

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
_____ :

Hillside Pavilion
3911 Kennedy Boulevard
Union City, New Jersey

Thursday, June 17, 2021
Commencing at 4:30 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER, (Left at 5:15 p.m.)
JAY GELDZILER, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
GERARD D. PIZZILLO, ESQ., COUNSEL
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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

ADIS
AUDIO DIGITAL
Transcription Service

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

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	5
EXECUTIVE SESSION	12
CONSENT AGENDA	
APPROVAL OF MINUTES	14
APPROVAL OF RFP/BIDS	14
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2021-29	14
RESOLUTION NO. 2021-30	14
APPROVAL OF PAYMENT OF BILLS	14
ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS	14
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	27
PUBLIC COMMENT	33
ADJOURNMENT	34

1 MS. DILLON: Okay.

2 On the record.

3 MR. SANGER: Okay, we are on the record.

4 We can begin our meeting.

5 And let's please all stand for our flag
6 salute.

7

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

10

11 MR. SANGER: Thank you.

12 Good evening.

13 Good evening, everyone. And welcome to the
14 June 17th, 2021 meeting of the Commissioners of
15 the Union City Housing Authority.

16 And I want to welcome everyone here today.
17 Top 10 day.

18 COMMISSIONER CAPIZZI: Yeah.

19 MR. SANGER: And such a beautiful day.

20 COMMISSIONER CAPIZZI: Yeah.

21 MR. SANGER: Sorry we couldn't have our
22 meeting outdoors but -- would have been nice.

23 COMMISSIONER MUNDORF: Have a barbeque.

24 MR. SANGER: But, again, --

25 VICE CHAIRPERSON GUTIERREZ: Yeah, right?

1 MR. SANGER: -- the spring is -- the spring
2 is ending and just believe it -- you know, I
3 can't believe it's already, you -- you know,
4 we're halfway through June and already the summer
5 season is upon us. June 21st, which is Monday,
6 the first day of summer.

7 COMMISSIONER CAPIZZI: All right.

8 MR. SANGER: And the longest day of the
9 year, if I remember my -- my instruction from
10 school.

11 COMMISSIONER CAPIZZI: Oh my goodness.

12 MR. RODRIGUEZ: That's right.

13 MR. SANGER: The longest day of the year,
14 the 21st.

15 And --

16 MR. RODRIGUEZ: Forgot about that.

17 MR. SANGER: -- so it is a beautiful time
18 of the year.

19 And, most of all, thank you all for being
20 here and taking time out from your daily lives
21 and your busy lives, as -- as I always say.

22 And I don't take that for -- something I
23 take for granted; I really appreciate all of you
24 taking your time as volunteers and being true
25 servants for the people of Union City and being

1 of service.

2 So I thank you for that.

3 And the Union City Housing Authority
4 certainly has benefited, and the people within
5 the Union City Housing Authority have benefited
6 by your participation and we thank you for that.

7

8 **ROLL CALL:**

9

10 MR. SANGER: What I'd like to do is take
11 roll call for today's meeting.

12 Chairperson Pedraza?

13 CHAIRPERSON PEDRAZA: Here.

14 MR. SANGER: Vice Chairperson Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Here.

16 MR. SANGER: Commissioner Jetter?

17 COMMISSIONER JETTER: Here.

18 MR. SANGER: Commissioner DiNardo?

19 I believe is absent.

20 Commissioner Capizzi?

21 COMMISSIONER CAPIZZI: Here.

22 MR. SANGER: Commissioner Mundorf?

23 COMMISSIONER MUNDORF: Here.

24 MR. SANGER: Commissioner Geldziler?

25 COMMISSIONER GELDZILER: Here.

1 MR. SANGER: Okay, six present; one absent.

2 We do have a quorum.

3 Let me state, the Reg-- this is a Regular
4 Meeting of the Union City Housing Authority in
5 accordance with and pursuant to Chapter 231, P.L.
6 1975, which is the Open Public Meeting Act.

7 Adequate notice of this meeting has been
8 provided as follows:

9 The annual schedule of Board meetings set
10 forth the time, date and location of such meeting
11 and the notice and agenda to extent known of this
12 meeting, has been prominently posted on the
13 bulletin board and the -- and at the Union City
14 Housing website. It has also been posted in our
15 -- in a local newspaper.

