to Waldo,
8 the most important thing, and I mention this
9 whenever I get an opportunity to speak to people
10 about individuals and about retirements and things
11 of that nature, their career may be ending, but
12 their life is not. He's got a beautiful life ahead
13 of him that I'm sure he's going to be a contributor
14 to many, many people as well as his life moves on,
15 okay? And I just want to stand with Jorge here and
16 have Waldo come.

17 VICE-CHAIRPERSON GUTIERREZ: We're all
18 going to stand.

19 EXECUTIVE DIRECTOR SANGER: Standing
20 here and with all of our Board members Looking on,
21 I'm going to read this, on behalf of the Board of
22 Commissioners of Union City of Union City Housing
23 Authority, and this is a plaque of recognition
24 presented to Waldo Morin in recognition for your 32
25 years of loyal service, dedication, and valuable

1 contributions to the people of the City of Union
2 City Housing Authority. Happy retirement. Given on
3 this 20th day of January 2022 by the City of Union
4 City Housing Authority Board of Commissioners.

5 So on your behalf, ladies and
6 gentlemen, I'm honored and privileged to present
7 this to Waldo Morin and to wish him the best of
8 health and, of course, the best in all his future
9 endeavors.

10 So, Waldo, this is something from all
11 of us, mainly from our Board Members. Yesterday it
12 was your day with us and we all your staff. Today
13 is the day with the Board Members, and we love you,
14 and great things are going to be -- great things are
15 going to be happening to you. Great.

16 (Applause.)

17 VICE-CHAIRPERSON GUTIERREZ: Thank,
18 Waldo.

19 COMMISSIONER CAPIZZI: Thank you,
20 Waldo.

21 VICE-CHAIRPERSON GUTIERREZ: Enjoy your
22 retirement.

23 MR. MORIN: I just want to agree, and I
24 would like to Mr. Sanger when he came here he gave
25 me whatever I needed. He has always been there for

1 me. I'm a little (inaudible), what can I say? But
2 he was always there for me when I needed.

3 Jorge the same way. Whenever I come to
4 his office, which is almost ten times a day,
5 whatever, he was always there for me, he did this
6 for me, two persons that care for -- they care for
7 City and for the residents, they do care. The
8 amount of time that they put in here, Mr. Sanger
9 with the tenants, with his personal phone, calling
10 him, and saying we need some time, why do they have
11 to call you? They should call the emergency line,
12 and they call him at the break, which, you know,
13 that's okay, that's the service, and Jorge stays
14 here to 7, 8 o'clock at night, he's here in the
15 morning, so, you know, they too are going to
16 continue the work and I know Peter is going to do
17 good.

18 To the Board, I want to thank you. I
19 worked with a lot of you. I know, you know, a lot
20 of you. I work with some of more than others.
21 There's some of you that call me all the time,
22 Waldo, can you give me information; Waldo, there's a
23 tenant that they need this; Waldo, there's this
24 outside, and this and that and, you know, I take my
25 time and I try to diffuse and do what I have to do.

1 That's the bottom line. We're here to work for the
2 Housing Authority. We're here to work for the
3 residents. Without them, we have no jobs, you know,
4 it doesn't matter what we do, and thank you for
5 helping me, thank you for, you know, supporting us
6 through the years, and whatever we needed, you know,
7 right here in the Board. And thank you, and I'll be
8 back, I'll be around, so I see you.

9 Margarita, I know where to find you.

10 VICE-CHAIRPERSON GUTIERREZ: I know you
11 know where I am.

12 EXECUTIVE DIRECTOR SANGER: Thank you,
13 Waldo.

14 VICE-CHAIRPERSON GUTIERREZ: Thank you,
15 Waldo.

16 COMMISSIONER CAPIZZI: Thank you,
17 Waldo.

18 COMMISSIONER GELDZILER: Thank you,
19 Waldo.

20 CHAIRPERSON PEDRAZA: Thank you.

21 EXECUTIVE DIRECTOR SANGER: Anyone from
22 our Board who would like to make any comments or say
23 a few words to Waldo? Anyone.

