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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 19, 2023  
: 4:30 P.M.

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HELD AT:  
UNION CITY HOUSING AUTHORITY  
UNION CITY, NEW JERSEY

BOARD MEMBERS:

CHAIRPERSON JOSE PEDRAZA  
VICE-CHAIRPERSON MARGARITA GUTIERREZ  
COMMISSIONER ELISE DINARDO, ESQ.  
COMMISSIONER DIANE CAPIZZI  
COMMISSIONER DEBRA MUNDORF (ABSENT)  
COMMISSIONER DOROTHY JETTER (ABSENT)  
COMMISSIONER JAY M. 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  
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS  
JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION

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

1 EXECUTIVE DIRECTOR SANGER: First of  
2 all, of course, I'd like to welcome everyone to the  
3 January 2023 Board of Commissioners meeting of the  
4 Union City Housing Authority and just to say to all  
5 of you, I wish you -- hope you had a good, rested,  
6 and relaxed Christmas, a good healthy and happy new  
7 year, and, of course, we look forward to working  
8 again in 2023, and I haven't said that often, 2023,  
9 so a new thing for the new year. It is going very,  
10 very fast. Yes, it is.

11 So to start us off, this is the regular  
12 meeting in accordance and pursuant with Chapter 231  
13 PL 975, the Open Public Meetings Act. Adequate  
14 notice of this meeting has been provided at follows:  
15 The annual scheduled of the Board meeting set forth  
16 the time, date, and location of such meetings and  
17 the notice and agenda to extent known of this  
18 meeting have been prominently posted on our bulletin  
19 board in the Housing Authority website.

20 At this time I'd like to take a roll  
21 call of our all our Board Members.

22 Mr. Pedraza?

23 CHAIRMAN PEDRAZA: Here.

24 EXECUTIVE DIRECTOR SANGER: Ms.  
25 Gutierrez?

1 VICE CHAIRPERSON GUTIERREZ: Here.

2 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?

3 Absent.

4 Ms. DiNardo?

5 COMMISSIONER DINARDO: Here.

6 EXECUTIVE DIRECTOR SANGER: Ms.

7 Capizzi?

8 COMMISSIONER CAPIZZI: Here.

9 EXECUTIVE DIRECTOR SANGER: Ms.

10 Mundorf? Absent.

11 Mr. Geldziler?

12 COMMISSIONER GELDZILER: Here.

13 EXECUTIVE DIRECTOR SANGER: Okay. Five

14 present, two absent. We do have a quorum.

15 At this time I'd like to take a motion

16 to go into closed session.

17 VICE CHAIRPERSON GUTIERREZ: Motion.

18 CHAIRMAN PEDRAZA: Second.

19 EXECUTIVE DIRECTOR SANGER: Motion by

20 Ms. Gutierrez. Second by Mr. Pedraza.

21 Roll call.

22 Mr. Pedraza?

23 CHAIRMAN PEDRAZA: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms.

25 Gutierrez?

1 VICE CHAIRPERSON GUTIERREZ: Yes.

2 EXECUTIVE DIRECTOR SANGER: Ms.

3 DiNardo?

4 COMMISSIONER DINARDO: Yes.

5 EXECUTIVE DIRECTOR SANGER: Ms.

6 Capizzi?

7 COMMISSIONER CAPIZZI: Yes.

8 EXECUTIVE DIRECTOR SANGER: Mr.

9 Geldziler?

10 COMMISSIONER GELDZILER: Yes.

11 EXECUTIVE DIRECTOR SANGER: Okay. five  
12 yes. We will now go into closed session.

13 We will ask any member of the public  
14 that's with us to please leave our meeting at this  
15 moment and when we do get to our open session we'll  
16 have you come into our meeting. Thank you.

17 (Closed session held at this time.)

18 EXECUTIVE DIRECTOR SANGER: We are now  
19 going to go back into open session.

20 If there's any member of the public,  
21 please let the member of the public come in.

22 Okay. We'd like to now go right to our  
23 resolutions, which really is what drives the  
24 effectiveness of the Union City Housing Authority,  
25 and the Housing Authority would be resolution



1 the Executive Director and Chief Financial Officer  
2 to act as signatories to the managed investment bank  
3 account with Valley National Bank and to take any  
4 and all measures to ensure all accounts are properly  
5 maintained and administered; and

6           Whereas, the Authority agrees to be  
7 bound by the term, conditions, and obligations set  
8 forth in the commercial deposit agreement;

9           Now, therefore, be it resolved that the  
10 Commissioners of the Union City Housing Authority do  
11 hereby approve and authorize the Executive Director  
12 and Chief Financial Officer to close the Authority's  
13 account with Wells Fargo Bank and open account with  
14 Valley National Bank for the operation of the  
15 Authority's assets;

16           Be it further resolved that the  
17 Executive Director and the CFO of the Union City  
18 Housing Authority are hereby authorized to take any  
19 and all necessary and relevant steps in order to  
20 coordinate and facilitate the bank account to be  
21 held with Valley National Bank.

22           We'll go on to no. 2, 2023, no. 2.

23           It's a resolution approving the Union  
24 City Housing Authority to publish request for  
25 proposal for consulting services in connection with

1 2023 capital fund and Authority's five year plan;

2           Whereas, the Union City Housing  
3 Authority is seeking approval by the Union City  
4 Housing Authority Board of Commissioners to publish  
5 a request for an RFP, request for proposal, seeking  
6 consulting services in connection with the  
7 development of 2023 Capital Fund and the Authority's  
8 five year plan;

9           Whereas, the Authority has prepared a  
10 bid package in accordance with applicable state law  
11 for consulting services inviting those qualified  
12 entities to provide the necessary services;

13           Now, therefore, be it resolved that the  
14 Commissioners of the Union City Housing Authority do  
15 hereby approve and permit the Authority to publish a  
16 bid for consulting services in connection with the  
17 development of the 2023 Capital Fund and Authority's  
18 five year plan.

19           Resolution No. 2023, no. 3.

20           Resolution approving the Union City  
21 Housing Authority to award a contract to Current  
22 Elevator Technology, LLC, for elevator maintenance  
23 and emergency repair services.

24           Whereas, the Union City Housing  
25 Authority published a request for proposal seeking

1 bids for services related to elevator maintenance  
2 and emergency repairs for the Authority's elevators;

3           Whereas, on January 11th, 2023, four  
4 companies submitted response bids to the proposal;

5           Whereas, the Authority reviewed and  
6 evaluated the bid and it was determined that the  
7 submission by Current Elevator Technology, LLC, was  
8 determined to be legally sufficient and the  
9 Authority is recommending entry into a contract with  
10 them as specifically set forth in its bids;

11           Whereas, the contractor shall be paid  
12 in accordance with the rates set forth in the bid  
13 submitted to the Authority not to exceed \$3,600 per  
14 month;

15           Now, therefore, be it resolved that the  
16 Commissioners of the Union City Housing Authority do  
17 hereby approve entry into and authorizing execution  
18 of the entry into a contract with Current Elevator  
19 Technology, LLC, for services related to elevator  
20 maintenance and emergency repair services.

21           Be it further resolved that the  
22 Executive Director of the Union City Housing  
23 Authority is hereby authorized to execute any and  
24 all documents in connection with the contract with  
25 Current Elevator Technology, LLC, for services,



1 elevator maintenance, and emergency repair services  
2 as more fully detailed in its bid.

3 The next resolution we have already  
4 done by telephonic, by a telephonic poll of all our  
5 Board Members back in late December. We did not  
6 have a December meeting and as we always do, in  
7 addition to the telephonic poll, I always like to  
8 the following month to be sure that ratify that or  
9 have an official resolution here at our table.

10 So that being said, resolution  
11 approving telephonic ratification of the Union City  
12 Housing Authority Board of Commissioners of  
13 resolutions 2022, no. 52, through 2022, no. 55. So  
14 it would be 52, 53, 54, and 55.