16 And just like to mention again that we have
17 six present; one absent and it's -- this is -- we
18 are able to start our Regular Meeting.

19 What I'd like to do this evening is again
20 -- as you look around I do want to mention, if
21 you were here earlier today I think you would
22 have been very proud. And certainly there's a
23 number of people here that work for education in
24 Union City and a part of education here in Union
25 City. And I spoke with the -- the people from

1 Palisades Medical Center before they left at four
2 o'clock. We did have COVID -- our COVID
3 vaccinations here today. We had 174 people --

4 COMMISSIONER CAPIZZI: That's great.

5 CHAIRPERSON PEDRAZA: That's great.

6 MR. SANGER: -- come here today --

7 VICE CHAIRPERSON GUTIERREZ: Wow, that's
8 great.

9 COMMISSIONER CAPIZZI: That is great.

10 MR. SANGER: -- for shots.

11 And the people tell me -- and what I
12 observe myself, as they come through the parking
13 lot outside, most of them were younger people and
14 --

15 COMMISSIONER CAPIZZI: Good.

16 CHAIRPERSON PEDRAZA: Yeah, that's good.

17 MR. SANGER: -- high school students --

18 VICE CHAIRPERSON GUTIERREZ: Very good.

19 COMMISSIONER CAPIZZI: That's very good.

20 MR. SANGER: -- and high school age.

21 VICE CHAIRPERSON GUTIERREZ: That's what we
22 need.

23 MR. SANGER: So, it just -- it shows that
24 the kids are getting --

25 COMMISSIONER CAPIZZI: Yup.

1 VICE CHAIRPERSON GUTIERREZ: Involved.

2 MR. SANGER: -- prepared and ready.

3 COMMISSIONER MUNDORF: Yeah.

4 VICE CHAIRPERSON GUTIERREZ: Involved.

5 Yeah.

6 MR. SANGER: It tells me they enjoy school.

7 COMMISSIONER CAPIZZI: Yup.

8 CHAIRMAN PEDRAZA: Yeah.

9 MR. SANGER: They want to get back to
10 school.

11 COMMISSIONER MUNDORF: They want --

12 VICE CHAIRPERSON GUTIERREZ: They want
13 to --

14 COMMISSIONER CAPIZZI: Yeah.

15 MR. SANGER: They want to get back to
16 normal --

17 VICE CHAIRPERSON GUTIERREZ: Normal.

18 MR. SANGER: -- and enjoy school.

19 So, now school is ending but they want to
20 be in their best position possible to attend
21 school in September.

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 MR. SANGER: But why I'm saying this is
24 because our facilities here and -- not only used
25 for public -- public housing and people within

1 | our Housing community, but also used to service
2 | the public, you know, in many different ways.
3 | And, you know, we're happy today.

4 | And you would have been proud just to see
5 | all the younger kids coming today. And you --
6 | and you see the -- you know, the importance that
7 | they feel. You know?

8 | COMMISSIONER MUNDORF: Yeah.

9 | MR. SANGER: You could see they were
10 | serious.

11 | COMMISSIONER CAPIZZI: Mmm.

12 | MR. SANGER: They were important.

13 | And -- and the people that were providing
14 | the vaccinations were very happy. It also gives
15 | them a lift --

16 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

17 | MR. SANGER: -- to see a lot --

18 | COMMISSIONER CAPIZZI: Sure.

19 | MR. SANGER: -- of the --

20 | VICE CHAIRPERSON GUTIERREZ: Exactly.

21 | MR. SANGER: -- young kids. And --

22 | CHAIRPERSON PEDRAZA: Yeah.

23 | MR. SANGER: -- a few of the younger nurses
24 | that I know that I've seen here the last six --
25 | Six or eight weeks, no? Ten weeks already

1 | we've had this here.

2 | So you provided a facility for the
3 | vaccination in Union City. And, you know, a lot
4 | of them really had smiles on their face seeing
5 | these kids and everything.

6 | So, just a positive note that you should
7 | know about, you know. And as you go about that
8 | -- Union City Housing Authority's just not all
9 | about Housing -- yes, it is, but we are service
10 | the community.

11 | VICE CHAIRPERSON GUTIERREZ: The community.

