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REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE : JANUARY 18, 2024
CITY OF UNION CITY : 4:30 P.M.

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

BOARD MEMBERS PRESENT:

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

APPEARANCES:

GERARD PIZZILLO, ESQ., (ABSENT)
Attorney for the Board.

ALSO PRESENT:

EXECUTIVE DIRECTOR STANLEY SANGER
JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS

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

1 EXECUTIVE DIRECTOR SANGER: Let's stand
2 for the Pledge of Allegiance.

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR SANGER: Good
5 evening, everyone.

6 Welcome to the Board of Commissioners
7 meeting of the Union City Housing Authority.

8 Today is January 18th, 2024, and it's
9 the first time we are meeting in this new year.

10 CHAIRMAN PEDRAZA: Happy New Year.

11 VICE-CHAIR GUTIERREZ: Happy New Year.

12 EXECUTIVE DIRECTOR SANGER: Happy New
13 Year, everyone, and looking across this table, the
14 most important thing I can say is to convey good
15 health to everyone.

16 VICE-CHAIR GUTIERREZ: Yes. That's
17 what we need. Thank you.

18 COMMISSIONER DINARDO: Thank you.

19 EXECUTIVE DIRECTOR SANGER: And good
20 health to all of us at this table and again going
21 into a new year, and I mean this sincerely being in
22 partnership with you and working with you, and all
23 you've done for the people within the Union City
24 Housing Authority and all our tenants and residents,
25 I just want to take, of course, a moment to thank

1 you for what you've done in the past and looking
2 forward to, of course, what we will be doing in the
3 near future and far future as well, just the future
4 here at the Union City Housing Authority. A lot of
5 good things happening. And at times you may not
6 realize, you know, cumulatively all the wonderful
7 things you do, you know, by being here and realizing
8 it's all volunteer and many of you are involved in
9 many different things as far as working with the
10 city government and working, you know, overall, so
11 we appreciate that and at this time I would just
12 like to -- a few things I want to mention, but I
13 think it might be best to mention it in closed
14 session, because some of it might be of a personal
15 nature, a few things that will be -- that we will be
16 discussing, but we'll take a roll call for today,
17 and Chairperson Pedraza?

18 CHAIRMAN PEDRAZA: Here.

19 EXECUTIVE DIRECTOR SANGER: Vice
20 Chairperson Gutierrez?

21 VICE-CHAIR GUTIERREZ: Here.

22 EXECUTIVE DIRECTOR SANGER: Okay.

23 Commissioner Jetter is not here.

24 Commissioner DiNardo?

25 COMMISSIONER DINARDO: Here.

1 EXECUTIVE DIRECTOR SANGER: Okay.

2 Commissioner Capizzi?

3 COMMISSIONER CAPIZZI: Here.

4 EXECUTIVE DIRECTOR SANGER: Okay.

5 Commissioner Mundorf is not here, absent.

6 And Commissioner Geldziler?

7 COMMISSIONER GELDZILER: Yes, here.

8 EXECUTIVE DIRECTOR SANGER: Okay. Five
9 present and we have two absent and we can now go
10 into -- what we'd like to do is go into closed
11 session, we do have a quorum, and can I get a motion
12 to go into closed session?

13 VICE-CHAIR GUTIERREZ: Motion.

14 EXECUTIVE DIRECTOR SANGER: Motion by
15 Ms. Gutierrez.

16 COMMISSIONER DINARDO: Second.

17 EXECUTIVE DIRECTOR SANGER: Second by
18 Ms. DiNardo.

19 Roll call for closed session.

20 Mr. Pedraza?

21 CHAIRMAN PEDRAZA: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.
23 Gutierrez?

24 VICE-CHAIR GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: Ms.

1 DiNardo?

2 COMMISSIONER DINARDO: Yes.

3 EXECUTIVE DIRECTOR SANGER: Ms.

4 Capizzi?

5 COMMISSIONER CAPIZZI: Yes.

6 EXECUTIVE DIRECTOR SANGER: Mr.

7 Geldziler?

8 COMMISSIONER GELDZILER: Yes.

9 EXECUTIVE DIRECTOR SANGER: Five yes.

10 We are now going into closed session and member of
11 the public we'll be happy to have you come back in
12 during the open session.

13 MS. BESHARA: I'll be here.

14 EXECUTIVE DIRECTOR SANGER: Thank you,
15 ma'am.

16 (CLOSED SESSION STARTED AT 4:34 P.M. AND
17 ENDED AT 4:49 P.M.)

18 EXECUTIVE DIRECTOR SANGER: Okay. We
19 are now in open session of the January 18th meeting
20 of the Board of Commissioners of the Union City
21 Housing Authority.

22 And Resolution 2024, No. 1. This is
23 our first resolution of the year.

24 Resolution approving the Union City
25 Housing Authority to publish requests for proposal

1 for computer consulting services, fee accountant
2 services, and independent auditor services, and
3 we've known these, of course, as our professional
4 services.

5 Number 2, 2024. Resolution approving
6 the Union City Housing Authority to publish requests
7 for proposal seeking consultant services in
8 connection with implementation of 2024 Capital Fund
9 Plan and the five year plan. Capital Fund Plan and
10 five year plan are all part of submissions to go to
11 HUD for approval and by having a consultant it helps
12 us to do this more efficiently.

13 2024, No. 3 resolution approving the
14 Union City Housing Authority to publish requests for
15 proposals for extraordinary boiler and hot water
16 heater emergency calls. And this is for two years,
17 and, again, something that's always a necessity.

18 Resolution approving the Union City
19 Housing Authority to publish requests for proposal
20 of developer/contractor --

21 COURT STENOGRAPHER: What was the
22 number on this one?

23 EXECUTIVE DIRECTOR SANGER: This is
24 four, 2024, No. 4.

25 Resolution approving the Union City

1 Housing Authority to publish requests for proposal
2 for developer/contractor in connection with RAD
3 conversion of Amp 2 properties.