15 And whereas on December 15th, 2022, and  
16 December 29th, 2022, the Executive Director  
17 conducted a telephonic poll of the Union City  
18 Housing Authority Board of the following actions:

19 Whereas, the Executive Director  
20 received seven votes in authorizing the following  
21 actions:

22 Whereas, the Authority is now seeking  
23 ratification and memorialization by this resolution  
24 of the following telephonically approved items:

- 25 1. Resolution 2022-52: Appointing

1 Jorge Rodriguez as Joint Insurance Fund Commissioner  
2 of the Union City Housing Authority;

3 2. Resolution 2022-53: Approving the  
4 entry into a contract with D&L Contracting Corp for  
5 parking lot improvements at 3700 Palisades Avenue,  
6 That's a totally new parking lot there;

7 And resolution 2022-54: Approving the  
8 2023 meeting calendar and publication of record for  
9 the Union City Housing Authority, and that meeting  
10 calendar is right in front of you at your table  
11 there, and in front of right there with you.

12 And no. 4, resolution 2022-55:  
13 Approving the republication of a request for  
14 proposal for elevator maintenance and emergency call  
15 services.

16 So you see 55, we asked to go and  
17 rebid, republication, and we had that just in a  
18 prior resolution we were able to award that to the  
19 elevator company, which Jorge was the current  
20 elevation tech elevators, so that all fits with this  
21 resolution.

22 And the final resolution 2023, no. 5:  
23 Resolution approving the Union City Housing  
24 Authority to publish request for proposals for  
25 computer consulting services, fee accountant

1 services, and independent auditor services, we do  
2 this each and every year. This is an annual.

3 And whereas, the Union City Housing  
4 Authority is seeking approval by the Union City  
5 Housing Authority Board of Commissioners to publish  
6 a request for proposal seeking computer consulting  
7 services, fee accountant services, and independent  
8 auditor services;

9 Whereas, the Authority has prepared a  
10 bid package in accordance with the applicable state  
11 law for elevator -- inviting those qualified  
12 entities to provide necessary services;

13 Now, therefore, be it resolved that the  
14 Commissioners of the Union City Housing Authority do  
15 hereby approve and permit the Authority to publish a  
16 bid for computer consulting services, fee accountant  
17 services, and independent auditor services.

18 So that is all. Are there any  
19 questions towards any of those resolutions? Yes,  
20 ma'am.

21 COMMISSIONER DINARDO: I have a  
22 question.

23 EXECUTIVE DIRECTOR SANGER: Yes, ma'am.

24 COMMISSIONER DINARDO: Who is our  
25 current computer consultant services?

1 MR. RODRIGUEZ: Angel Consulting.

2 EXECUTIVE DIRECTOR SANGER: Angel  
3 Consulting.

4 COMMISSIONER DINARDO: So I have a  
5 couple of questions about Angel Consulting. Can I  
6 ask them now?

7 MR. RODRIGUEZ: Absolutely.

8 COMMISSIONER DINARDO: Should I wait?

9 EXECUTIVE DIRECTOR SANGER: Sure.

10 COMMISSIONER DINARDO: So I'm looking  
11 at how, I guess, accounts payable?

12 MR. RODRIGUEZ: Yes.

13 COMMISSIONER DINARDO: Okay. So Angel  
14 Consulting, well, are they doing some type of major  
15 upgrade for us, for our systems, because I see them  
16 every month, some of the sums are pretty big and  
17 then there's something that says here monthly  
18 maintenance or weekly maintenance.

19 MR. RODRIGUEZ: Sure, sure. So that's  
20 a good question.

21 So, basically, Angel's primary fee  
22 structure consists of his monthly backups, keeping  
23 our information secure and available to us 24/7,  
24 wherever, anything goes wrong, he is pretty much on  
25 the spot to help us navigate through any, you know,

1 shutdown. In addition to that, obviously, we have  
2 the day-to-day operations of the Housing Authority  
3 when it comes to, you can use an example, let's say  
4 we have an e-mail issue, a person has had trouble  
5 accessing an e-mail, those things are part of that.  
6 Also, renewing a lot of our licenses, whether we  
7 have a firewall to protect us from outside threats,  
8 to keep our equipment and our data secure, but he  
9 also engages in other projects that we have. For  
10 example, we have at 3700, our senior building, we  
11 have some cameras, which have been there for some  
12 time right now, and on occasion they break down, and  
13 we at the Housing Authority have reached out to him  
14 and helped us, he's helped us basically put those  
15 cameras back to work. He helps with regards to  
16 issues off site. For example, we might have our --  
17 and these are in addition to his, as you mentioned,  
18 he has some more other services. In addition to  
19 that he -- for example, we'll have, not to just  
20 recently we changed our time clock, the way we punch  
21 in. So he goes out, basically puts the time clock  
22 into operation, makes sure it communicates properly  
23 to us here at the Housing Authority, so that way all  
24 that is implemented properly. We can account for --

25 EXECUTIVE DIRECTOR SANGER: And ADP.

1 MR. RODRIGUEZ: Yeah, ADP. We can  
2 account for all the employees' time and attendance.  
3 So there are additional projects or additional  
4 duties that he comes in and provides us, and he  
5 also, if we have a, let's say, something that you  
6 might not see on the accounts payable is that if  
7 a -- let's say a computer breaks down or a computer  
8 is due for an upgrade, he will purchase that on his  
9 behalf and then bill us the purchase of that  
10 equipment and we will then, you know, reimburse him  
11 that way. So that's -- those are, I would call  
12 them, additional to his basic fee structure, basic  
13 maintenance.

14 COMMISSIONER DINARDO: So what's this  
15 contract in here? What's --

16 MR. RODRIGUEZ: The contract.

17 COMMISSIONER DINARDO: What's the cap  
18 on this contract?

19 MR. RODRIGUEZ: We have a contract, I  
20 believe, it's about \$48,000 is a flat amount and  
21 again, that encompasses just the basic day-to-day  
22 and basic operations to retain the integrity of the  
23 information we have, to make sure that the equipment  
24 is functioning at the right speed, making sure that  
25 our back -- our information is daily backed up at

1 night in case we ever get hacked or any of our  
2 information gets compromised, so that's part of his  
3 fee structure, but like I said earlier, there are  
4 some items that some things that do pop up and we  
5 had basically used him in addition to a cameras, our  
6 cameras in-house, sometimes we'll have an issue with  
7 that, and it is a much more efficient and much more  
8 economical, you know, outlet for us to go with him  
9 than to go out and ask another third party to  
10 provide us assistance with those type of issues,  
11 like cameras and things like that.

12 COMMISSIONER DINARDO: So does his  
13 contract provide for those additional services on a  
14 as-needed basis?

15 MR. RODRIGUEZ: No, it doesn't, no, no,  
16 the --

17 ATTORNEY PIZZILLO: No.

18 MR. RODRIGUEZ: The contract --

19 ATTORNEY PIZZILLO: Go ahead.

20 MR. RODRIGUEZ: Thank you.

21 No, the contract does not. His  
22 contract is he is not -- well, what we're bidding go  
23 out here for or we're asking the Board to approve is  
24 basically his -- again, his duties as far as  
25 providing the Housing Authority with the day-to-day

1 support and maintenance of our computer  
2 infrastructure and which includes, obviously, the  
3 security aspect of that, and all the calls. Let's  
4 say we call him in to come in for, like, an issue  
5 with a person having trouble with printing, he might  
6 even do that sometimes remotely, so or renewals of  
7 our licenses to Microsoft Outlook, Word, Excel, we  
8 have to have those renewed every year, we have our  
9 domain which is UCPHA.com, which is also something  
10 that he pays in advance first and we reimburse him.  
11 Those are just the basic things that we're looking  
12 at here at this resolution, but he does have other,  
13 you know, duties, I don't want to say duties, but  
14 other capabilities that we also sometimes from time  
15 to time access him for.

16 COMMISSIONER DINARDO: So I might  
17 suggest that, you know, as far as the procurement of  
18 those other duties or those other services that he's  
19 capable of rendering maybe, maybe we should maybe  
20 include that in his contract.