24 CHAIRPERSON PEDRAZA: Just to say thank
25 you to the housing team and the people of Union

1 City, celebrating the legacy of hard work and your
2 commitment you leaving behind. Waldo, you are a
3 true professional who shows by example the
4 excellence to aim for daily and congratulations on
5 your retirement and all of your new opportunity in
6 life. Congratulations.

7 MR. MORIN: Thank you.

8 VICE-CHAIRPERSON GUTIERREZ: Waldo, I
9 just want to tell you thank you for the great job
10 you've been doing so many years, thank you for your
11 friendship, and, you know, we've always been
12 together, and good luck on your retirement and enjoy
13 it.

14 MR. MORIN: Thank you. Thank you.

15 VICE-CHAIRPERSON GUTIERREZ: All right.

16 COMMISSIONER CAPIZZI: Waldo, good
17 luck. It was a pleasure knowing you. I know you
18 for a long time, please come back and visit us, and
19 give us your address in Florida, okay?

20 (Laughter.)

21 MR. MORIN: Yes, I will. Any time.
22 Any time. Thank you.

23 EXECUTIVE DIRECTOR SANGER: Anyone
24 else?

25 COMMISSIONER GELDZILER: Best of luck.

1 It was a pleasure knowing, a pleasure working with
2 you, and enjoy Florida.

3 MR. MORIN: Thank you. Thank you.
4 Thank you.

5 EXECUTIVE DIRECTOR SANGER: Okay.
6 Okay. Thank you, everyone, and at this time I'm
7 going to ask for a vote now to go into our closed
8 session, all right? And I would like to have a
9 motion.

10 VICE-CHAIRPERSON GUTIERREZ: Motion by
11 Margarita.

12 EXECUTIVE DIRECTOR SANGER: Motion by
13 Margarita Gutierrez. Second?

14 CHAIRPERSON PEDRAZA: Pedraza.

15 EXECUTIVE DIRECTOR SANGER: By Mr.
16 Pedraza.

17 Roll call. Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Yes.

19 EXECUTIVE DIRECTOR SANGER: Ms.
20 Gutierrez?

21 VICE-CHAIRPERSON GUTIERREZ: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.

23 Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 EXECUTIVE DIRECTOR SANGER: Mr.

1 Geldziler?

2 COMMISSIONER GELDZILER: Yes.

3 EXECUTIVE DIRECTOR SANGER: Okay. Four
4 votes yes. We are now going to go into closed
5 session, and I'm going to ask our tech support
6 person to please be sure that we do now cut off from
7 our public, and they'll be joining us a little
8 later. Thank you.

9 MR. VALDES: We're starting after we
10 get out from the meeting, right?

11 EXECUTIVE DIRECTOR SANGER: Yes.

12 MR. VALDES: Okay. You can rejoin
13 after maybe 15, 20 minutes, please.

14 MS. BESHARA: You'll bring me back in?

15 MR. VALDES: No, I think you have to
16 reconnect by yourself. Let me put you in the
17 waiting room. I think I can do that.

18 MS. BESHARA: Yeah, yeah.

19 MR. VALDES: Okay. Okay. I'm retiring
20 myself from here.

21 (CLOSED SESSION AT THIS TIME.)

22 EXECUTIVE DIRECTOR SANGER: Could I get
23 a motion to go into open session?

24 VICE-CHAIRPERSON GUTIERREZ: I make a
25 motion.

1 CHAIRMAN PEDRAZA: Motion.
2 EXECUTIVE DIRECTOR SANGER: Motion by
3 Ms. Gutierrez. Second by Mr. Pedraza.
4 Roll call. Mr. Pedraza?
5 CHAIRMAN PEDRAZA: Yes.
6 EXECUTIVE DIRECTOR SANGER: Ms.
7 Gutierrez?
8 VICE-CHAIRPERSON GUTIERREZ: Yes.
9 EXECUTIVE DIRECTOR SANGER: Ms.
10 Capizzi?
11 COMMISSIONER CAPIZZI: Yes.
12 EXECUTIVE DIRECTOR SANGER: Thank you.
13 Mr. Geldziler.
14 COMMISSIONER GELDZILER: Yes.
15 EXECUTIVE DIRECTOR SANGER: Yes, okay,
16 for yes. We are now into open session, and I'll ask
17 our tech assistant to please allow Ms. Beshara back
18 in or any member of the public that's with us.
19 Angel, can you hear me?
20 VICE-CHAIRPERSON GUTIERREZ: He's
21 muted.
22 EXECUTIVE DIRECTOR SANGER: Angel has
23 to go on, yeah. Excuse us, as they say, technical
24 difficulties.
25 Okay. Ms. Beshara, you are with us? I

1 see her there. I'm not sure if her mic is on.