12 | MR. SANGER: And just little reminders I
13 | like to put in there, you know, different times,
14 | so.

15 | And I always say this, as I've said to you
16 | a multitude of times, that -- you know, I say
17 | this -- said, you know, you don't know everything
18 | that's going on at the Housing Authority; it's
19 | impossible. I don't even know and I'm the
20 | Director.

21 | Do I know everything? No I don't, okay.
22 | But I have people around me who enlighten me and
23 | tell me.

24 | But it's good that you know a little bit
25 | about each little thing. So if you are

1 | questioned or asked something by a member of --
2 | of the public or whatever forum it might be, you
3 | might meet someone somewhere, you at least have a
4 | little bit of an intelligent response that you
5 | are aware of what's happening and what's going in
6 | the --

7 | And that's why I like to give -- provide
8 | you with some of these tidbits during the, you
9 | know, course of a meeting.

10 | So, with that being said, we would now --

11 | (Whereupon, Mr. Sanger's cell phone rang.)

12 | MR. SANGER: Okay. With that being said,
13 | this is no good. Okay, it was my son by the way.

14 | Okay.

15 | With that being said, I would like to go
16 | into Closed Session.

17 | Do I have a motion?

18 | VICE CHAIRPERSON GUTIERREZ: I make a
19 | motion.

20 | MR. SANGER: Motion by Margarita Gutierrez.

21 | CHAIRPERSON PEDRAZA: (Indiscernible).

22 | MR. SANGER: Second by Mr. Pedraza.

23 | Okay. Roll call.

24 | Mr. Pedraza?

25 | CHAIRPERSON PEDRAZA: Yes.

1 MR. SANGER: Mr. Gut-- Miss Gutierrez?

2 VICE CHAIRPERSON GUTIERREZ: Yes.

3 MR. SANGER: Commissioner Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Commissioner Capizzi?

6 COMMISSIONER CAPIZZI: Yes.

7 MR. SANGER: Commissioner Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. SANGER: Commissioner Geldziler?

10 COMMISSIONER GELDZILER: Yes.

11 MR. SANGER: Okay, six yes; there are none
12 refraining.

13 And we will now go into our Closed Session.

14 Members of the public will await for us
15 outside.

16

17 (Whereupon, the Board moved to Executive
18 Session at 4:36 p.m.)

19

20 (Whereupon, the Board returned to Open
21 Session at 4:57 p.m.)

22

23 MR. SANGER: Can I get a motion to go into
24 Open Session?

25 Motion by Miss Gutierrez.

1 Second by Mr. Geldziler.

2 Chairperson --

3 Roll call.

4 Chairperson Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Vice Chairperson Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Commissioner Jetter?

9 COMMISSIONER JETTER: Yeah.

10 MR. SANGER: Commissioner Capizzi?

11 COMMISSIONER CAPIZZI: Yes.

12 MR. SANGER: Commissioner Mundorf?

13 COMMISSIONER MUNDORF: Yes.

14 MR. SANGER: Mr. Geldziler?

15 COMMISSIONER GELDZILER: Yes.

16 MR. SANGER: Okay, six -- six yes.

17 We are now into --

18 One ab-- six yes; one absent.

19 And we are now into our Open Session of --

20 of our meeting.

21 We're just going to give a moment for a

22 member of the public to come back into the

23 meeting. Give them ample time to come -- join

24 us.

25

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

3 **CONSENT AGENDA**

4 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING &**
5 **EXECUTIVE SESSION OF MAY 20, 2021;**

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

7 **C. APPROVAL OF VARIOUS RESOLUTIONS**

8 RESOLUTION NO. 2021-29 - RESOLUTION
9 ADOPTING 2021-2022 BUDGET FOR THE UNION CITY
10 HOUSING AUTHORITY; and

11 RESOLUTION NO. 2021-30 - RESOLUTION
12 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
13 PUBLISH A REQUEST FOR PROPOSAL FOR THE REPAIR
14 AND/OR REPLACEMENT OF SUMP PUMPS FOR AMPS I-IV;

15 **D. APPROVAL OF PAYMENT OF BILLS; and**

16 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

17

18 MR. SANGER: And what I'd like to do right
19 now is get into two Resolutions that I have for
20 you this evening. And just comment on --

21 One is, of course, very -- extremely
22 important. It is the engine or the motor that
23 drives the Union City Housing Authority. That,
24 of course, is a budget and adopting a budget and
25 having the funds to do all the things that we do

1 do, of course, under the -- under the umbrella of
2 HUD.