21 MR. RODRIGUEZ: Okay.

22 COMMISSIONER DINARDO: You know, just  
23 to --

24 MR. RODRIGUEZ: Okay.

25 COMMISSIONER DINARDO: Because I see



1 that it's more than just what his contract may --

2 MR. RODRIGUEZ: This is correct, yes,  
3 it does. We could -- yes, we could incorporate that  
4 in the procurement, in the bid --

5 COMMISSIONER DINARDO: Because I  
6 understand for cameras, it's cheaper to bring him  
7 in, he's faster than if he had a contract with a  
8 company that's going to do the maintenance of your  
9 cameras, because you don't have thousands of  
10 cameras, I'm assuming, right? It's something of a  
11 smaller --

12 MR. RODRIGUEZ: I think that's a very  
13 well --

14 COMMISSIONER DINARDO: Smaller number  
15 of equipments.

16 MR. RODRIGUEZ: That's a well-received  
17 recommendation. I think that we can, in our bid  
18 package, when we -- if you do approve tonight for us  
19 to go out to bid for the computer consultant, we  
20 would incorporate that into the specs or the scope  
21 of work to include those additional duties that we,  
22 as you said, have experienced in previous years with  
23 him, that way it becomes a more, I guess, you could  
24 say --

25 COMMISSIONER DINARDO: Inclusive.

1 MR. RODRIGUEZ: -- comprehensive or  
2 inclusive procurement process.

3 EXECUTIVE DIRECTOR SANGER: Yeah.

4 COMMISSIONER DINARDO: Just by way of  
5 suggestion.

6 MR. RODRIGUEZ: Absolutely. I  
7 appreciate that.

8 COMMISSIONER DINARDO: Because the  
9 cameras and technology that's what he's doing for  
10 you, right?

11 MR. RODRIGUEZ: Absolutely, absolutely.  
12 I mean, we find that we do utilize him a lot with  
13 regards to our cameras, and as a matter of fact just  
14 to kind of really briefly go over, we realized that  
15 some of the equipment that we originally purchased  
16 from a third party for our cameras became obsolete  
17 and based and I mean by obsolete meaning the amount  
18 of cameras we had was so much for that equipment,  
19 that the equipment was not working, and really for  
20 the benefit of the safety and the welfare of our  
21 residents to keep the cameras really ongoing, we  
22 felt that it was economically viable or economically  
23 prudent to have him upgrade that equipment, you  
24 know, with as far as contract him to do that for us,  
25 as an additional service.

1 EXECUTIVE DIRECTOR SANGER: I might add  
2 as well and your point is well taken and we will  
3 look to, you know, add that into our procurement  
4 process.

5 COMMISSIONER DINARDO: Into your specs,  
6 yeah.

7 MR. RODRIGUEZ: I like that.

8 EXECUTIVE DIRECTOR SANGER: The other  
9 thing too with him is the fact with cameras and him  
10 helping with that, as you mentioned, his time, his  
11 response time, how it all connects and how it all  
12 fits with everything else we're doing as well, the  
13 fact that we have these cameras and the cost and the  
14 cost now that we've saved by having our camera  
15 system, you know, has been tremendous with vandalism  
16 and we've gotten a great response time, both two  
17 chiefs I met at the Union City Police Department  
18 have said the amount of calls that we get now at the  
19 Union City Housing Authority are nil compared to  
20 what it was in the past. So what I'm saying too is  
21 we're saving a lot of money there too it might be a  
22 little additional money for him, but he's  
23 maintaining all that and we're really saving money  
24 overall.

25 COMMISSIONER DINARDO: Oh, I was a

1 Commissioner when we went to the cameras, so...

2 EXECUTIVE DIRECTOR SANGER: It was  
3 great.

4 COMMISSIONER DINARDO: So I'm aware --

5 EXECUTIVE DIRECTOR SANGER: One of best  
6 things that this table has done --

7 COMMISSIONER DINARDO: Absolutely.

8 EXECUTIVE DIRECTOR SANGER: -- is the  
9 cameras.

10 COMMISSIONER DINARDO: Absolutely,  
11 because it's deterring --

12 EXECUTIVE DIRECTOR SANGER: Absolutely.

13 VICE CHAIRPERSON GUTIERREZ: It saves a  
14 lot of problems.

15 EXECUTIVE DIRECTOR SANGER: Has helped  
16 us tremendously.

17 COMMISSIONER DINARDO: Damages to the  
18 elevators, just, you know, like you said, general  
19 vandalism.

20 EXECUTIVE DIRECTOR SANGER: We just had  
21 yesterday a woman chose to, she lives at 39 -- 3901  
22 in the back, the next one back, she came to 3911  
23 comes into the mail room, what happens to also be  
24 part of the laundry room, and when Amazon and  
25 different companies drop off boxes and different

1 things, she just decides to take three or four of  
2 them to put in her laundry basket, because she just  
3 came into here, and then we had our security guy,  
4 who is also a policeman in Union City Housing  
5 Authority, now he's going to be going to Hoboken as  
6 a policeman, but he was able to get right on the  
7 camera next morning within one hour, went right to  
8 her door and said, you know: We'll take that back.  
9 We usually don't prosecute them, you know, whatever.  
10 If there's a big thing, sometimes because the police  
11 are just not going to respond, because there's so  
12 much of that that's going on. So someone takes a  
13 box from the front of someplace's house and  
14 different things like that, whatever, but we must  
15 have done that, no exaggeration; 50 times, and  
16 gotten a great result from it. So just on an item  
17 such as that, people's cars being broken into,  
18 people's cars being scratched, accidents, things.

19 COMMISSIONER DINARDO: Criminal  
20 behavior.

21 EXECUTIVE DIRECTOR SANGER: Criminal  
22 behavior, absolutely. Fighting. Fighting. Some  
23 people, an elderly woman being struck, elderly woman  
24 being struck here.

25 As a matter of fact, I'll mention this,

1 if you recall two years ago, three years ago, we had  
2 the woman here Anna, Anna Gonzales with her family.  
3 We gave her the nice plaque from the Board. She was  
4 struck here by a guy.

5 COMMISSIONER DINARDO: No.

6 VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

7 EXECUTIVE DIRECTOR SANGER: Yeah, she  
8 was sweeping right outside this door here and she  
9 was struck by a guy, right, we had it all on camera.  
10 The guy came in, whatever, he lived here with his  
11 mother, probably was in some form of, you know,  
12 under some type of influence of somehow, pushed her,  
13 shoved her against the wall, you know, different  
14 things and we got it right on the camera. The  
15 person was prosecuted and taken, whatever. So just  
16 to give you an example of how much this has been  
17 working.

18 MR. RODRIGUEZ: Elise, at least,  
19 Commissioner Elise DiNardo, I really appreciate that  
20 you bring this up. It really shows that, you know,  
21 obviously that these -- the reports that we give you  
22 guys are just not, you know --

23 COMMISSIONER DINARDO: Somebody is  
24 looking --

25 MR. RODRIGUEZ: It's not, excuse me?

1                   COMMISSIONER DINARDO:  Somebody is  
2                   looking at them.

3                   MR. RODRIGUEZ:  Somebody is looking at  
4                   them.  I really appreciate that.  It's nice to --  
5                   it's refreshing.  You know, it's really great  
6                   because it really -- it really, I mean, it's --

7                   COMMISSIONER DINARDO:  I'm not  
8                   questioning you.  I know you do an amazing job.

9                   MR. RODRIGUEZ:  No, absolutely,  
10                  absolutely, Commissioner, I mean, I think it's  
11                  really it's the interaction, I think it's exchange  
12                  of our ideas, and thoughts that actually trigger, in  
13                  my mind, you know, good suggestions from you guys to  
14                  really improve our -- I mean, that's what we are  
15                  here for, right, for your recommendations.