4 And right after this I want to get into
5 the report of the Director. I'm going to have Jorge
6 elaborate on this a little bit for us, so you have a
7 more of a full understanding.

8 The resolution 2024, No. 5, is a
9 resolution of the Union City Housing Authority to
10 establish a 2024 annual meeting schedule, and
11 designation of an official newspaper of record. And
12 you will see here the dates that we've attached to
13 that the 2024 annual meeting dates, and notice to
14 the public, as well as the notices will appear in
15 the Hudson Reporter, Jersey Journal, Bergen Record,
16 and, of course, on our bulletin board and our.

17 MR. RODRIGUEZ: Web side.

18 EXECUTIVE DIRECTOR SANGER: Website,
19 exactly.

20 And the other resolution number 2024,
21 no. 6, resolution approving an increase in the cap
22 of the contract amount of independent auditor
23 services. We have mentioned a number of times here
24 at this table if we were ever increasing caps for
25 any of our services, whether they be professional

1 service or general services, that that cap will be
2 only done by vote of the Board because it's
3 additional funding, additional money, and we've held
4 to those caps for -- this is, believe or not, this
5 is my eighth year here, on eight years.

6 VICE-CHAIR GUTIERREZ: Wow.

7 EXECUTIVE DIRECTOR SANGER: It's
8 amazing how fast it goes and for eight years we've
9 held to that cap. We've asked you once before to
10 increase a cap, and this is the second time. It's
11 only the second time to increase the cap and we, of
12 course, we wouldn't do that unless it was, you know,
13 necessary and a necessity, and this is for
14 independent auditor for services increase of \$3,000
15 from \$15,000 to \$18,000.

16 So those are the resolutions.

17 At this time I would like to do an --
18 if there are any questions towards that at this
19 moment? Any of these resolutions? Nothing.
20 Basically, all the services that have been help for
21 us moving forward.

22 So with that, we will have a consent
23 agenda now and we understand that you will be
24 approving the minutes of the November 14th meeting,
25 because we did not have a meeting in December,

1 Christmas, so, you know, as we usually do at
2 Christmastime, so we will have the approval of the
3 minutes from November 16th, 2024, which you have, of
4 course, copies of those within -- you know, in your
5 folders for your perusal. Also, of course, the
6 approval of the various resolutions, and no awarding
7 of any contracts tonight or bids or anything of that
8 nature, and that's about it.

9 So, at this time we'll ask for the vote
10 on consent agenda.

11 Mr. Pedraza?

12 CHAIRMAN PEDRAZA: Yes.

13 EXECUTIVE DIRECTOR SANGER: Ms.

14 Gutierrez?

15 VICE-CHAIR GUTIERREZ: Yes.

16 EXECUTIVE DIRECTOR SANGER: Ms.

17 DiNardo?

18 COMMISSIONER DINARDO: Yes.

19 EXECUTIVE DIRECTOR SANGER: Ms.

20 Capizzi?

21 COMMISSIONER CAPIZZI: Yes.

22 EXECUTIVE DIRECTOR SANGER: Mr.

23 Geldziler?

24 COMMISSIONER GELDZILER: Yes.

25 EXECUTIVE DIRECTOR SANGER: Five yes.

1 All right. Thank you for that.

2 And we'll move on. There's a portion
3 of our meeting where we go into the report of the
4 Director, Director's report, and just a few things I
5 would like to talk to you about and I think we're
6 entering into a stage now in -- that the Housing
7 Authority in Union City where not only are we
8 providing for low income families and affordable
9 housing, we're also entering into more of a
10 partnership with the city of Union City and various
11 builders or contractors and developers, I should say
12 as well, developers and in developing affordable
13 housing for people within Union City. So, basically
14 saying that we're going to be more involved in
15 partnerships in establishing and building --
16 developing affordable housing for, you know,
17 citizens of Union City, but both young and old, and
18 older, and as well as, you know, families and
19 affordable housing and senior citizens.

20 So, just to give you an idea of a few
21 of these projects that is in the planning stage now,
22 but one that we'll definitely be part of is, you
23 know, latter planning stage going on now to
24 construction should be happening very shortly, we've
25 mentioned a few times at this table, but we'll be

1 part of the Union City City Fathers with the senior
2 building on 8th Street between Central Avenue and
3 Summit Avenue, and there will be a hundred new
4 apartments there for senior citizens, of which we
5 will provide 63 vouchers from our Section 8. So,
6 look at that 63 percent of the funding for as far as
7 rental on, you know, on the basis will be coming
8 from Union City Housing Authority. So, we're, you
9 know, we're proud of that. It's a good thing for us
10 because we're able to get vouchers out into the
11 street, and if not, federal government could take
12 some of that money back and they have, all right?
13 And also it's a great lift and a great support for
14 the City of Union City as well working with the
15 developer. I know the Mayor and the City Fathers
16 are working there to provide a hundred units there
17 right down on 8th Street. It's going to be a mixed
18 use. It's going to be one or two stores on the
19 bottom, there's still going to be the post office
20 that's going to be on the bottom. Also, on the
21 bottom is going to be parking, parking, et cetera,
22 same thing. Ms. DiNardo and Ms. Capizzi, that
23 they're doing in the school system now with a new
24 school year, also providing the parking. Taking up,
25 yes, city parking lot, whatever, but also being sure

1 that they're still going to be providing ample
2 parking. So they're not taking any parking away.
3 So, they're going to have two or three floors of
4 parking, and then above it we'll have a hundred
5 units for senior citizens, including a post office
6 downstairs. Interestingly, this building is also
7 going to have a community room. It's going to have
8 a fitness center for the elderly and it's also going
9 to have office space for medical services.