3 But this is Resolution 2021 Number 29.

4 Housing Authority for the City of Union
5 City, Resolution Adopting 2021-2022 Budget for
6 the Union City Housing Authority.

7 Whereas, the Annual Budget and Capital
8 Budget Program for the Union City Housing
9 Authority for the fiscal year beginning July 1,
10 '21 and ending June 30, '22 has been presented
11 before the governing body of the Authority at its
12 open public meeting held on June 17th, 2021, which
13 is today.

14 Whereas, the Annual Budget and Capital
15 Budget Program is presented for adoption reflects
16 each item of revenue and appropriation in the
17 same amount and title as set forth in the
18 introduced and approved budget, including all
19 amendments thereto, which have been approved by
20 the Director of the Division of Local Government
21 Services; and

22 Whereas, the Annual Budget as presented for
23 adoption reflects Total Revenues of 13,768,770;
24 Total Appropriations, including an Accumulated
25 Deficit of 13 million -- \$13,379.50; and Total

1 Unrestricted Net Position Utilized of zero; and

2 Whereas, the Capital Budget as presented
3 for adoption reflects Total Appropriations of
4 600,000 of Total Unrestricted Net Position to be
5 utilized as of -- as of zero; and

6 Whereas, the schedule of rents, fees and
7 other charges in effect will produce sufficient
8 revenues, together with all other anticipated
9 revenues, to satisfy all obligations to the
10 holders of bonds of the -- of the Authority, to
11 meeting operation expenses, capital outlays, debt
12 service requirements, and to provide for such
13 reserves, all as may be required by law,
14 regulation or terms of contract and agreements;

15 Whereas, pursuant to New Jersey -- N.J.A.C.
16 5:-31-2 (sic), the Capital Budget/Program does
17 not confer any authorization to raise or expend
18 funds; rather, it is a document to be used as
19 part of the Authority's planning and management
20 objectives. Specific authorization to expend
21 funds for the purposes described in this section
22 of the budget, must be granted elsewhere, by bond
23 resolution, by a project financing agreement, by
24 resolution appropriating funds for the Renewal
25 and Replacement Reserve or by means provided by

1 law;

2 Now, Therefore, -- Therefore, Be It
3 Resolved, by the governing body of the Authority,
4 at its open public meeting held on July (sic) --
5 June 17th, 2021 that the Annual Budget and Capital
6 Budget Program of the Authority, including all
7 related schedules for the fiscal year beginning
8 July 1, '21 and ending on June 30, '22 is hereby
9 adopted and shall constitute appropriations for
10 the purposes stated; and

11 Be It Further Resolved, that the
12 anticipated revenues as reflected in the Annual
13 Budget are of sufficient amount to meet all
14 proposed expenditures/expenses and all covenants,
15 terms and provisions as stipulated in the
16 Authority's outstanding debt obligations, capital
17 lease arrangements, service contracts and other
18 pledge agreements.

19 And this motion was duly made on the
20 second --

21 And we will have that roll call when we do
22 go to, if you choose, to a Consent Agenda.

23 Resolution 2021 Number 30.

24 Resolution Permitting the Union City
25 Housing Authority to Publish a Request for

1 | Proposal for the Repair and/or Replacement of
2 | Sump Pumps for AMPS I through IV.

3 | AMPs I through IV would be downtown Union
4 | City, as well as the -- all of our five buildings
5 | here.

6 | And, Whereas, the Union City Housing
7 | Authority is seeking to publish a request for
8 | proposal for services related to the repair and
9 | replacement of Sump Pumps at AMPS I through IV;
10 | and

11 | Whereas, the Authority has prepared a bid
12 | package in accordance with applicable state law
13 | for these services inviting those qualified
14 | entities to provide bids for the necessary
15 | services;

16 | Now, Therefore, Be It Resolved that the
17 | Commissioners of the Union City Housing Authority
18 | do hereby approve -- permit the Authority to
19 | publish a request for proposal repair and/or the
20 | replacement of Sump Pumps at AMPS I through IV.

21 | You might say what is a sump pump do?