16                  EXECUTIVE DIRECTOR SANGER:  Many of the  
17                  items may not be over a threshold --

18                  COMMISSIONER DINARDO:  Right.

19                  EXECUTIVE DIRECTOR SANGER:  -- but  
20                  still should be mentioned, as you --

21                  MR. RODRIGUEZ:  Absolute.

22                  EXECUTIVE DIRECTOR SANGER:  -- put in  
23                  documented, as you have said.

24                  COMMISSIONER DINARDO:  But his whole  
25                  contract, that's what I'm looking at the whole,

1 right?

2 MR. RODRIGUEZ: And that's exactly --

3 COMMISSIONER DINARDO: So expand the  
4 scope of his contract, so --

5 MR. RODRIGUEZ: Absolutely, and you  
6 know what, it would be a good negotiating --

7 ATTORNEY PIZZILLO: No, no. I would  
8 just say, you know, when the bid goes out, it's  
9 computer and technological or technology consulting  
10 services.

11 COMMISSIONER DINARDO: Yes, yes,  
12 absolutely.

13 MR. RODRIGUEZ: But I think --

14 ATTORNEY PIZZILLO: Then in your  
15 submission, you put like --

16 EXECUTIVE DIRECTOR SANGER: And the  
17 other items necessary by the, Director --

18 (Simultaneous crosstalk.)

19 MR. RODRIGUEZ: Right, right.

20 COMMISSIONER DINARDO: And include  
21 something about the procurement of the equipment.

22 MR. RODRIGUEZ: Correct. Correct. I  
23 think that that's a very good point.

24 COMMISSIONER DINARDO: You know, does  
25 he have a markup on the equipment. That's very



1 common.

2 MR. RODRIGUEZ: That's actually very  
3 good. Thank you very much. That's something that  
4 would help us a lot, and I'm always receptive to any  
5 ideas like that, because, obviously, at the end of  
6 the day, it's protecting the best -- protecting the  
7 interests of the Housing Authority, right? How can  
8 we be careful that we don't find, and believe me, in  
9 my tenure here for six, seven years, we know, even  
10 with the guidance of our Director, we have found and  
11 I can -- my maintenance person here, my Maintenance  
12 Director Vito can also attest to this. We find  
13 contractors that are not as forthcoming, you know,  
14 and sometimes we have to weed them out, you know, we  
15 have to be sure that everything is laid out in the  
16 contract, what they're going to pay, what they're  
17 going to charge us for and at the same time, you  
18 know, is this a reasonable upcharge, if there is one  
19 of that, and so it's a daily -- it becomes a daily,  
20 you know, challenge. We always make sure that we  
21 revert to our contracts to make sure the billed  
22 amount is exactly what we've signed up for, and what  
23 we've agreed upon, you know, when we initially  
24 contracted with them.

25 EXECUTIVE DIRECTOR SANGER: It's a good

1 pointed. CYA. Thank you.

2 MR. RODRIGUEZ: Thank you.

3 COMMISSIONER DINARDO: You're welcome.

4 EXECUTIVE DIRECTOR SANGER: Okay.

5 Any other comments from anyone? Okay.

6 At this time I thought we would now go  
7 into consent agenda and, counsel, can you please let  
8 them know what they're being asked for under consent  
9 agenda?

10 ATTORNEY PIZZILLO: Sure, Director.

11 So the consent agenda, the  
12 Commissioners, you'll be voting on the resolutions  
13 that Mr. Sanger read into the record, the payment of  
14 the bills and the meeting minutes from November,  
15 November 17th, that would be the items for the  
16 consent agenda. So approval of minutes, approval of  
17 any of the resolutions that were read, and the  
18 approval the payment of the bills and with that, I  
19 think the Director will entertain a motion.

20 VICE CHAIRPERSON GUTIERREZ: Motion.

21 ATTORNEY PIZZILLO: Motion made by  
22 Vice-Chair Gutierrez.

23 EXECUTIVE DIRECTOR SANGER: Okay.

24 CHAIRMAN PEDRAZA: Second.

25 EXECUTIVE DIRECTOR SANGER: Motion.

1 Second by Mr. Pedraza.

2 Mr. Pedraza?

3 CHAIRMAN PEDRAZA: Yes.

4 EXECUTIVE DIRECTOR SANGER: Okay. Ms.

5 Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 EXECUTIVE DIRECTOR SANGER: Ms.

8 DiNardo?

9 COMMISSIONER DINARDO: So I have a  
10 question. Can I abstain on the minutes because I  
11 wasn't here?

12 ATTORNEY PIZZILLO: Yes.

13 COMMISSIONER DINARDO: Okay. But I can  
14 vote on the rest.

15 ATTORNEY PIZZILLO: I'll make a note of  
16 that, yes.

17 COMMISSIONER DINARDO: Please.

18 EXECUTIVE DIRECTOR SANGER: Okay.

19 COMMISSIONER DINARDO: Thank you.

20 EXECUTIVE DIRECTOR SANGER: And Ms.

21 Capizzi.

22 COMMISSIONER CAPIZZI: Yes. And then  
23 I'll abstain on the minutes.

24 EXECUTIVE DIRECTOR SANGER: Ms. Capizzi  
25 is abstaining on the minutes as well. Yes, with the

1 stipulation.

2 And Mr. Geldziler?

3 COMMISSIONER GELDZILER: Yes.

4 EXECUTIVE DIRECTOR SANGER: Okay. All  
5 right. Thank you very much.

6 Now is the time of our meeting to have  
7 our -- I guess, our Director's report.

8 And the first thing I'd like to do is  
9 just to let you know that our COAH project at  
10 Cantello Street finally we can say it's all been  
11 completed with the contractor. There's some  
12 additional things that will be added on that we're  
13 going to be doing in addition to the original  
14 contract, in addition to the original specs, some  
15 things that we thought were necessary, but at this  
16 time I'm going to let Vito who worked very hard on  
17 that the last year or so to make that all work, so  
18 Vito is going to giving us an idea of some  
19 additional things that we're going to be doing  
20 there. Vito.

21 MR. TATTOLI: So thank you, Mr. Sanger.  
22 Hello, everyone. Happy New Year again.

23 VICE CHAIRPERSON GUTIERREZ: Happy New  
24 Year.

25 MR. TATTOLI: So as you guys know, I

1           came in probably a little bit over halfway through  
2           the project and at that time when I stepped in,  
3           Mr. Sanger was pretty much running it and so forth.  
4           As Mr. Sanger just initially said, we're proud to  
5           say that I would say mid-December was pretty much  
6           finalized, everything was done, as far as COAH  
7           situation and renovation with the contractors.

8                        As Mr. Sanger has mentioned, we do plan  
9           on doing additional work, which some has already  
10          been done, just such as replacing the fencing that's  
11          around it, but the planning in the future that needs  
12          to be done that Mr. Sanger and all of us have agreed  
13          upon is repairing some of the front steps, repairing  
14          or reviving the railings.

15                       EXECUTIVE DIRECTOR SANGER:   The  
16          reconditioning of the steps.

17                       MR. TATTOLI:   Reconditioning the steps,  
18          painting the foundation, so all that comes into play  
19          when Mother Nature hopefully comes back on our side  
20          in the spring, so we can do all this outside work.  
21          But again, those repairs or fixing had nothing to do  
22          with COAH.   COAH was totally done a hundred percent.  
23          Everybody is back.   I know when I came in I was  
24          told, and you guys all know that, that it was almost  
25          impossible, but it's been done.   Everybody was

1 happy. Everybody is in there and COAH is done a  
2 hundred percent, as I would say, from the third week  
3 of December.

4 EXECUTIVE DIRECTOR SANGER: Early  
5 December, yeah.

6 MR. TATTOLI: Yeah, the third week of  
7 December, but we do plan on doing stuff upon  
8 ourselves to make it even better for the tenants and  
9 everybody else and --

10 EXECUTIVE DIRECTOR SANGER: Not  
11 including in the original contract.

12 MR. TATTOLI: Had nothing to do with  
13 COAH.

14 EXECUTIVE DIRECTOR SANGER: The  
15 original specs were at that time -- obviously, we  
16 got \$1.4 million, we couldn't include everything, it  
17 was impossible to do that.