10 COMMISSIONER DINARDO: Nice.

11 EXECUTIVE DIRECTOR SANGER: And the
12 reason HUD would not provide funding for this unless
13 you had for a combination of medical services and
14 social services, HUD would not approve of this
15 unless you provided that in the project. All right.
16 So, of course, when we sat down with -- about two
17 summers ago we sat down with, as part of that, we
18 had informed that if you are going to have this and
19 you want HUD to be part of this, you must include
20 that within the project, and it makes a lot of
21 sense. Right within the building doctors and nurses
22 and whatever medical staff will be coming right to
23 the building and providing services right there, as
24 well as social workers and people of that nature to
25 help them with overall general counseling and

1 whatever in the senior building. So we're happy
2 with that.

3 I don't know the exact date that
4 they're putting a shovel in the ground there, but I
5 know it's coming very shortly, and so good things
6 are happening the City of union city.

7 A developer, RPM Development and, of
8 course, ourselves, so Ms. DiNardo had attended one
9 or two meetings with us in the early stages, and we
10 haven't had many meetings in recent times, but it
11 was very helpful to us in how we are going to become
12 partners in this. They just called us -- yeah, it's
13 a little -- just a little thing on the side. They
14 just called us yesterday. If we want to put our --
15 you see our logo and slogan right on the table
16 there, I always leave that, that's going to be part
17 of signage that's downtown as well, which, you know,
18 because we're going to be a partner with it, so it's
19 going to be part of signage down there, and anything
20 that they're putting down out as far as
21 advertisement or public notice or whatever, our logo
22 and the three partners, the City of Union City, RPM
23 Development, Union City Housing Authority will all
24 be part of that. So, that with the Mayor's approval
25 as well, this project and so that's a nice thing for

1 us to include that. And they'll also be putting up
2 a big banner down there, a big banner is going to be
3 put up for construction, and we'll be part. So you
4 ever drive by there when it begins, you'll be able
5 to see our logo there, and all with your support, of
6 course, with your support.

7 The other thing now, the next project
8 you heard of the Union City, I think many people
9 here because everyone's active in the Union City,
10 you know, activity, many people here because
11 everyone is active in the Union City, you know,
12 activity, you know, a lot of things. Teamsters'
13 building down on 7th Street, 7th and Summit Avenue,
14 the Mayor, I believe, the City of Union City had
15 bought -- purchased the building for about
16 \$3 million, three --

17 MR. TATTOLI: Yes, million dollar.

18 EXECUTIVE DIRECTOR SANGER: Three
19 million dollars, they had purchased the facility and
20 eventually I know -- I know there's not some final
21 decisions, but it's going to be a mixed use building
22 of various different, you know, might be stores and
23 commercial and it could be office and professional,
24 but the Mayor wants to be sure that there's
25 affordable housing built in there as well. How

1 many --

2 VICE-CHAIR GUTIERREZ: The one on the
3 corner.

4 MR. RODRIGUEZ: Yeah, the big one.

5 EXECUTIVE DIRECTOR SANGER: The big
6 Teamsters' building that's right on the corner, it's
7 been there for years, a hundred years. Yeah, a long
8 time. So big, solid building. So, we're also part
9 of that. Just to let you know, while the decisions
10 are being made there and because we are going to be
11 future partners there, we right now are going to be
12 just helping with some management, not management,
13 but really some maintenance. The building's not
14 occupied. As of February 1st it's not going to be
15 occupied. It's still occupied by the Teamsters for
16 one month. Beginning February 1st it will be
17 unoccupied, but we, as part of our part in this, are
18 just going to be going to the building and nothing
19 financial, nothing that's going to hurt us, it's
20 going to cost us financial, whatever, but just to
21 have our maintenance staff go through the building,
22 make sure there's no leaks while it's not occupied,
23 make sure everything -- so, we're going to be
24 basically a, you know, going around for safety and
25 security reasons at the building. So, until they

1 make a decision on how they're going to move forward
2 and we know -- I'm sure this is going to take a
3 number of, you know, one, two years or so to get it
4 altogether, but the Union City Housing Authority
5 hopefully will be part of that again, part of
6 affordable housing.

7 And the other item that has become --
8 and Jorge and Vito and these guys how they've woken
9 up 1 o'clock in the morning, 3 o'clock in the
10 morning, they're here sometimes 11 o'clock at night,
11 1 o'clock in the morning, and I'm just not saying
12 that. Vito is here sometimes 5:30 in the morning,
13 5 o'clock in the morning.

14 And as you know, elevators are a major
15 part of what we do, all right? And we've had
16 elevators that are in our buildings 25, 30 years,
17 all right? And unfortunately we've had a flurry of
18 elevators not working properly and whatever and they
19 might be out for a few hours, six hours, five hours.
20 I'm going to tell you straight, things like that we
21 do have an elevator company coming, but that comes
22 and fixes them, they can be up and running because
23 they are very important for every -- many of our
24 elderly people in buildings and people that are
25 handicapped and whatever. I don't have to tell you

1 that. But what we're doing now is part of our CF
2 plan and our capital funds, we're now -- we're not
3 even going to wait for RAD. RAD is coming for those
4 three buildings, which Jorge might touch on in a few
5 minutes, and we're working with Vito and Jorge and
6 we realize that we just -- we don't have -- we can't
7 wait another year or two till RAD really comes into
8 effect with these elevators and whatever, so we're
9 going to have to take it out of CF money, but that
10 also leaves us money in RAD to do other things later
11 for the elevators. So, we're kind of putting the
12 money forward now, and with that. So, we're hoping
13 at 634, 640, and 660 we will be modernizing each one
14 of the elevators. They haven't been, basically, you
15 know, addressed totally in 25, 30 years, so we're
16 looking to do that anywhere between -- maybe between
17 175, 200,000, Jorge --

18 MR. TATTOLI: Approximately, yeah.

19 EXECUTIVE DIRECTOR SANGER: To
20 modernize. And when we say "modernize," it means
21 it's not getting a new cab, it's not getting a new
22 cab, so to speak, but they will have all the
23 other -- you know, everything that's necessary that
24 goes into that, you know. Nowadays things are so
25 electronic and different things, so we're working

1 towards that and I'd just like to thank the guys
2 here and I mean this, but they've gone through the
3 last four or five months listening to me, somebody
4 else is calling me, I'm calling them, and it's like
5 a lot going on, you know, and most of all for the --
6 and rightfully so for the people who live here, not
7 just us, rightfully so, a number of them have been
8 inconvenienced. When they are down I will say this,
9 we always have a security guard helping people up
10 the stairs. We have the Union City Police
11 Department send someone if the elevator goes down to
12 help people, and also our security guard will be,
13 you know, here as well carrying boxes up for people
14 if they were shopping, carrying bags up for people
15 that they're shopping, and trying to provide people
16 with some service to help them, you know, with the
17 stairs.