2 MS. BESHARA: Yes. I am. Thank you.

3 EXECUTIVE DIRECTOR SANGER: Ms. Beshara
4 is with us. So we are now in open session, Ms.
5 Beshara.

6 And what I'd like to do now is read
7 about seven resolutions that I do have for the
8 Board, and these resolutions allow us to move
9 forward with our business at the Housing Authority.

10 The first resolution is Resolution
11 2022, No. 1. The first resolution of 2022.
12 Resolution permitting the Union City Housing
13 Authority to publish a request for proposal for one
14 year service contracts.

15 Whereas, the Union City Housing
16 Authority is seeking approval to publish a request
17 for proposal for one year service contracts, will
18 include consultants, Computer Consultant Services,
19 Fee Accountant Services, and Independent Auditor
20 Services.

21 Whereas, the Authority has prepared a
22 bid package in accordance with applicable state law
23 for one year maintenance contracts, which includes
24 Computer Consultant Services, Fee Accountant
25 Services, and Independent Auditor Services, and.

1 Now, therefore, be it resolved that the
2 Board of Commissioners of the Union City Housing
3 Authority do hereby approve and permit the Authority
4 to publish a bid for one year maintenance contracts,
5 which include Computer Consultant, Fee Accountant,
6 and Independent Auditor Services. Number one.

7 Resolution 2022, Number 2.

8 Resolution permitting the Union City
9 Housing Authority to publish a request for two year
10 maintenance contracts. And the Union City Housing
11 Authority is seeking approval to publish a request
12 for proposal for two-year maintenance contracts,
13 which includes Telephonic Answering Services,
14 Stenographic and Audio/Visual Recording Services,
15 Landscaping Services and Hot Water Heater and Boiler
16 Extraordinary Repair Services; and.

17 Whereas, the Authority has prepared a
18 bid package in accordance with applicable state law
19 for the two-year maintenance contracts, which
20 includes Telephonic Answering Services, Stenographic
21 and Audio/Visual Recording Services, Landscaping
22 Services, and Hot Water Heater/Boiler Extraordinary
23 Repair Services, and.

24 Therefore, be it resolved that the
25 Commission of the Union City Housing Authority do

1 hereby approve and permit the Authority to publish
2 the bids for those maintenance contracts.

3 2022, No. 3. Resolution permitting the
4 Union City Housing Authority to publish a request
5 for proposal for general contracting services for
6 implementation of identified needs set forth in the
7 2021 Capital Fund Program.

8 Whereas, the Union City Housing
9 Authority is seeking approval to publish a request
10 for proposal for General Contracting Services for
11 those identified needs in connection with the 2021
12 Capital Fund Program; and.

13 Whereas, the Authority has prepared a
14 bid package in accordance with applicable state law
15 the General Contracting Services for those
16 identified needs in connection with the 2021 Capital
17 Fund Program;

18 Therefore, be it resolved that the
19 Commissioners of the Union City Housing Authority do
20 hereby approve and permit the Authority to publish a
21 bid for General Contracting Services for those
22 identified in connection with the 2021 Capital Fund
23 Program.

24 2022, No. 4. Resolution permitting the
25 Union City Housing Authority to publish a request

1 for proposal for an A & E, which is Architectural
2 and Engineering Services in connection with RAD
3 conversion. And as you well know RAD conversion, is
4 we're trying to make some capital improvements in
5 all of our buildings in Union City, and in order to
6 go through that process our next step is to hire an
7 architectural engineer to help us to satisfy the
8 requests of the HUD process.

9 And whereas, the Union City Housing
10 Authority is seeking approval to public a request
11 for proposal of the A and E services in connection
12 with RAD conversion, and.

13 Whereas, the Authority has prepared a
14 bid package in accordance with the applicable state
15 law for A & E Services in connection with RAD
16 conversion, and.