22 | Okay?

23 | It's very -- it's very, very important for
24 | heating systems and mechanisms.

25 | As some of you know, we work very strongly

1 | with boilers that you voted for recently. And,
2 | of course, one -- you know, of course, during the
3 | -- the heating season how essential this is and
4 | important to everyone.

5 | But we do have hot water heat that goes
6 | from our boilers and, et cetera. So that -- that
7 | excessive water that comes back down after it
8 | goes seven floors up or eight floors up, and as
9 | it recycles and goes through a cycle -- that
10 | water that does come down, has to be pumped and
11 | get -- you know, and basically, --

12 | MR. RODRIGUEZ: (Indiscernible).

13 | MR. SANGER: -- you know, --

14 | MR. RODRIGUEZ: (Indiscernible).

15 | MR. SANGER: -- waste -- wasted -- have --
16 | let it go out to waste --

17 | MR. RODRIGUEZ: Um-hum.

18 | MR. SANGER: -- by -- through -- by using
19 | the pumps to do so.

20 | We had one or two break out -- down this
21 | winter and we certainly learned the -- the good
22 | reason to have sump -- good quality sump pumps.
23 | Because it can -- it can be a problem.

24 | So, with that also being said, just want to
25 | alert you for the fact that you did vote at the

1 -- at our last meeting allowing us to go out for
2 architect engineering firms to provide A and E
3 services for the reconfiguration/upgrading of the
4 parking lot.

5 And I just want to let you know this
6 evening, rather than send you this in the mail,
7 that everyone had gotten this notice -- you would
8 normally get this in the mail but you have this
9 notice now, that we will be opening bids on
10 Wednesday, June 23rd, for the --

11 I'm sorry.

12 The -- will -- will be submitting the --
13 will be Wednesday, July 7th, I'm sorry.
14 Wednesday, July 7th, we're opening bids for those
15 entities who choose to possibly provide service
16 for the repaving of our parking lot.

17 So with that being said, I just want to
18 give a moment because budget -- adopting the
19 budget is so vital and important to a housing
20 authority and to all of us and I just want Jorge
21 Rodriguez, our Comptroller, just to give us a
22 very brief little overview.

23 He's talked about this our last few
24 meetings. But to give you a little overview
25 about our budget so, again, you do have a

1 | knowledge of exactly what you're voting for.

2 | MR. RODRIGUEZ: Thank you, Director.

3 | Commissioners, legal counsel, thank you for
4 | coming today.

5 | So, basically, our budget, which we are
6 | required by the DCA to submit every year, calls
7 | for a surplus for \$388,820.00.

8 | That is the excess of revenues that we
9 | anticipate from our HUD grants and our rents.
10 | And that is the excess provided by those revenues
11 | to cover our appropriations or our expenses of
12 | operating.

13 | As I said before in the past, budgets are
14 | just budgets; you never know what the future will
15 | bring. Obviously we know now, with the pandemic,
16 | anything can happen.

17 | Right?

18 | So, needless to say, last year we had an
19 | actual surplus of about 175,000, and our budget
20 | called for 195,000. So we did much better than
21 | we anticipated. And I don't foresee any
22 | difficulty, basically, matching that performance.

23 | I wanted to say that, you know, in the --
24 | in our budget, the revenues that we are
25 | anticipating, the majority of our positive

1 | operations come from our non-HUD buildings or
2 | non-HUD operations; like our Veterans, 2601
3 | Central Avenue, Summit Avenue buildings. Those
4 | buildings are operating very, very efficiently.

5 | MR. SANGER: Generate revenue.

6 | MR. RODRIGUEZ: They generate a lot of
7 | revenue --

8 | Good point.

9 | Thank you, Mr. Director.

10 | -- that really provide us with enough funds
11 | to cover those rainy days that some things come
12 | up, some emergencies that come up.

13 | But, overall, the financial condition of
14 | the -- the Housing Authority is very stable. We
15 | are really prepping ourselves for future
16 | projects. Most notably, potentially, our RAD,
17 | which is -- you've probably heard in the past,
18 | which is the Rental Assistance Demonstration,
19 | which -- which might provide us with more -- more
20 | funding to help us with our aging public housing
21 | infrastructure.