18 So, bottom line is we're going to
19 modernize the three elevators down here, 634, 640,
20 660, and we're also doing that starting this week
21 Vito or Jorge?

22 MR. RODRIGUEZ: Actually, yeah, this
23 week.

24 EXECUTIVE DIRECTOR SANGER: This week.
25 We have two elevators at 3700, and we've done,

1 thanks to you and a lot you have approved, really
2 just major improvements in that whole building, a
3 lot of things, many things. But the one thing,
4 there are two elevators there, one we're modernizing
5 there, so, and basically what you're doing is you're
6 putting the whole guts, all the guts of everything
7 is going in there and it's going to, you know, make
8 sure everything works more efficiently. So,
9 elevators are a key item, and that's about it as far
10 as my report.

11 With that, Jorge, do you want to
12 mention a few things.

13 MR. RODRIGUEZ: Sure, thank you.

14 EXECUTIVE DIRECTOR SANGER: Just to
15 give everyone --

16 MR. RODRIGUEZ: Thank you, Director.

17 Welcome, Commissioners. Thank you, for
18 your presence tonight.

19 So, briefly, we are at the stage with
20 RAD where we are requesting tonight your approval,
21 which we mentioned in resolution before on the
22 developer. The developer will come in-house, where
23 hopefully we'll find a developer that meets our
24 goals, and sit down with our architect and narrow
25 down key parts of the development that we will --

1 all the remodeling, all the rehab that we will be
2 doing on these three buildings.

3 This is a request that was a suggestion
4 by our financial people that are helping us get this
5 loan, and this is what most banks require us to do
6 is to provide a developer and an architect team that
7 will have the most recent current costs that are at
8 the market today. Most of the architects and
9 engineers and, obviously, a developer will have
10 firsthand knowledge of what it will cost to make
11 these improvements. Tonight, hopefully, once we
12 have all the resolutions approved, we will then go
13 out and publish in the paper to bring in a developer
14 to join us in the team to narrow down the cost as
15 requested by our financial consultant.

16 So, that's that aspect of it.

17 And then finally there's an
18 environmental piece which entails making sure that
19 the environment around those buildings is safe and
20 clean and ready for improvement per environmental
21 standards required by HUD and by the bankers, to --
22 I should say that and Vito can -- I can share this
23 with Vito's, really, his hard work helping me put
24 together the solicitation of getting the final oil
25 tank disabled at 640 39th Street. That oil tank

1 will then be eventually extracted and we will go
2 through the steps of cleaning and making sure that
3 the building does not have any spilled oil, make
4 sure that all that is clean, and, you know, we
5 will --

6 EXECUTIVE DIRECTOR SANGER: The process
7 you go through.

8 MR. RODRIGUEZ: Yes. Thank you.

9 We will go through the steps to get a
10 no further action letter as well from the state that
11 will satisfy a lot of the environmental
12 restrictions -- not restrictions, environmental.

13 EXECUTIVE DIRECTOR SANGER: Issues.

14 MR. RODRIGUEZ: Issues, exactly. Thank
15 you.

16 So, in a nutshell that's where we are
17 with RAD and hopefully in the next few months I'll
18 have more information to report to you.

19 EXECUTIVE DIRECTOR SANGER: All right.
20 And happy to say right at this table every building
21 here, down the hill is what we call Amp 2, up to
22 these two buildings on the top here is Amp 3, so our
23 Amp 2 and our Amp 3 all, five buildings are gas now.

24 VICE-CHAIR GUTIERREZ: Wow. Thank you.

25 EXECUTIVE DIRECTOR SANGER: Converted

1 to gas. It took years to do. Cost a lot of money,
2 whatever, but overall in the long run, Vito worked
3 very closely with PSE&G. Vito was here the other
4 night till 12 midnight because they had to work late
5 to get things done and I just say that because, you
6 know, a lot of people have been making time to make
7 all this fly, to make this work.

8 VICE-CHAIR GUTIERREZ: Thank you.

9 EXECUTIVE DIRECTOR SANGER: So, you
10 know, everything is gas. I remember when I first
11 came here, the Chairperson at that time had said you
12 know it would be great, if the Housing Authority
13 could get to all gas someday and it took seven years
14 or so, but we got there. A little slow, you know,
15 the turtle wins the race, but a little slow, but we
16 got all that finished and done and I do want to
17 reiterate what I've said to you a few times, as we
18 get closer to RAD and before any, you know, hard
19 decisions, before the decisions are made, you will
20 have a representative from the developer, the
21 engineer, and architect all here to present to you.
22 You will also very here with you a consultant you'll
23 have a time with a consultant, financial consultant
24 comes and explains things to you, all right?