18 ATTORNEY PIZZILLO: It would be a --

19 EXECUTIVE DIRECTOR SANGER: So we knew  
20 there was going to be some expense coming to us at  
21 the Housing Authority. Jorge has done a great job  
22 in putting together and gathering and money from the  
23 veterans' account, all right, and we have we had a  
24 nice surplus there and with that surplus or money  
25 generated, I shouldn't call it surplus, but monies

1           that we've generated and what we did there, if  
2           you've gone by the housing there, you'll see, it's  
3           all brand new vinyl siding.

4                         COMMISSIONER DINARDO:  Oh, yeah.

5                         EXECUTIVE DIRECTOR SANGER:  Brand new,  
6           the windows, there's around the flashing, around the  
7           windows, that was all with our money.

8                         MR. TATTOLI:  The LED lighting.

9                         EXECUTIVE DIRECTOR SANGER:  We have new  
10          exterior lighting there, and that was all with our  
11          money.  We will also with our money, we'll be  
12          doing -- we did just finish exterior fencing around  
13          the whole property, brand new fencing around the  
14          whole property, and new gating, gating and fencing  
15          around that property there.  We'll be doing the new  
16          stairwells out in the front of the building, some of  
17          them have cracked because of the contractors coming  
18          in and out, movers coming in and out moving things,  
19          contractors working, some cracks, olds railings that  
20          have to be reconditioned and then as Vito alluded  
21          to, and the exterior cameras we're going to have  
22          cameras there too as well.  So the cameras will be  
23          there, and additional property of ours, we're going  
24          to have cameras and then the painting of the  
25          foundation walls, foundation, the walling around,

1 and whatever and so things of that nature. So  
2 there's going to be a cost to us with this, but it's  
3 going to put a nice finishing touch on everything,  
4 make it look nice, make it look professional, and,  
5 of course, what's best for, you know, the people  
6 living there. Are getting some nice comments from  
7 people, you know, people that, you know, they feel  
8 more -- you know, they feel safer now with the  
9 fencing around the entire property, feel safer with  
10 all the exterior lighting that's now LED lighting as  
11 well, and, you know, it's really lighting up the  
12 whole area, so a lot of that, those are the  
13 improvements we're making with the COAH there. So  
14 again, it was a project a number of years ago, four  
15 years ago, there were some around who were a little  
16 skeptical and some people felt, I didn't, not by  
17 myself, but obviously we wouldn't have gone through  
18 with this, but some people, it was very hard to do,  
19 not only the nature of a lot of the influences that  
20 are in that area and people in that area have worked  
21 and turned out to be very well. So now there are 40  
22 units there, 40 people that have the new apartments,  
23 electric upgrades and kitchens, bathrooms, flooring,  
24 windows, you name it, everything, all the dooring,  
25 all doors, everything there has been improved upon.



1 Is it perfect? No. But let me say this: It is  
2 exactly two, three miles from New York City and  
3 where would you go and be able to get a two  
4 family -- a two-bedroom apartment in that this area,  
5 New York area for \$641 a month? All right? Not  
6 perfect. Yes, there are some issues, you know, some  
7 things we could -- we're learning from this as well,  
8 when it comes to quality and things, so when we  
9 do -- when we do a next phase, whenever that maybe,  
10 that we've learned from this, you know, so we've  
11 learned, you know, as we go along. So that's where  
12 we're at with that.

13 Any questions about it?

14 And when you get a chance, please go  
15 by. You'll see how it looks, you know. A lot of  
16 people making a lot of comments say: Hey, I went by  
17 there. Finally something was done with that place.  
18 All right. You know, that kind of stuff.

19 We're also going through a RAD process  
20 that we've been talking about. We're currently in  
21 that process and, Jorge, you want to talk about that  
22 as well?

23 MR. RODRIGUEZ: Sure. Thank you,  
24 Director. Mr. Sanger.

25 So basically the RAD project, as you

1 probably all well know by now, is the conversion of  
2 our public housing apartments into RAD, or I should  
3 say Section 8 vouchers, right? So we are in  
4 discussion with a financial consultant, which at  
5 this point is basically getting us ready to go out  
6 to all the banks and all lenders out there and  
7 present our financial information to try to obtain  
8 funding for this project. What it is, it's  
9 basically saying to the banks: Hey, we have all  
10 these apartments. We will provide the security of  
11 the federal government as a voucher for each  
12 apartment, each rental amount every month comes in a  
13 vouch, and in turn we will pay a mortgage to you, if  
14 you were -- would basically cooperate and help us  
15 with financing this project, which is right now,  
16 basically, in I would say, in the initial phase as  
17 far as the financing of it, because we are still  
18 trying to put together the numbers to give them and  
19 the timing is just right, because we're going  
20 through an audit in February. Once our audit report  
21 is ready, that audit report will be then submitted  
22 to the financial consultant. Their financial  
23 consultant's out of Hoboken, they're called NW  
24 Financial. You've approved that in previous  
25 resolutions and in previous meetings. They've been

1 very, very helpful in guiding us and keeping us  
2 informed of the process. I'm happy to inform you  
3 that it will probably start as far as soliciting for  
4 bank interest and, you know, soliciting for the  
5 financing sometime, I would say, at the end of this  
6 first quarter, which probably brings us into late  
7 march, even maybe even second quarter, early April.  
8 Our hope is that we can, I guess, secure enough  
9 funding to do improvements to our plumbing, and I  
10 should just bring this up because this is like the  
11 show-and-tell portion of this. I just wanted to  
12 show this because my Director here brought this to  
13 us on a recent pipe burst, and I'm sure you've seen  
14 these in the past, this is how the pipes look right  
15 now in our housing buildings. All our housing.  
16 Thank you, Mr. Sanger. Basically, these are the  
17 pipes.

18 EXECUTIVE DIRECTOR SANGER: Everywhere  
19 in the walls.

20 MR. RODRIGUEZ: We are trying to get  
21 improvements on it because these are the things that  
22 cost --

23 EXECUTIVE DIRECTOR SANGER: That's  
24 what's in there, 50, 70 years of decay.

25 MR. RODRIGUEZ: Right. Water leaks.

1 And that is a very, very expensive fix, repair.

2 Okay.

3 COMMISSIONER DINARDO: So is Vito going  
4 to make that like a little chatchke in his office?  
5 A little chatchke in your office now?

6 MR. RODRIGUEZ: We're thinking, I have  
7 a visual --

8 EXECUTIVE DIRECTOR SANGER: You see the  
9 big ones he has.

10 MR. RODRIGUEZ: I could show you  
11 pictures.

12 COMMISSIONER DINARDO: He's like  
13 fascinated by the fact that that could actually  
14 still be in a wall somewhere.

15 MR. RODRIGUEZ: Yeah, yeah. We have a  
16 vision --

17 EXECUTIVE DIRECTOR SANGER: All the  
18 piping in all the walls in these buildings are just  
19 like that.

20 MR. RODRIGUEZ: All of them. All of  
21 them. And so, obviously, the sewer, or not just the  
22 sewer, but any line that is going through that has  
23 to go through that little opening, right, which  
24 causes a lot of pressure to the pipes and they  
25 burst, right. So --

1                   MR. TATTOLI: Well, if I may, Jorge,  
2                   that happened on the sixth floor. We found it all  
3                   the way down into the laundry room and the ground  
4                   level.

5                   MR. RODRIGUEZ: Right.

6                   EXECUTIVE DIRECTOR SANGER: Everything  
7                   underneath was damaged.

8                   MR. RODRIGUEZ: So as you can imagine  
9                   the price tag for something like this is going to be  
10                  very, very large, right, so what they do, what the  
11                  financial consultant is really looking at is what  
12                  can the Housing Authority afford based on our  
13                  financial condition, as we speak today,  
14                  notwithstanding what we've talked about with the  
15                  rent collections and things of that nature, right,  
16                  what we can be able to go out and borrow to improve  
17                  that, improve our electrical systems, which are kind  
18                  of old already, you can say that as well, we have  
19                  sometimes improvements in that, right, Vito.