22 | So, you know, overall, I am very confident
23 | with the management that we have, that we can
24 | continue providing the much needed services to
25 | our community -- to our low income housing

1 | community, which is growing by the day.

2 | Our list -- our waiting list is so large.
3 | I don't mean to sit here and talk to you about
4 | it; Mr. Sanger has, you know, has basically
5 | stated in the past how -- how, basically, our low
6 | income housing is in much, much need, especially
7 | in our area, close to such expensive rents that
8 | we see with New York -- in New York City.

9 | There's a lot of families that struggle and
10 | we are here to help serve them but at the same
11 | time we hope that the federal government
12 | continues to provide us with the funds necessary
13 | to meet those -- those needs.

14 | If anybody has any other questions or any
15 | questions regarding the proposed budget that is
16 | on here, on -- in your package, I'm glad to go
17 | over them.

18 | But for the most part, like I said before,
19 | we are pretty much in stable financial footing.
20 | I don't foresee any -- any obstacles in the -- in
21 | the, you know, in -- other than what we have
22 | discussed before with collection of overdue rents
23 | and what counsel has also described earlier. But
24 | I'm -- I'm very optimistic.

25 | MR. SANGER: Okay.

1 Thank you, Mr. Rodriguez.

2 And I would like to take just a moment to
3 thank Mr. Rodriguez for his leadership and his
4 guidance as he -- as he oversees our -- our
5 budget and has -- has done a fine job with that.
6 Excellent job.

7 MR. RODRIGUEZ: Thank you.

8 MR. SANGER: Puts us in a position to, you
9 know, to be productive in everything that we do.

10 So, with that being said, I'd like to say
11 now is the time of our meeting --

12 I think I need a vote for Consent Agenda.

13 Is that true?

14 MR. PIZZILLO: Yeah.

15 MR. SANGER: Okay.

16 At this time who would like to make a
17 motion --

18 VICE CHAIRPERSON GUTIERREZ: I make a
19 motion.

20 MR. SANGER: -- for Consent Agenda.

21 COMMISSIONER MUNDORF: I make a --

22 MR. SANGER: Motion for Consent Agenda by
23 Miss Gutierrez.

24 Second by Ms. Mundorf.

25 And have a roll call.

1 Chairperson Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. SANGER: Vice Chairperson Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Here.

5 MR. SANGER: Commissioner Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Commissioner Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: And Mr. Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: Okay, six yes; one absent.

14 We do now have a Consent Agenda.

15 And we will like to vote on -- vote on that
16 as well and -- for a Consent Agenda for --

17 And just keep in mind, as we always state,
18 that you are at this time approving the minutes
19 of our last meeting; you are asking -- you are
20 also approving the Resolutions that we went over
21 this this evening; the payment of bills; and just
22 -- you not -- you don't have to vote on the
23 delinquencies, et cetera but you are aware of
24 that and with that.

25 So, those are the items that are in Consent

1 | Agenda.

2 | So for -- for the vote on all these items.

3 | Com-- Chairperson Mr. Pedraza?

4 | CHAIRPERSON PEDRAZA: Yes.

5 | MS. DILLON: You need a motion.

6 | MR. PIZZILLO: Motion. Yeah.

7 | CHAIRPERSON PEDRAZA: Oh.

8 | Motion.

9 | Motion.

10 | MR. PIZZILLO: Yeah. Yeah.

11 | MR. SANGER: A motion.

12 | I'm sorry.

13 | Motion by Mr. Pedraza.

14 | VICE CHAIRPERSON GUTIERREZ: Second.

15 | MR. SANGER: Second by Miss Gutierrez.

16 | Thank you.

17 | And Mr. Pedraza?

18 | CHAIRPERSON PEDRAZA: Yes.

19 | MR. SANGER: Okay.

20 | Miss Gutierrez?

21 | VICE CHAIRPERSON GUTIERREZ: Yes.

22 | MR. SANGER: Miss Jetter?

23 | COMMISSIONER JETTER: Yes.

24 | MR. SANGER: Miss Capizzi?

25 | COMMISSIONER CAPIZZI: Yes.

1 MR. SANGER: Miss Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Mr. Geldziler?

4 COMMISSIONER GELDZILER: Yes.

5 MR. SANGER: Okay, six yes; one absent.

6 Thank you very much for that; for all your
7 support with these items.

8

9 **F. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

10

11 MR. SANGER: What I'd like to do at this
12 time is just give you a quick overview as far as
13 the Director's Report. What I have and just
14 letting you know that this week has been a very
15 busy week.