25 So as I've said before, I don't want --

1 before any type of voting put things in action,
2 because eventually you're going to be talking about
3 an \$11 million project for the three buildings down
4 the hill 634, 640, 660, and before -- I know myself,
5 if I was on the Board, and I know we were making a
6 commitment towards \$11 million, I would want to know
7 every step, and to be sure I'm voting the right way
8 and I want you to be sure that you have confidence
9 in your vote and to be sure that all the right
10 things are being done. It will be reviewed by our
11 counsel. Also Ms. DiNardo has helped us in past.
12 It might be even someone from the Board and she's --
13 in the past she said she'd be happy to look in as we
14 make some decisions and whatever, and so in other
15 words, we'll have some people, third parties and
16 different people, looking in to be sure that we're,
17 you know, all steps are taken in the right direction
18 before we do vote and put the whole plan into action
19 because you're talking eventually, you know, about a
20 20 year payout of \$11 million. So it's, as they
21 say, this is nothing to -- this is no playing
22 around. This is real. This is, you know, important
23 things going on and we want you to feel confident
24 with that before you go on to vote. I don't know
25 too much. Vito, why don't you -- and we're right at

1 40 minutes right now. I promised we'd have a
2 shorter meeting, but Vito explain to everyone here
3 what goes into that because again, elevators are a
4 big ticket item, cost a lot of money, all right?
5 You're talking anywhere, 175 to 225, 175,000 to
6 225,000, in that area, not even for a new elevator,
7 for modernization, they call it. So modernization
8 they call it, modernization.

9 Vito, explain to the Board what goes
10 into the boxes that I ask you about often, the
11 electric boxes and a lot of the things that go into
12 the modernization, what they're going to do, the
13 lines, the pulls, the different things that happen.

14 MR. TATTOLI: Yeah. Thank you,
15 Mr. Sanger.

16 So, first, Happy New Year to everybody.

17 VICE-CHAIR GUTIERREZ: Happy New Year.

18 COMMISSIONER DINARDO: Happy New Year.

19 MR. TATTOLI: I said that the
20 beginning, but basically as Mr. Sanger said and
21 Jorge and I know and I'm sure everybody knows, the
22 elevators in here are outdated. So, the problem is
23 is the main control box, the door closers, and the
24 cabling that's all down these elevator shafts either
25 A, are discontinued, or B, very hard to come across

1 the parts.

2 So, what happens is -- and it's nothing
3 to do that the people don't use it right or they
4 abuse it and so forth. It's they're just old.
5 They're just old. So, what we're trying to come
6 together with the elevator company is to put an
7 estimate together, basically it's the control panel,
8 the door closers, and all the cabling that comes
9 down the chute. As Mr. Sanger mentioned, the cab,
10 there's nothing wrong with it. The cab is the cab.
11 Even if we were to revive the cab, it would be
12 exactly what's there. So we will leave that.

13 EXECUTIVE DIRECTOR SANGER: Just
14 paneling, inside paneling.

15 MR. TATTOLI: Plus the technology
16 that's out today, when it comes to -- let's just say
17 that it does break down, it's a lot easier than the
18 old technology. The newer technology is just in,
19 out, go, boom, push the button. Now, with the old
20 technology, the relays that are in there are just --
21 you're taking a guessing game. It's not a computer.
22 The new technology, it's like a computer. It tells
23 you exactly what it is. So, it's basically the
24 control panel, the door closes, and every cabling
25 that's inside these chutes.

1 So, everything will be new. The only
2 thing that will be left is the cab, which the cab is
3 in good condition. And that's it.

4 EXECUTIVE DIRECTOR SANGER: And the
5 inside of the cab, the panels that are on the walls,
6 you know, the panels, that is all going to be, you
7 know, beautification, put new panels on, it's going
8 to look brand new. You wouldn't know that the cab
9 is not brand new, but everything else is going to be
10 brand new, other than the cab, but then the cab,
11 when you see the inside panels and all the buttons
12 and all that stuff, it's going to be all brand new
13 and, you know, you really think you're a getting a
14 brand new elevator.

15 MR. TATTOLI: It will all be digital.
16 And so froth and so on.

17 COMMISSIONER DINARDO: How many
18 elevators are in each of the buildings?

19 MR. TATTOLI: So 3911 has two; 3901 has
20 two; 634, 640, and 660 has one, which those three
21 are the problem because if, as Mr. Sanger said,
22 should that one go down, now not only we got to give
23 the company some time to get here, as the tenants,
24 they'll come home or some are disabled, some have
25 shopping, so we make sure that there's always

1 somebody there to help them until the elevators are
2 repaired.

3 So, yes, there's two in these two
4 buildings, but down the hill there's only that one.

5 COMMISSIONER DINARDO: Wow.

6 VICE-CHAIR GUTIERREZ: Wow.

7 COMMISSIONER DINARDO: How many units?

8 MR. TATTOLI: Fifty-five in each.

9 COMMISSIONER DINARDO: Wow.

10 VICE-CHAIR GUTIERREZ: Yeah.

11 COMMISSIONER DINARDO: That's tough if
12 you have an emergency.

13 VICE-CHAIR GUTIERREZ: Exactly.

14 COMMISSIONER DINARDO: EMTs.

15 MR. TATTOLI: So, the EMTs, exactly.

16 COMMISSIONER DINARDO: You have to
17 bring a gurney down the stairs.

18 MR. RODRIGUEZ: That's right.

19 MR. TATTOLI: And you can understand
20 the frustration, so, we could only do what's
21 possible.

22 COMMISSIONER DINARDO: Right. The
23 infrastructure is there.

24 VICE-CHAIR GUTIERREZ: They're not so
25 big either.

1 MR. RODRIGUEZ: Right.

2 EXECUTIVE DIRECTOR SANGER: We've had--

3 VICE-CHAIR GUTIERREZ: The big one is
4 at 3700.

5 MR. RODRIGUEZ: That's right, 3700.
6 We, have two.

7 MR. TATTOLI: Yeah. There's two --
8 (Simultaneous crosstalk.)

9 VICE-CHAIR GUTIERREZ: Bigger than this
10 one.

11 MR. RODRIGUEZ: Yeah, yeah, inside,
12 right.

13 MR. TATTOLI: Actually, 3700, some of
14 the new equipment has already been delivered.

15 MR. RODRIGUEZ: Yeah, we were --
16 they're ready. The goal is to have 3700 hopefully
17 before the end of the summer or before the end of
18 fall, both of those two elevators, and 3700 will be
19 totally modernized, brand new spanking technology,
20 everything, so, that's a big -- that's an 11 story
21 building, so imagine with our seniors.