20                  MR. TATTOLI: Yes, absolutely.

21                  MR. RODRIGUEZ: We have.

22                  COMMISSIONER DINARDO: You don't have  
23                  like glass fuses, do we?

24                  MR. RODRIGUEZ: Yes, we do.

25                  COMMISSIONER DINARDO: Seriously?

1 MR. RODRIGUEZ: We do.

2 EXECUTIVE DIRECTOR SANGER: All the  
3 veterans' housing, every one of them was fuses.

4 MR. TATTOLI: Some of the seniors.

5 COMMISSIONER DINARDO: Wow.

6 MR. RODRIGUEZ: Yes, yes, that's  
7 correct.

8 EXECUTIVE DIRECTOR SANGER: Veterans  
9 was all fuses.

10 MR. RODRIGUEZ: We have elevators that  
11 are 20 years old that have had service, not to the  
12 best of it, but let's face it, after 20 years, most  
13 things, even if you do well maintain them, they  
14 start breaking apart or they become obsolete, right?  
15 The equipment is not at a hundred percent. So the  
16 elevators, we're talking at least \$300,000 or more  
17 just for one elevator to get improved, okay? So the  
18 numbers start adding up. We're looking at  
19 potentially \$15 million for down the hill here for  
20 the Hillside Terrace one, thank you, one buildings,  
21 which are three buildings, this \$15 million, and  
22 that would only just take us to that, the flooring,  
23 the kitchens, the bathrooms, the plumbing, the  
24 electrical. If I miss anything --

25 EXECUTIVE DIRECTOR SANGER: That's it.

1                   MR. RODRIGUEZ: And the elevators.  
2                   Okay? And there's more. There's more to be done,  
3                   right? I mean, I personally would love to see the  
4                   exterior be refurbished or pointed, make nice. I'd  
5                   love to see that. You know, right, but that's going  
6                   to be our legacy here, right? So at the end of the  
7                   day, I mean, to make it really quickly and briefly,  
8                   we are really optimistic that things are moving in  
9                   the right direction, and the RAD project, I will  
10                  give you another update in the next meetings and  
11                  hopefully it will be a very pleasant experience when  
12                  we find out that we have a bank ready to lend us the  
13                  money.

14                 EXECUTIVE DIRECTOR SANGER: What is  
15                  happening is because of our financial situation,  
16                  which in no way is it anything at risk or anything  
17                  right now, you know, and in danger or anything like  
18                  that, we are financially sound, but it's still not  
19                  enough money to do all of our buildings at once or  
20                  take out a loan, whatever it might be, for all of  
21                  the buildings. So what we're going to have to do is  
22                  do it in phases. We'll do one of the buildings that  
23                  have the greatest need. Right now our three  
24                  buildings with the greatest need are 634, 640, and  
25                  660, going down the hill the last three down the

1 hill. So those are the three we're looking to do as  
2 the first phase of the RAD, which is going to be  
3 somewhere around \$15 million. So we're going to go  
4 out, and before we do all this, the next three,  
5 four, five months, whatever, they're going to be a  
6 lot of discussion at this table. We will not be  
7 doing anything without you knowing all the details,  
8 all the specifics, when it comes to finance and  
9 money, and also we're not going to -- I'm certainly  
10 not going to ask anyone that's able to vote on  
11 something that could be \$15 million, thing of that  
12 nature, without you having all the details, without  
13 you feeling confident that this is all being done in  
14 its right way, and we want to do that, might even  
15 have some of our consultants come in and make a  
16 little presentation to you as well to be sure. I  
17 want you to feel confident and for you to feel, you  
18 know, in your minds that this is being done in the  
19 right way before you vote on something as large as  
20 this, as important as this, as big as this is. It's  
21 a big project. So this is basically what's  
22 happening and we've already gotten together with,  
23 you know, engineers, we have cost analysis done,  
24 gotten together with engineers, and they're making  
25 reports, goes to our finance consultant, and the



1 finance consultant, and we put all this together and  
2 then the banks and HUD, HUD has to approve this, by  
3 the way.

4 MR. RODRIGUEZ: Sure.

5 EXECUTIVE DIRECTOR SANGER: The banks  
6 and HUD are going to be sure that we are financially  
7 fit to do all this, all right? So that's one thing  
8 you could, in your mind, could know too, that HUD's  
9 not going to approve this unless we are financially  
10 sound and a bank is certainly not going to take us  
11 on if we don't have the ability to pay it off on a  
12 regular basis. Okay. And this is all over a 20  
13 year period, by the way, all right? Keep in mind  
14 with RAD, I don't want to get into a long  
15 conversation about it now, but with RAD, not only do  
16 we view the initial the cost, the initial work on  
17 our buildings, but you also have to save some money  
18 as well to do it, maybe if something comes up in the  
19 fifth year or seventh year, it's got to come down to  
20 that money, because you're no longer going to be  
21 getting the CF money.

22 COMMISSIONER DINARDO: Right, what, you  
23 convert to?

24 MR. RODRIGUEZ: Correct.

25 COMMISSIONER DINARDO: Section 8.

1 MR. RODRIGUEZ: Yeah, we lose the  
2 capital subsidy.

3 EXECUTIVE DIRECTOR SANGER: We lose the  
4 capital fund, which is about a million a year.  
5 Actually, we would cost -- we would actually about  
6 700,000 that we were using each year to make  
7 improvements. We no longer get that money. So you  
8 have to be plan carefully, have a good strategy, put  
9 everything in place, of course, work closely with  
10 consultants and planners, and to make sure this is  
11 going to fly. I might not be here, Jorge might not  
12 be here, we all may not be here, something happens  
13 eight, ten years from now, whatever, but there has  
14 to be money in the kitty, so to speak --

15 MR. RODRIGUEZ: Yes.

16 EXECUTIVE DIRECTOR SANGER: -- so these  
17 items can be addressed.

18 MR. RODRIGUEZ: Financially sustainable  
19 to really --

20 EXECUTIVE DIRECTOR SANGER: In the  
21 future, as well.

22 MR. RODRIGUEZ: Yes.

23 COMMISSIONER DINARDO: So, Jorge, are  
24 you also responsible to manage that as the CFO?

25 MR. RODRIGUEZ: Well, I would say it's

1 a team effort. I like to think that, you know, we  
2 bounce off our ideas as far as how to manage this  
3 project going forward. We will be using an  
4 engineer/architect that will design the whole  
5 project.

6 COMMISSIONER DINARDO: I'm talking  
7 about the management of the funds.

8 MR. RODRIGUEZ: The funds?

9 COMMISSIONER DINARDO: Yeah.

10 MR. RODRIGUEZ: Well, no, once the  
11 funds become available, the protocol, at least the  
12 procedure, I think, that HUD does is basically, you  
13 know, we will have to basically report every month,  
14 every month, as I do right now with my vouchers, and  
15 a Section 8, it's a similar reporting platform that  
16 I go in and report the RAD process, the  
17 improvements, and things like that. I'm sure HUD is  
18 going to be requiring that as part of approving  
19 this, there's going to be that compliance piece,  
20 right, and then, you know, the banks, themselves. I  
21 mean I'm sure they're going to be knocking on the  
22 doors now and then, and that will be something that  
23 I will work in basically jointly with our financial  
24 consultant as well to help me guide through myself  
25 through that.

1                   COMMISSIONER DINARDO: So what do you  
2 do? You draw down, like --

3                   MR. RODRIGUEZ: We will be drawing down  
4 --

5                   COMMISSIONER DINARDO: Let's say if you  
6 get \$15 million, you're approved for, you draw down  
7 as you are --

8                   MR. RODRIGUEZ: Yes. So typically it's  
9 a very good point --

10                   (Simultaneous crosstalk.)