17 Therefore, be it resolved that the
18 Commissioners of the Union City Housing Authority do
19 approve and permit the Authority to publish a bid
20 for Architectural and Engineering Services in
21 connection with the RAD conversion.

22 Okay. The next three resolutions are
23 basically permitting for consulting services in
24 connection with the development of the 2022 Capital
25 Fund Program and the five year plan.

1 And whereas, the Union City Housing
2 Authorities is seeking approval to publish a request
3 for proposal for consulting services in connection
4 with the development of 2022 Capital Fund Program
5 and Five Year Plan, and

6 Whereas, the Authority has prepared a
7 bid package in accordance with the applicable state
8 law for consulting services in connection with the
9 development of the 2022 Capital Fund Program and
10 Five Year Plan, and

11 Therefore, be it resolved that the
12 Commissioners of the Union City Housing Authority do
13 hereby approve and permit the Authority to publish a
14 bid to consulting services in connection with the
15 development of the 2022 Capital Fund Program and
16 Five Year Plan.

17 The next is the three I was alluding to
18 a moment ago is for ratification of the telephonic
19 connection that we made with the Union City Housing
20 Authority Board of Commissioners of resolutions 2021
21 Nos. 63, 64, and 65.

22 And whereas, on or about December 16th,
23 2021, and Executive Director conducted a telephonic
24 poll of the Union City Housing Authority Board of
25 Commissioners seeking approval for the Commissioners

1 to authorize and authorize and enter into several
2 contracts.

3 Whereas, the Executive Director
4 received seven votes in authorizing the entry into
5 the requested contracts;

6 Whereas, the Authority is now seeking
7 ratification and memorialization by this Resolution
8 of the following telephonically approved resolution
9 items:

10 Resolution 2021-63: Approving the
11 entry into a contract with ICON Architects for
12 Architectural Engineering in connection with the
13 2021 Capital Fund Program.

14 No. 2, Resolution 2021-64: Approving
15 the entry into contract with TSUJ Corporate for the
16 replacement and upgrade of the exterior lighting and
17 AMPS II and III.

18 No. 3, Resolution 2021-65: Approving
19 the entry into a contract with Buena Veritas
20 Technical Assessments LLC in connection with RAD
21 conversion and necessity to conduct Physical
22 Condition Assessment Reports.

23 Therefore, be it resolved that th
24 Commissioners of the Union City Housing Authority do
25 hereby memorialize and ratify the above telephone

1 approved resolutions.

2 2022, No. 7, and our last resolution.
3 Resolution of the Union City Housing Authority
4 establishing the 2022 annual meeting schedule and
5 designation of official newspaper of record.

6 Whereas, the Union City Housing
7 Authority is seeking approval for the establishment
8 of the 2022 meeting schedule in accordance with
9 N.J.S.A. 10:4-6, the Open Public Meetings Act.

10 Whereas, the regular meetings of the
11 Authority shall be held in person or virtually as
12 decided by the Board of Commissioners on the third
13 Thursday of each month beginning at 4:30, unless
14 otherwise noted. And the meeting dates for the 2022
15 calendar year are as follows, and all of them, all
16 of the dates here, not having to read them all,
17 would be the third Thursday of each month in 2022.

18 And whereas, the Authority hereby
19 designates the following newspapers as newspapers in
20 which the official notice may appear: The Hudson
21 Reporter, the Jersey Journal, the Star Ledger;

22 Now, therefore, be it resolved that the
23 Commissioners of the Union City Housing Authority do
24 hereby approve the 2022 meeting schedule and the
25 official newspaper of record.

1 Okay. Thank you for your patience and
2 time in allowing to read these.

3 Are there any questions to any of these
4 resolutions? Is there anything that you would like
5 me to clarify or anything to add, so you have a
6 thorough understanding of what these are about?

7 This, again, allows us, a number of
8 them are to come in with these assisting the
9 consultants that assist us and take us through many
10 of our, you know, requirements from HUD that we're
11 asking you to approve, that we do each and every
12 year. Of course, as you know, we talked about a
13 number of bills on capital funds. We do get a
14 Capital Fund from HUD which allows us to get
15 somewhere in the area of about 300, \$325,000 a year.
16 That allows us to address some capital needs within
17 our buildings and within our properties. This is
18 when we talked to you about new windows, new
19 stairwells, new fire doors, things of that nature,
20 capital improvements. These are the things we talk
21 about and, of course, they are prioritized,
22 identified needs that we, of course, do on a regular
23 basis and allows us to move forward with our
24 improvements plan.