22 VICE-CHAIR GUTIERREZ: Exactly,
23 exactly.

24 COMMISSIONER DINARDO: Oh, wow.

25 So how do you -- how do you manage that

1 project if you only have one elevator in the
2 building.

3 EXECUTIVE DIRECTOR SANGER: That's
4 exactly what I was going to say now.

5 MR. TATTOLI: A lot of patience.

6 COMMISSIONER DINARDO: Only because
7 right now --

8 EXECUTIVE DIRECTOR SANGER: That is
9 good point.

10 MR. TATTOLI: A lot of patience.

11 COMMISSIONER DINARDO: A lot of
12 patience from the tenants too.

13 MR. TATTOLI: That's what I mean. Not
14 us. I mean the tenants, not us.

15 EXECUTIVE DIRECTOR SANGER: We're
16 going -- we will be having to set up some type of
17 service to assist them.

18 MR. TATTOLI: Absolutely.

19 EXECUTIVE DIRECTOR SANGER: We may have
20 to hire people or additional staff, or whatever
21 maybe, and have a great relationship with the fire
22 department and the police department. A few times
23 when one solo broke down, the fire department were
24 with us and helped us at times, and they literally
25 had one of those chairs, and whatever the people sit

1 in, four firemen were carrying them up and down the
2 stairs, four policemen. Sometimes our security
3 people and things like that. I mean, it was very
4 helpful with that, but that's a major point that
5 you're making. We're going to have to come to some
6 planning when it comes to a point where they won't
7 be able to use them for three weeks.

8 MR. RODRIGUEZ: We may consider -- we
9 may consider -- we've talked about this, we've
10 talked about this, as far as the higher floors, we
11 may consider offering them relocation if they choose
12 to do so. It's an additional cost.

13 MR. TATTOLI: Because once the project
14 starts, that elevator is down.

15 COMMISSIONER DINARDO: Yeah, of course.
16 Of course.

17 MR. TATTOLI: Six to eight weeks, tops,
18 so --

19 COMMISSIONER DINARDO: Wow.

20 MR. RODRIGUEZ: It could be less, but
21 you know, we always try to --

22 VICE-CHAIR GUTIERREZ: If it's any
23 longer, they can down the one and the other one
24 continue working, but --

25 EXECUTIVE DIRECTOR SANGER: A lot of

1 planning, a lot of planning.

2 MR. TATTOLI: But just so you know the
3 repairs or remodeling and so forth, they're working
4 around the clock. I believe it's two shifts.

5 MR. RODRIGUEZ: Well in this case with
6 the 3700 it will only --

7 MR. TATTOLI: No, no, no, not 3700 --
8 (Simultaneous crosstalk.)

9 MR. RODRIGUEZ: It's two shifts.

10 MR. TATTOLI: Two shifts, meaning
11 they're constantly working on it.

12 MR. RODRIGUEZ: It will be over time on
13 some of those, yeah.

14 COMMISSIONER DINARDO: Because it's
15 only one elevator.

16 VICE-CHAIR GUTIERREZ: One elevator.

17 COMMISSIONER DINARDO: Nothing to rely
18 on. Wow.

19 MR. TATTOLI: It's a challenge.

20 COMMISSIONER DINARDO: Yeah, really.
21 You're bidding these projects.

22 MR. RODRIGUEZ: We will provide that to
23 you when we sit down and for the three down the hill
24 that we're -- the Director had mentioned earlier
25 tonight, we will sit down and we will look at our

1 capital fund and plan out a spending plan on how to
2 approach each building and obviously when that is
3 basically compiled together we'll come to you and
4 ask for your approval and we'll give you a little
5 idea of what we would -- how we would approach it.

6 EXECUTIVE DIRECTOR SANGER: And then we
7 would also look into -- because of the bidding
8 process and how difficult it can be sometimes, as
9 you well know, we'll be looking at the state plan as
10 well through the state. What the state offers
11 through people and thank God, Jorge now also with
12 his new certification now and whatever.

13 COMMISSIONER DINARDO: He's a certified
14 purchasing agent.

15 EXECUTIVE DIRECTOR SANGER: Yes, yes.

16 COMMISSIONER DINARDO: Good for you,
17 Jorge. Congratulations.

18 MR. RODRIGUEZ: Thank you, thank you.

19 VICE-CHAIR GUTIERREZ: Thank you for
20 seven years, you guys given the good service. Good.

21 EXECUTIVE DIRECTOR SANGER: It goes
22 through, of course, the state plan, so to speak,
23 which I'm sure you've been through in your
24 experience, I'm sure.

25 COMMISSIONER DINARDO: It's helpful.

1 EXECUTIVE DIRECTOR SANGER: Very
2 helpful. So and, of course, you want to get people
3 maybe that's a little familiar with us, you know,
4 and have a working relationship. Do everything, of
5 course, the right way, follow all guidelines and
6 regulations, but at the same time try to get people
7 that have a relationship with us, people that we
8 know maybe have had some experience with, just as,
9 you know, anyone would do, and part of a state plan
10 or the bidding process or whatever, and see how this
11 goes, so that's where we're at, and you're going to
12 be hearing a lot about this in the next six months.
13 So I wanted to get you -- inform you of the whole
14 thing.

15 VICE-CHAIR GUTIERREZ: And thank you
16 both, you guys, it's a great job that you do.

17 MR. RODRIGUEZ: Thank you.

18 COMMISSIONER DINARDO: Thank you for
19 doing all of that.

20 VICE-CHAIR GUTIERREZ: I can say
21 because I've been here and I heard. Before oh, my
22 God. Now we're doing better. We're doing good. I
23 can say that.