11                   MR. RODRIGUEZ: So typically in  
12 constructions projects, right, when I've had  
13 construction projects in the past, there's a  
14 percentage of completion that basically that an  
15 architect and a contractor come to an agreement,  
16 right? And so they're progress payments. These are  
17 all outlined in the contract that how much are we  
18 going to pay as the project gets moved along, right?  
19 And we retain, obviously, funds to ensure that, you  
20 know, we protect our interests and make sure that,  
21 you know, if something is wrong, the contract is not  
22 a hundred percent paid already and, you know, out  
23 the door. So there's retainage and things of that  
24 nature, but to your point, I mean, yes, we will have  
25 mechanisms in place to make sure that we are

1 protecting, obviously, the financial interest of the  
2 Housing Authority and the funds that are granted to  
3 us as well. So we will have those controls in place  
4 and we will be advised as well from the financial  
5 consultant, which has done many other RAD approaches  
6 with other housing authorities.

7 EXECUTIVE DIRECTOR SANGER: Plus the  
8 fact that HUD is going to have a structure in place  
9 for checks and balances of that whole thing, as it  
10 goes along.

11 MR. RODRIGUEZ: Yes.

12 EXECUTIVE DIRECTOR SANGER: To be sure  
13 you do have money for things that are unexpected,  
14 and all of a sudden you need \$500,000, where is that  
15 money coming from? We have to have these things --

16 MR. RODRIGUEZ: The reserves.

17 EXECUTIVE DIRECTOR SANGER: The  
18 reserves.

19 MR. RODRIGUEZ: Yeah, there are certain  
20 reserves that have to be built into a financial,  
21 what they call, pro forma, right? Meaning what  
22 would happen if, and obviously what goes into that,  
23 obviously, is the how much you would be receiving in  
24 net vouchers as the rents go up every year, HUD, and  
25 HUD pegging those, you know, increases

1 incrementally, you know, CPI, inflation, right? So  
2 as that goes along, you, as an accountant, or as a  
3 financial advisor, you put together a schedule to  
4 say: Okay, do you have enough for a rainy day, so  
5 to speak? Do you have enough for if this -- you  
6 know, to make this capital improvement ten years  
7 from now, the roof is going to be, we're going to  
8 need a roof. Forget about the elevator, forget  
9 about all this that we mentioned. Eventually the  
10 roofs are going to have to do, so you have that. So  
11 all those things have to be put into as plan, so to  
12 speak, and if that plan doesn't look like it's sound  
13 and it's, you know, solid, it will be pushed back  
14 and we probably most likely banks will not even come  
15 knocking on the doors, so to speak, so yeah.

16 EXECUTIVE DIRECTOR SANGER: The other  
17 point I want to make as well, excuse me, go ahead,  
18 I'm sorry.

19 VICE CHAIRPERSON GUTIERREZ: No, go  
20 ahead.

21 EXECUTIVE DIRECTOR SANGER: Go right  
22 ahead.

23 VICE CHAIRPERSON GUTIERREZ: Go ahead.

24 EXECUTIVE DIRECTOR SANGER: Okay. The  
25 other point real quick is the City of Union City

1           Housing Authority, the Mayor, has to sign off on  
2           this as well, all right? So have a number of  
3           people, a number of entities and people that are  
4           involved in this that will be signing off and they  
5           want to be sure that everything is physically sound  
6           before we go ahead and, you know, move on all this  
7           too, so, but you'll certainly be part of that  
8           process as we move along. You'll know everything  
9           that's going on and I believe, like, having maybe  
10          one or two consultants come in and financial people,  
11          whatever, speaking with you. I think at this stage  
12          taking that time could be very valuable, you know,  
13          during the meeting, you know, we're all busy and a  
14          lot going on, but we can get an extra half hour into  
15          a meeting sometimes or someone can really give you a  
16          professional, you know, presentation, you'll feel  
17          much more confident and secure, you know --

18                   VICE CHAIRPERSON GUTIERREZ: Yes.

19                   EXECUTIVE DIRECTOR SANGER: -- with the  
20          whole thing.

21                   VICE CHAIRPERSON GUTIERREZ: I received  
22          the message, the state, they open up again for the  
23          vouchers, they open up a lottery for January 17th to  
24          February 3rd, so the people can apply for the  
25          voucher for Section 8.

1 EXECUTIVE DIRECTOR SANGER: Yeah.

2 Depends what community that is or where.

3 VICE CHAIRPERSON GUTIERREZ: They open  
4 up --

5 EXECUTIVE DIRECTOR SANGER: That's some  
6 special projects.

7 VICE CHAIRPERSON GUTIERREZ: They open  
8 up again.

9 MR. RODRIGUEZ: Yeah, the State of New  
10 Jersey, I think you're referring to, I read the  
11 state also participate in vouchers as well as  
12 Section 8 vouchers and they have an allotted amount  
13 that goes out to the public. So, obviously, we have  
14 our own vouchers from HUD, right, that we actually  
15 go out and try to get to the public, but the State  
16 of New Jersey also has money in their budget to help  
17 with housing needs.

18 VICE CHAIRPERSON GUTIERREZ: For  
19 Section 8.

20 MR. RODRIGUEZ: That's what that is.

21 EXECUTIVE DIRECTOR SANGER: Any other  
22 questions towards that? If not, I just want to  
23 alert you, 3700 Palisade Avenue, which is our senior  
24 building right across from City Hall, we did get  
25 approval already and we did go out to procurement



1 and we did -- were able to select a low bidder, same  
2 person, same company that did our parking lot here,  
3 they'll be doing the park lot as soon as weather  
4 breaks and the weather permits, we will be doing a  
5 new parking lot at 3700 Palisades, which will be a  
6 nice thing, also help us with some curbs and some  
7 lighting there as well. So it will be, you know, to  
8 try to make it illuminated as much as possible, and  
9 as Jorge mentioned in this whole process and  
10 something we're going to be doing with our existing  
11 CF money for 2023, 2024, we're going to do our best  
12 to modernize, modernization of our elevators, which  
13 is probably our biggest problem here. Besides the  
14 pipes in the balls, our elevators have become a  
15 major issue and we're going to do our best, as Jorge  
16 said, just to modernize, not brand new, whatever,  
17 just to give it a tuneup, so to speak, and get it in  
18 the best working condition to be like \$300,000, very  
19 costly. Very expensive. So that's it from my end,  
20 but at this time if there are no other questions.  
21 This is the public portion of our meeting now.

22 Is there anyone in the public who would  
23 like to make a -- please step forward and state your  
24 name and your address, please.

25 MS. BESHARA: Toni Beshara, Veterans

1 Apartments on Fourth Street.

2 Yeah. The usual questions.

3 Timelines. The next steps you  
4 mentioned that you are happy with the completion of  
5 Cantello and you're going to add a few more items.  
6 I'm wondering what it looks like for -- I know that  
7 you don't just come up with a decision at the time  
8 that it's going to happen. So in the planning, has  
9 anything been decided about the remaining veterans  
10 apartments at COAH?

11 EXECUTIVE DIRECTOR SANGER: You're  
12 talking about the next phase, right?

13 MS. BESHARA: Sure.

14 EXECUTIVE DIRECTOR SANGER: The next  
15 phase. And the next phase right now, we don't have  
16 an idea ourselves. We're anxious to hear ourselves,  
17 but this is something that must come from the city  
18 fathers, and the city of Union City, and how they  
19 are going to present it to the courts now on how  
20 they're going to utilize COAH funding in any future  
21 projects and, of course, get approval by the courts.  
22 So we're waiting as well. Just keep in mind that  
23 some of this COAH money is not only utilized for  
24 Union City Housing Authority, but maybe one or two  
25 other projects around Union City as well. So this

1 is actually a shared funding, so to speak. So we're  
2 not sure ourselves, but we're anxiously awaiting and  
3 may be able to sit down and discuss with some of the  
4 planners from the City and see the presentation they  
5 would be making towards getting the approval through  
6 the courts.