16 Union City Housing Authority, 102
17 refrigerators have been delivered --

18 COMMISSIONER MUNDORF: Wow.

19 MR. SANGER: -- to the senior citizens --

20 COMMISSIONER MUNDORF: Wow.

21 VICE CHAIRPERSON GUTIERREZ: That's great.

22 MR. SANGER: -- at 37 --

23 VICE CHAIRPERSON GUTIERREZ: That's great.

24 MR. SANGER: -- 3700 Palisade Avenue.

25 So that transition is going on right now as

1 we speak.

2 Also, you know, all of our buildings right
3 here, our five buildings here, all doors of
4 apartment stairwells, entrance/exits, stor--
5 storage rooms have been painted for here. A lot
6 of these apartments and doors haven't been
7 painted in 25 years. And they're being painted
8 this week as well.

9 So, refrigerators for seniors. We're
10 painting and having a little spring clean --
11 clean-up and paint-up here for -- for many people
12 here within our building.

13 We also -- last night I met with a member
14 of the Mayor Staff, Alex Velazquez. I walked all
15 our premises and properties here at Housing on
16 what we can do now to improve lighting -- the
17 exterior lighting throughout all of our -- our
18 outside areas. So, we're looking through that.

19 So, we're going to take a -- take a survey,
20 look where we can guide and get together with
21 some professionals, electricians and
22 professionals, and see what we can do to upgrade
23 the lighting and try to make it, of course, an
24 area that's as safe as possible that we could all
25 be proud of for all our residents.

1 So we're doing that.

2 Also, recently, we -- Jorge mentioned --
3 Mr. Rodriguez mentioned, application to RAD. I'm
4 happy to say we were able to meet with some City
5 fathers just recently and go over RAD, which is
6 -- which is Rental Assistance Demonstration. And
7 it's going to allow us now to go through a
8 process that I've explained to you a few times,
9 but as we get closer --

10 Right now we're being able to put an
11 application to HUD to go into the RAD process;
12 which is going to allow us to go out, get
13 funding, which is going to allow us to fix up all
14 of our properties here -- badly needed; new
15 bathrooms, new kitchens, new windows, new doors,
16 new electricity.

17 Most -- most needed, new -- a whole new
18 plumbing system and sewer system and things of
19 that nature.

20 So, many great things going on.

21 Outdoor walkways; fencing. All things of
22 that nature.

23 So, we're looking at that. We're going
24 through the initial application right now. And
25 then as we step -- take steps forward, each one

1 of those steps I will explain to you each month
2 and can give you the information. And, of
3 course, you know, hopefully you get -- you get
4 your support through that.

5 Also, we restarted the COAH project at
6 Cantello Street. It was stopped for six or seven
7 months with the pandemic or maybe a little more.

8 A number of people -- we're doing -- we
9 finished seven already. We're looking -- we're
10 doing two more these two weeks. We're doing it
11 two weeks at a time. Two -- two units every two
12 weeks.

13 We had one of those people who is living --
14 who will be living with a relative. Another
15 person we had to put into a hotel.

16 We are paying the movage (sic) -- moving
17 and, as well as the hotel --

18 VICE CHAIRPERSON GUTIERREZ: Hmm.

19 MR. SANGER: -- fees for these people as
20 well, so you understand that.

21 Okay?

22 But most, we're hoping, -- there'll be
23 about half and half. There are 40 units there.
24 There will be about half, maybe a little more,
25 maybe 60 percent, going to live with friends or

1 relatives for two or three weeks; and then the
2 others we're going to be putting in a hotel.

3 And -- so we've made those arrangements for
4 them. And, again, it will be no cost to the
5 tenants at all.

6 All right?

7 We will cover all of that.

8 And the last thing I want to mention is the
9 COVID vaccinations that we had at the -- here at
10 the Pavilion. We mentioned this earlier. Just a
11 lot of good things going on.

12 And one thing I do want to mention now --
13 and it would be Mr. Pedraza and, of course, all
14 of you, but Mr. Pedraza as Chairperson.