24 EXECUTIVE DIRECTOR SANGER: Yeah.

25 We even have Vito working on -- I think

1 I may have mentioned it before, the side of the 39th
2 Street where the big rocks are, the water that comes
3 out of there, that's been there since I can remember
4 in Union City, at least 40 years for the water, then
5 this time of the year it all hardens up, ice,
6 freezes up and hardens and whatever. It's not going
7 to be safe going down that hill, whatever, we're
8 even looking into what we're -- they're going into
9 some piping there that's down under some of our back
10 buildings, find out where the problem is, the source
11 of that water that's been seeping through for years
12 coming out of there, and we're looking into what
13 ways we could probably get that fixed as well.

14 So, you know, a lot of little things.

15 COMMISSIONER DINARDO: Vito will be
16 bringing the pipe to one of the meetings to show us.

17 MR. TATTOLI: I got one if you need
18 one. I have one in my office.

19 COMMISSIONER DINARDO: Because you're
20 shocked. It's so old.

21 MR. TATTOLI: I still have one, that
22 one I showed you the other day.

23 COMMISSIONER DINARDO: He's got a
24 collection going on.

25 MR. RODRIGUEZ: You do learn a lot. I

1 mean, you do learn a lot of what goes on, and
2 construction with these buildings and, you know,
3 just incredible.

4 COMMISSIONER DINARDO: In many ways
5 it's fascinating.

6 MR. RODRIGUEZ: Absolutely, absolutely,
7 and remember these buildings, when I look back at
8 the old plans and the deeds and stuff like that,
9 these buildings, people actually literally own some
10 of these parcels of land before the Housing
11 Authority actually -- I mean, before -- I'm sorry --
12 before HUD came in and, you know, and we bought
13 the -- you know, the low income housing was built
14 here, but this is the Palisades here and can you
15 imagine how difficult it must have been to just
16 carve out the roads?

17 EXECUTIVE DIRECTOR SANGER: This whole
18 hill is just one big rock.

19 COMMISSIONER DINARDO: Right, it's all
20 rock, of course. Be happy that you don't have to
21 dig out the elevator shaft.

22 (Laughter.)

23 COMMISSIONER DINARDO: Because that
24 could be horrible.

25 MR. RODRIGUEZ: Yeah, well, yeah.

1 COMMISSIONER DINARDO: Right? But it
2 is fascinating, right?

3 MR. RODRIGUEZ: It is, it sure is. It
4 is. It really is. You get to learn a lot, a lot of
5 history involved. You hear things like, and I
6 really don't want to into it, but I think when they
7 were doing a title search for -- because RAD we have
8 to do a title search and all that, right? I think
9 there might have been some sort of Manhattan
10 commission -- no, Manhattan -- you guys know more
11 about this. When the atomic bomb I think --

12 COMMISSIONER DINARDO: The Manhattan
13 project.

14 MR. RODRIGUEZ: Manhattan project.
15 There was some facility here, there was some
16 facility down here and I'll probably provide you
17 something the next meeting for some more, you know,
18 some more fun facts, but there was some connection
19 here with Union City and the Manhattan property
20 project where some of the materials that were used
21 in that project, and I'll get information on that,
22 but I was -- in the whole title search, discussing
23 this with some of the environmental people and also
24 as well, they did some digging and they found some
25 information which just blows your mind just how

1 important this area was in history.

2 COMMISSIONER CAPIZZI: A lot of history
3 here.

4 COMMISSIONER DINARDO: There is a lot
5 of history here.

6 EXECUTIVE DIRECTOR SANGER: The
7 veterans apartments, all the veterans apartments.

8 COMMISSIONER DINARDO: Were barracks.

9 EXECUTIVE DIRECTOR SANGER: Were
10 barracks for the Navy coming into Hoboken in the
11 late forties right after World War II, '46, '45,
12 '46, '47, or whatever they put barracks there, and
13 there were no rooms, there were no walls, they were
14 literally barracks. So, there were no walls for,
15 like, for like, you know, different rooms or living
16 room or walls and things like that. It was just an
17 open barrack with cots and guys from the Navy would
18 go hang out over there and that's what was a big
19 thing for what happened in their nightlife down in
20 Hoboken, the transfer station, and you had right
21 here on 32nd Street where the McDonald's is, that
22 was called the Top Hat. That was a dance place.
23 That was a band and big dance nightlife place and,
24 of course, you had the burlesque here, but no -- but
25 this was attracting the Navy guys to this area and

1 those barracks were there for them to sleep and have
2 a place when they came in from the ships from
3 Hoboken, and then the Top Hat was right there
4 where -- that was a bigtime, bigtime night club at
5 one time. One time, big night club where they all
6 came.

7 COMMISSIONER DINARDO: And then, of
8 course, before that we have the tunnels where they
9 were running the bootleg, right?

10 MR. RODRIGUEZ: Yeah.

11 COMMISSIONER DINARDO: And you and I
12 did a project and we realized that the tunnels were
13 under there.

14 EXECUTIVE DIRECTOR SANGER: I've been
15 in there.

16 COMMISSIONER DINARDO: We were doing a
17 project, right, where they run the bootleg right
18 down to the Hudson River.

19 MR. RODRIGUEZ: So, just to
20 summarize --

21 EXECUTIVE DIRECTOR SANGER: Right on
22 Peter Street, right on Peter Street, right
23 underneath, you have the tunnels where they came and
24 you can go right in and see how beautiful they were
25 put together. Around the oval tunnels and with the

1 brick perfectly on the walls still and they have the
2 tracks in there, the tracks for the cars where they
3 put the bottle of, you know, beer or booze or
4 whatever it was in the big barrels and everything
5 and right down, go right down and then right down to
6 Weehawken, down whatever and ship right over to New
7 York City.