7 MS. BESHARA: Okay. Another question,  
8 just because that pipe was so interesting, did you  
9 fix the pipes in the veterans' apartments in  
10 Cantello as well? Is all the piping going to be  
11 fixed as well or was that just --

12 EXECUTIVE DIRECTOR SANGER: So you  
13 want -- I could answer, but Vito, of course, is best  
14 to answer --

15 MR. TATTOLI: As far as Mr. Sanger  
16 said, I think I'm going to echo what he said. It's  
17 not perfect, but it's at the best it could be. All  
18 the piping, if you say all the piping, of course,  
19 from my understanding when somebody says to me "all  
20 the piping," a hundred percent of the piping was  
21 changed. No, it wasn't. What was repaired what was  
22 needed.

23 MS. BESHARA: Okay.

24 MR. TATTOLI: So again, as Mr. Sanger,  
25 has echoed, it's not perfect, but it's good enough.

1 MS. BESHARA: Okay. Okay. So  
2 obviously you have not gone to court yet. Okay.

3 EXECUTIVE DIRECTOR SANGER: That's not  
4 our decision, court. That's the city's decision.

5 MS. BESHARA: Yeah. The other question  
6 that I had you mentioned that, you know, you learned  
7 a few things, you know, you might think differently,  
8 with the -- some of the rest of the project.

9 Do you have any idea ideas that you  
10 might share about what some of those things are?  
11 For example, maybe the remodeling of, I don't know,  
12 the kitchen, would you think of a different way or a  
13 bathroom, would you think a different way, have you  
14 considered different things based --

15 EXECUTIVE DIRECTOR SANGER: Let me say  
16 this: We haven't -- we have not sat down yet with  
17 the architect, Vito, maybe one or two consultant,  
18 and sit at a table. Rather than do it piecemeal, we  
19 haven't really sat down yet and say, okay, what are  
20 some things we can do in phase 2 to improve the  
21 whole process that we've learned? Okay? One I know  
22 for sure, I'm just going to say one, is relocation  
23 of the people. We didn't include relocation in our  
24 costs, all right? Because the contractor did say he  
25 thought he could do while it was tenant occupied.

1 Found out that he couldn't. So guess who picked up  
2 all that tab? Okay? It was us. We probably --  
3 Jorge is it safe to say three or four -- \$300,000.

4 MR. RODRIGUEZ: Yes, that's probably --  
5 that's about right.

6 EXECUTIVE DIRECTOR SANGER: 300,000  
7 that we had to use to relocate people. And we got a  
8 good deal right here at Extended Stay hotel right  
9 here in Secaucus. We got a good deal. So we  
10 learned the importance now of relocation funds being  
11 included, things of that nature, moving, moving of  
12 the furniture, and that has to come out of the  
13 apartments. Where does that -- who moves that out?  
14 Where is it stored? Things of that nature. A lot  
15 of things came upon us and we had to make some snap  
16 decisions when it first happened, and we made the  
17 right decisions at that time.

18 So these are things now we have to be  
19 sure we include in the next phase and things just of  
20 that nature. So there are quite a few things, you  
21 know, but to sit here and just start picking, it  
22 wasn't the right time. No, I'm just saying it  
23 wouldn't be the right time because I would like to  
24 rely on some of the architectural professionals to  
25 tell me as well, okay?

1 MS. BESHARA: I guess --

2 EXECUTIVE DIRECTOR SANGER: Because I  
3 don't know --

4 MS. BESHARA: I guess --

5 EXECUTIVE DIRECTOR SANGER: They have,  
6 you know, tremendous knowledge that I may not have.

7 MS. BESHARA: I guess I'm picking for,  
8 you know, do you have any idea, how anything -- has  
9 anything been discussed about the different things  
10 you might do, not just the things that you have to  
11 consider like relocation and things, but things that  
12 you might do differently?

13 EXECUTIVE DIRECTOR SANGER: Well,  
14 that's what I'm saying. I would like to get  
15 together with all the players that were involved,  
16 the management players of it all, the planners and  
17 players in it all and the management players and the  
18 plan and let them sit at the table and write these  
19 things down and make sure they're in our specs for  
20 the next phase, and make sure we're doing these  
21 things for the next phase. Exactly what I'm  
22 alluding to, because they have a greater knowledge  
23 than we do.

24 ATTORNEY PIZZILLO: And after all that,  
25 we still have to provide this and it has to meet the

1 acceptance of the independent special master, so  
2 until, you know, we have to sit down with our team  
3 and then really present it to this person on behalf  
4 of the state, and we're limited, it's a very limit  
5 on what you can, you know, ask for, what we can do  
6 with that money. You know, even before we get it  
7 they're telling us what well you can -- if we're  
8 even going to give you money, you can only use it  
9 for X, Y, and Z. So we're limited and kind of  
10 hamstrung what we can do and then how we can do it,  
11 but Sandy is right. I mean, until we sit down with  
12 the design professionals and the planners, you know,  
13 we can't really figure out what the final concept  
14 would be to present until that happens.

15 MR. RODRIGUEZ: And to that point, I  
16 mean, obviously, the financials aspect of it as  
17 well, I mean, if we don't know for sure how much the  
18 Court Master or how the COAH powers to be that run  
19 the COAH fund will allocate for us to do, right, so  
20 then when that comes more into a clearer picture,  
21 then we can actually try to customize --

22 EXECUTIVE DIRECTOR SANGER: We'll back  
23 into that number.

24 MR. RODRIGUEZ: Exactly.

25 EXECUTIVE DIRECTOR SANGER: We'll back

1 into that number.

2 MR. RODRIGUEZ: Exactly.

3 EXECUTIVE DIRECTOR SANGER: We can make  
4 a whole lot of suggestions and whole lot of plans,  
5 we don't have the money, and they're the ones  
6 providing the money. So if they tell us  
7 hypothetically \$2 million, we could make plans  
8 accordingly.

9 MS. BESHARA: Uh-huh.

10 EXECUTIVE DIRECTOR SANGER: We don't  
11 know ourselves.

12 MS. BESHARA: And that --

13 EXECUTIVE DIRECTOR SANGER: And try to  
14 include the things we learned.

15 MR. RODRIGUEZ: Exactly.

16 MS. BESHARA: And that happens and  
17 basically it starts at least in the court.

18 EXECUTIVE DIRECTOR SANGER: Correct,  
19 ma'am. Yes, ma'am.

20 MS. BESHARA: And that is a few months  
21 away?

22 EXECUTIVE DIRECTOR SANGER: I don't  
23 know. That would be up to the city planners, okay?

24 MS. BESHARA: Okay.

25 EXECUTIVE DIRECTOR SANGER: I've made



1 one or two calls. I've sign one or two people  
2 personally, in talking and discussion, and they're  
3 in the planning stage as well in how they're going  
4 to be doing that.

5 MS. BESHARA: Okay.

6 EXECUTIVE DIRECTOR SANGER: Okay?

7 MS. BESHARA: Thank you.

8 EXECUTIVE DIRECTOR SANGER: Thank you.

9 MR. RODRIGUEZ: Thank you.

10 EXECUTIVE DIRECTOR SANGER: Okay.

11 I think that's it for our meeting.

12 Would someone like to have a motion to  
13 adjourn?

14 VICE CHAIRPERSON GUTIERREZ: Motion.

15 EXECUTIVE DIRECTOR SANGER: Motion to  
16 adjourn by Ms. Gutierrez.

17 And to close our meeting, Mr. Pedraza?

18 CHAIRMAN PEDRAZA: Yes.

19 EXECUTIVE DIRECTOR SANGER: Ms.  
20 Gutierrez?

21 VICE CHAIRPERSON GUTIERREZ: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.  
23 DiNardo?

24 COMMISSIONER DINARDO: Yes.

25 EXECUTIVE DIRECTOR SANGER: Ms.

1 Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 EXECUTIVE DIRECTOR SANGER: Mr.

4 Geldziler?

5 COMMISSIONER GELDZILER: Yes.

6 EXECUTIVE DIRECTOR SANGER: Thank you  
7 so much.

8 COMMISSIONER DINARDO: Thank you.

9 EXECUTIVE DIRECTOR SANGER: It was a  
10 little longer today than some of our meetings, but  
11 it was certainly some real good dialogue.

12

13 (Concluded at 6:09 p.m.)

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CERTIFICATE OF OFFICER

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

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