15 Normally, we do not meet in July and
16 August, during the summer months with -- as a
17 Board as a whole.

18 There are times I may call you and take
19 telephone survey and things that may be urgent,
20 they're of importance, that I might do. But that
21 would be Mr. Pedraza or -- met with you -- if you
22 think it would be informally, you know, that we
23 don't need to vote on this --

24 CHAIRPERSON PEDRAZA: Yeah.

25 MR. SANGER: -- but informally --

1 CHAIRPERSON PEDRAZA: Yes.

2 MR. SANGER: -- that if --

3 COMMISSIONER CAPIZZI: Right.

4 MR. SANGER: -- you're thinking of not, you

5 know, --

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: -- have that meeting, that

8 would be --

9 CHAIRPERSON PEDRAZA: No? Okay.

10 MR. SANGER: -- up to you.

11 CHAIRPERSON PEDRAZA: Yeah.

12 MR. SANGER: It's only a suggestion.

13 CHAIRPERSON PEDRAZA: No, yes.

14 MR. SANGER: I could only suggest. But

15 it's up to you, of course, --

16 CHAIRPERSON PEDRAZA: Yeah, I like this.

17 MR. SANGER: -- to make that decision as a

18 Board together --

19 COMMISSIONER CAPIZZI: I think it's good.

20 Good idea.

21 MR. SANGER: -- that we do not have our

22 meeting July and Aug--

23 It's worked well in the past.

24 COMMISSIONER CAPIZZI: Right.

25 CHAIRPERSON PEDRAZA: Yes.

1 MR. SANGER: It's given us, you know, some
2 time and --

3 CHAIRPERSON PEDRAZA: Yeah.

4 MR. SANGER: -- that's it.

5 CHAIRPERSON PEDRAZA: Yeah.

6 VICE CHAIRPERSON GUTIERREZ: I mean --

7 MR. SANGER: Anyone?

8 Is that okay, everyone?

9 CHAIRPERSON PEDRAZA: Yes.

10 COMMISSIONER CAPIZZI: Okay.

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 CHAIRPERSON PEDRAZA: Yeah.

13 VICE CHAIRPERSON GUTIERREZ: I still have
14 meetings anyway.

15 MR. SANGER: Okay. Okay.

16 Okay. It seems like we're in agreement
17 with that, so we'll -- we'll announce further as
18 we go along --

19 VICE CHAIRPERSON GUTIERREZ: I'm still
20 around anyway.

21 MR. SANGER: -- as to what we'll do with --
22 with our July and August meetings.

23

24 **PUBLIC COMMENT:**

25

1 MR. SANGER: Now has come the time that we
2 could hear from our public and the public portion
3 of our meeting. And --

4 COMMISSIONER CAPIZZI: I got to go.

5 MR. SANGER: Thank you, Miss Capizzi.

6 COMMISSIONER CAPIZZI: Thank you.

7

8 (Whereupon, Commissioner Diane R. Capizzi
9 left the meeting at 5:15 p.m.)

10

11 CHAIRPERSON PEDRAZA: Yeah.

12 MR. SANGER: And a public portion of our
13 meeting.

14 Is there any resident of Union City that is
15 here with us that would like to address the
16 Board?

17 Okay.

18 Seeing none.

19

20 **ADJOURNMENT:**

21

22 MR. SANGER: Can I get a motion to close
23 the meeting?

24 Motion by Miss Gutierrez.

25 And a second by Mr. Geldziler.

1 Okay, roll call.

2 Mr. Pedraza?

3 CHAIRPERSON PEDRAZA: Yes.

4 MR. SANGER: Miss Gutierrez?

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yeah.

8 MR. SANGER: Miss Capizzi?

9 Miss Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: And Mr. Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: Okay.

14 Six yes.

15 We're now closed.

16 Thank you for a great session, --

17 CHAIRPERSON PEDRAZA: Thank you.

18 MR. SANGER: -- a great day, and a good

19 meeting.

20

21 (Whereupon, the proceedings were concluded

22 at 5:16 p.m.)

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, June 17, 2021 and
10 digitally recorded.

11

12

13

14

15

16

17

18

19

20

Karen A. Marino

Karen A. Marino AOC 493

21

22

23

24

Deborah Dillon

25

Monitored and Proofread by: Deborah Dillon