25 And, of course, the meeting schedule,

1 which is the third Thursday of each month. That is
2 all I have to add. If there is not any questions
3 from our Board Members, what I'd like to do is go
4 now into a consent agenda and keep in mind for a
5 consent agenda that you will be approving the
6 minutes of the November meeting. We did not have a
7 meeting last month, December, which we normally
8 don't do for the holiday season, but we did have a
9 November meeting. Those minutes that you have in
10 your possession now, we'll be voting on those
11 minutes.

12 We're approving any bids or whatever
13 that the RFPs that we have for you, which are none,
14 but the various resolutions, those that we just read
15 to you and, of course, the payment of bills for our
16 comptroller, so he's very happy about that, so he
17 could move forward with everything, these are all
18 his responsibilities. So that is about it. And
19 right now I'd like to have a roll call for consent
20 agenda for your approval.

21 Mr. Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 EXECUTIVE DIRECTOR SANGER: Ms.

24 Gutierrez?

25 VICE-CHAIRPERSON GUTIERREZ: Yes.

1 EXECUTIVE DIRECTOR SANGER: Thank you.

2 Ms. Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 EXECUTIVE DIRECTOR SANGER: Mr.

5 Geldziler?

6 COMMISSIONER GELDZILER: Yes.

7 EXECUTIVE DIRECTOR SANGER: Thank you,
8 sir. We have four yes, three absent, but that does
9 allow us to pass all our resolutions and move
10 forward. It allows us to move forward with our
11 daily operations.

12 At this time I would also like to take
13 a moment to go into a Director's report for you, and
14 if you would for me, you'll see in your packet we
15 had a member of our staff -- you'll see in the
16 impact a number of pictures that are in your packet,
17 and these are pictures of before and after at our
18 parking lot. That is right here adjacent to our
19 building, and you'll see the before and after
20 pictures, the improvements that were there. For
21 approximately \$60,000, we were able to not only
22 improve the surface of the parking lot, but also the
23 drainage system, the entire drainage system, which
24 is, of course, that goes under the parking lot
25 itself. So the drainage, the parking, we were able

1 to, you know, make these improvements, something
2 that hasn't been done in many, many years here, but
3 you could see the improvements. Many of you may
4 have parked in the parking lot today and you could
5 see those improvements. We're very happy for that.
6 And the other fact is that we're waiting for the
7 weather to break as we get closer and closer to
8 springtime where we'll be putting new lining that
9 will be going in, yellow lining, and safety lining
10 that goes in, as well as many different new signage
11 throughout our properties, new signs that have been
12 ordered already, and we're waiting for the spring
13 season to put all those signs up, so there will be
14 new signage all around our property and
15 precautionary and things of that nature, and as you
16 could see, and as you thumb through these pictures,
17 I don't want to go through every one, but you could
18 see the tremendous progress that's been made, you
19 know, and a lot of that had to do, of course, your
20 approval. You approved this, the parking facility.
21 Something like this, I'm told by Waldo that some of
22 these drains, they haven't been done in how many
23 years, Waldo?

24 MR. MORIN: Fifteen, 20 years.

25 THE WITNESS: Fifteen, 20 years, Waldo

1 tells me about, you know, some of the surfacing
2 going in there and the improvements there.

3 So, again, this had a lot to do with
4 you. You certainly shotgunned this and allowed this
5 to happen, and a lot of good things again continue
6 to happen at the Union City Housing Authority.