8 COMMISSIONER DINARDO: Exactly.

9 EXECUTIVE DIRECTOR SANGER: So that was
10 part of the bootlegging there.

11 COMMISSIONER DINARDO: So much history.

12 MR. RODRIGUEZ: Yes, and like you
13 said --

14 COMMISSIONER DINARDO: There's so much
15 history.

16 MR. RODRIGUEZ: And I actually, and you
17 don't have to put this on the record, but basically
18 I found this snippet on line and it really just says
19 in the darkest days of World War II, the U.S. Army
20 came to Union City with an open checkbook and on a
21 secret mission. From the Army Corps of Engineers
22 they were searching for industrial sites in the
23 program that came to be the Manhattan Project.

24 COMMISSIONER DINARDO: Wow.

25 MR. RODRIGUEZ: Yeah. And the old

1 R&H --

2 EXECUTIVE DIRECTOR SANGER: You just
3 educated me. I didn't know that.

4 MR. RODRIGUEZ: Sign and Silt Mill at
5 39th Street and Kennedy Boulevard was chosen to
6 produce cold rolled rods of solid uranium as one of
7 the materials is --

8 EXECUTIVE DIRECTOR SANGER: The
9 building across the street.

10 (Simultaneous crosstalk.)

11 MR. RODRIGUEZ: Hundreds of factories
12 to produce the first atomic bomb.

13 EXECUTIVE DIRECTOR SANGER: Behind the
14 gas station.

15 COMMISSIONER DINARDO: I know.

16 EXECUTIVE DIRECTOR SANGER: That huge
17 building.

18 VICE-CHAIR GUTIERREZ: Yeah, yeah.

19 MR. RODRIGUEZ: Union City was on the
20 forefront of the atomic bomb and it was created
21 here.

22 COMMISSIONER DINARDO: Bootleg, bombs,
23 and we listen.

24 MR. RODRIGUEZ: We had it all.

25 COMMISSIONER DINARDO: Because we had a

1 lot of religion too.

2 MR. RODRIGUEZ: Is that right?

3 COMMISSIONER DINARDO: Well, yeah, you
4 had the Blue Chapel, you had the monastery, you
5 know, you had people cloistered here. Come on.
6 It's really a fascinating city. It really is.

7 MR. RODRIGUEZ: It is fascinating.

8 VICE-CHAIR GUTIERREZ: Yeah, because
9 everywhere you find something. Yeah.

10 COMMISSIONER DINARDO: Incredible
11 history. Look at Jorge.

12 EXECUTIVE DIRECTOR SANGER: We're
13 taking notes. When is the quiz?

14 MR. RODRIGUEZ: It's like -- I'll tell
15 you --

16 MR. TATTOLI: History quiz.

17 MR. RODRIGUEZ: It's really cool stuff.

18 EXECUTIVE DIRECTOR SANGER: That's nice
19 stuff, yeah, a lot of good stuff.

20 So, with all that being said it's now
21 the part of our meeting if there's someone from the
22 public, and hope we weren't too much for you, but in
23 mentioning some of these things, but it's good to
24 know the history, it's good to know the history and
25 where a lot of our buildings now, what they were

1 prior to this and so it's good, but it's part of our
2 meeting where we do hear from the public and if
3 there's any member of the public that would like to
4 speak, address the Board, please stand, state your
5 name, address, and please do so.

6 MS. BESHARA: Toni Beshara, Veterans
7 Apartments, 44th Street.

8 I'm just wondering if there's, in all
9 of these plans, I know you're all very busy, but
10 have there been any further plans or schedules for
11 the veterans apartments, the COAH project?

12 EXECUTIVE DIRECTOR SANGER: I can't say
13 so, ma'am. I couldn't say so at this point. We are
14 as eager as you are to know what our plan is. You
15 know, we have a plan on how we like to address
16 the -- other than what we've done on Cantello Street
17 already, but we're just waiting for the City Fathers
18 to make some decisions. I'm sure they have a number
19 of things that they have to address on how they're
20 going to include in some of their COAH funding and
21 their finance how they're going to include this
22 project there. So there's a lot of planning that's
23 going on, but I will tell you the City now is taking
24 a -- certainly much more and more focused on
25 affordable housing in Union City in various ways.

1 So, you know, I think eventually we're going -- I
2 know it's slow, but eventually, I think, we're going
3 to reap the benefits of that, to enhance what we
4 already have, all right?

5 MS. BESHARA: I'm curious because I
6 live there. So thank you.

7 EXECUTIVE DIRECTOR SANGER: Okay.

8 MR. RODRIGUEZ: You're welcome.

9 VICE-CHAIR GUTIERREZ: Thank you for
10 coming in.

11 EXECUTIVE DIRECTOR SANGER: All right.
12 With that saying, can I get a motion to
13 close our meeting?

14 VICE-CHAIR GUTIERREZ: Motion.

15 COMMISSIONER GELDZILER: Second.

16 EXECUTIVE DIRECTOR SANGER: Ms.
17 Gutierrez. Second?

18 COMMISSIONER GELDZILER: Second.

19 EXECUTIVE DIRECTOR SANGER: Mr.
20 Geldziler.

21 Mr. Pedraza?

22 CHAIRMAN PEDRAZA: Yes.

23 EXECUTIVE DIRECTOR SANGER: Ms.
24 Gutierrez?

25 VICE-CHAIR GUTIERREZ: Yes.

1 EXECUTIVE DIRECTOR SANGER: Ms.
2 DiNardo?
3 COMMISSIONER DINARDO: Yes.
4 EXECUTIVE DIRECTOR SANGER: Ms.
5 Capizzi?
6 COMMISSIONER CAPIZZI: Yes.
7 EXECUTIVE DIRECTOR SANGER: Mr.
8 Geldziler?
9 COMMISSIONER GELDZILER: Yes.
10 EXECUTIVE DIRECTOR SANGER: And thank
11 you very much for our meeting.
12 (Concluded at 5:28 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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