7 I would also like to talk to you about
8 the progress of Cantello Street and inform you with
9 our co-op project there. We have 40 units at
10 Cantello Street. Happy to say that this week we are
11 finalize in 32 of the 40, all right? So it's been
12 a -- it's been something that's been ongoing. We do
13 three to four of the units a month, all right, and
14 three a month or so, and it does take time because
15 we're relocating people from there, we're taking --
16 we're moving people's furniture out and their
17 belongings and putting them into storage units.
18 We're taking people and relocating them to hotels in
19 our area, hotels that are friendly and things of
20 that nature, and, you know, it allows us then to go
21 through this process. We started off a little shaky
22 because as with anything, when people will be
23 relocated, their lives are being changed, you know,
24 regular -- on a regular basis, and if you just see
25 now that they're happy, they trust us more. They

1 see we're putting into quality hotels. We're being
2 on time with a lot of things we're saying. We're
3 getting them back into their apartments. And we're
4 doing everything we can to make the transition for
5 them as smooth as possible. And so we're very happy
6 with that. If someone would have told me a year ago
7 that we'd have 32 done by January 20th of 2022, I
8 would have been a very happy man, and that's what I
9 am today. And thank you for your support of that.
10 So 32 of the 40 are being completed. All of those,
11 the veterans' homes are on Cantello Street. This
12 spring well be putting new siding on as well, the
13 new vinyl siding put on. There will be new
14 decorative lighting put in there. We're hoping to
15 get some landscaping and new fencing put in as well.
16 So we're hoping by the end of this summer that whole
17 project at Cantello Street will be a project that
18 will be of quality and improving the, you know, the
19 quality of life of the people there, and also
20 something to show that the Union City Housing
21 Authority and Board of Commissioners are serious
22 about making improvements for the people. And so
23 just a great thing. Thank you for your support of
24 that.

25 Also, our pavilion in our back is being

1 utilized again for Covid shots. As we speak right
2 now, they're there every Thursday from 3 o'clock to
3 7 o'clock, and they're giving first shots, second
4 shots, booster shots, and they'll do the same thing
5 on Saturday. So every Thursday and Saturday our
6 facilities are used to support the community through
7 the Covid situation here.

8 Also, happy to say, and I should really
9 let Jorge say this, but Jorge maybe you could just
10 share with the Board Members about FEMA, and the
11 reimbursement we're looking to get from FEMA. As
12 you know, back in the fall, early fall, we went
13 through Hurricane Ida and Hurricane Ida left a lot
14 of people -- you know, disrupted many lives, and but
15 we were able to make our improvements and we're
16 looking to get that reimbursed. So, Jorge, you want
17 to share that with us?

18 MR. RODRIGUEZ: Sure. Thank you.
19 Thank you, Director.

20 Hello, Board. Yes, so just basically
21 in summarizing what we had just mentioned, the FEMA
22 grant will provide us with approximately about
23 75 percent of our total damages. Our damages
24 amounted to close to \$120,000. As a result of the
25 flooding, the boilers are now repaired, but they

1 were damaged, in our Columbian Court downtown
2 apartments, which we had basically a 24-hour
3 turnaround to have everyone with heat -- well, with
4 hot water and heat. Luckily for us, we had a pretty
5 balmy September as well, early September when
6 this -- you know, when this storm occurred, and we
7 had some water heaters throughout the city as well
8 that in our veteran apartments that were damaged as
9 well and we were able to respond very timely and
10 within the weekend of that, of the day from the
11 Friday, a Thursday or Friday of that storm, as I
12 recall. I remember by that Sunday we had everyone
13 taken care of, which was, I think, a testament to, I
14 guess, to the team that we have here.

15 But to get back to the FEMA grant that
16 we applied for, all the paperwork has been
17 submitted. They are pretty much ready to cut the
18 funds, to cut the check to us, and so what we're
19 looking at again is 75 percent of 220,000 or a
20 little bit over \$170,000 of reimbursement. So we
21 had to act, act quickly and that's what we did. I
22 like to always keep these things fresh in the minds
23 of all the individuals that are involved as far as
24 the federal government's concerned. So I just took
25 the initiative to basically, with assistance of

1 Waldo, and getting the proper contractors ready and
2 available to provide us not only the repairs, but
3 also all the paperwork necessary to make sure that
4 we satisfy all the requirements of FEMA, FEMA
5 organization -- FEMA institution to basically get us
6 the funding as soon as possible.

7 So, yeah, we're very pleased to know
8 that we are pretty much in line for that and
9 hopefully as soon as we do get the funding and
10 whether that may mean next month or not, I will
11 obviously report that to you as well, and to the
12 staff here as well, which is something that we --
13 we're really looking forward to. It was a very big
14 expense. One of the things I'm also doing is
15 looking to basically get insurance in these -- we
16 did not have flood insurance in these locations.
17 These are not considered flood zone areas. So there
18 was really no need, but again, Mother Nature has
19 been on a pretty much on a fickle schedule, she'll
20 do any damage anywhere anytime nowadays, as you
21 probably already know with the climate changes we've
22 had the last several years, we've seen some really
23 unusual storms and this one was no different, and we
24 were impacted in areas in Union City which we would
25 have never imagined maybe decades ago or even close

1 to a century. So, obviously, I've made the
2 initiative to taken the action to make sure that
3 we're properly prepared in the event that this ever
4 would happen again by seeking some insurance
5 policies that would have barred us from these acts
6 of nature, so, and in that regard we're pretty much
7 in good shape and, hopefully, like I said earlier,
8 we'll report to you back the status of that grant.

9 EXECUTIVE DIRECTOR SANGER: Thank you.

10 And one last thing, and the last thing
11 I did want to mention, you may say to yourself,
12 "Well, what we are doing in continuing with helping
13 our population with Covid and things of that nature?
14 How are we assisting our seniors," that type thing,
15 and at 3700 Palisade Avenue this last Sunday we were
16 able to allow medical teams to come in and these
17 medical teams went to every door. There were 101
18 units at 3700 Palisade Avenue across from City Hall
19 and every one of those units, they went to each door
20 and tested the senior citizens there for the Covid.
21 So it was an ongoing process and trying to help and
22 assist them and give them the services they need in
23 order to protect them from what's happening.

24 So with that all being said, I am
25 finished now.

1 Are there any questions or thoughts or
2 anything that we reported? That we like?

3 Okay. At this time it is the public
4 portion of our meeting. Is there any member of the
5 public that's on line with us? Now is your chance
6 to share with us.

7 Please, if you wish to do so, please
8 state your name and your address and please it's
9 your turn now to address the Board. Thank you.

10 MS. BESHARA: Thank you very much.
11 Toni Beshara, 305 44th.

12 Waldo, this is for you. You have
13 worked, you know, very closely with the Board and
14 with members at the Union City Housing Authority,
15 but I think it's pretty safe to say I know you a lot
16 longer. I remember when you started.

17 MR. MORIN: Yes, you do. Yes.

18 MS. BESHARA: I do remember the first
19 call you responded to, I actually do.

20 So I wish you a long, healthy
21 retirement, and I have no other questions at this
22 time, but they'll be coming.

23 MR. MORIN: Thank you.

24 EXECUTIVE DIRECTOR SANGER: Thank you,
25 Ms. Beshara.

1 All right. Is there anyone now who
2 would like to close our meeting?

3 VICE-CHAIRPERSON GUTIERREZ: I make a
4 motion to close the meeting.

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

7 Second anyone?

8 COMMISSIONER GELDZILER: Second.

9 EXECUTIVE DIRECTOR SANGER: Okay. Roll
10 call. Mr. Pedraza?

11 CHAIRPERSON PEDRAZA: Yes.

12 EXECUTIVE DIRECTOR SANGER: Ms.
13 Gutierrez?

14 VICE-CHAIRPERSON GUTIERREZ: Yes.

15 EXECUTIVE DIRECTOR SANGER: Ms.
16 Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 EXECUTIVE DIRECTOR SANGER: Mr.
19 Geldziler?

20 COMMISSIONER GELDZILER: Yes.

21 EXECUTIVE DIRECTOR SANGER: Thank you.

22 Thank you very much for our meeting, four yes, and
23 our meeting is now adjourned, so, but thank you very
24 much for your time. Happy New Year.

25 VICE-CHAIRPERSON GUTIERREZ: Bye Waldo.

1 CHAIRPERSON PEDRAZA: Bye Waldo.

2 COMMISSIONER CAPIZZI: Send a postcard.

3 Send a postcard.

4 MR. MORIN: Thanks, everyone.

5 ATTORNEY PIZZILLO: Don't do anything I
6 wouldn't do.

7 (Concluded at 9:43 p.m.)

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CERTIFICATE OF OFFICER

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

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

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