

1
2 REGULAR SESSION OF THE BOARD :
3 OF COMMISSIONERS OF THE UNION : THURSDAY
4 CITY HOUSING AUTHORITY OF THE :
5 CITY OF UNION CITY : JUNE 16, 2022
6 : 4:30 P.M.

7 HELD AT:
8 UNION CITY HOUSING AUTHORITY
9 UNION CITY, NEW JERSEY

10 BOARD MEMBERS:

11 CHAIRPERSON JOSE PEDRAZA
12 VICE-CHAIRPERSON MARGARITA GUTIERREZ
13 COMMISSIONER ELISE DINARDO, ESQ. (ABSENT)
14 COMMISSIONER DIANE CAPIZZI
15 COMMISSIONER DEBRA MUNDORF
16 COMMISSIONER DOROTHY JETTER
17 COMMISSIONER JAY M. GELDZILER

18 A P P E A R A N C E S:

19 GERARD PIZZILLO, ESQ.,
20 Attorney for the Board.

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

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

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

1 CHAIRPERSON PEDRAZA: Okay. Everyone,
2 we'd like to start the meeting.

3 If we could all stand for the flag
4 salute.

5 (Pledge of Allegiance recited at this time.)

6 EXECUTIVE DIRECTOR SANGER: Thank you,
7 everyone and welcome to the Union City Housing
8 Authority Board of Commissioners meeting, June 16th,
9 2022.

10 Welcome to everyone. Thank you for all
11 the Board Members being here and it's amazing to
12 think that our spring season is over and what is it,
13 Tuesday, is the first day of summer, and it also
14 happens to be, those who go to school, remember that
15 it's the longest day of the year as well. First day
16 of summer is Tuesday and the longest day of the year
17 when it comes to daylight. The to did it for us
18 too, so, and hopefully everyone has had a great
19 spring and a lot of things happening here at the
20 Housing Authority, and we're glad you're here today
21 and hopefully you're all healthy, families are
22 healthy, and we'd like to begin with our roll call
23 for today.

24 Chairperson Pedraza?

25 CHAIRPERSON PEDRAZA: Here.

1 EXECUTIVE DIRECTOR SANGER:
2 Vice-Chairperson Gutierrez?
3 COMMISSIONER GUTIERREZ: Here.

4 EXECUTIVE DIRECTOR SANGER:
5 Commissioner Jetter?

6 COMMISSIONER JETTER: Here.

7 EXECUTIVE DIRECTOR SANGER:
8 Commissioner DiNardo? Absent.

9 Commissioner Capizzi?

10 COMMISSIONER CAPIZZI: Here.

11 EXECUTIVE DIRECTOR SANGER:
12 Commissioner Mundorf?

13 COMMISSIONER MUNDORF: Here.

14 EXECUTIVE DIRECTOR SANGER:
15 Commissioner Geldziler?

16 COMMISSIONER GELDZILER: Here.

17 EXECUTIVE DIRECTOR SANGER: Okay. Six
18 present, one absent. We do have a quorum.

19 Let me begin by saying that this is a
20 regular meeting of the Union City Housing Authority
21 monthly meeting and in accordance with and pursuant
22 to Chapter 231 PL 1975, the Open Public Meetings
23 Act, adequate notice of this meeting has provided as
24 follows: The annual schedule of the Board meetings
25 set forth the time, date, and locations of such

1 meetings and the notice and the agenda to the extent
2 known that this meeting has been prominently posted
3 on the bulletin board and the Union City Housing
4 Authority website.

5 At this time I would like to ask for a
6 motion to go into closed session.

7 COMMISSIONER GUTIERREZ: I make a
8 motion.

9 EXECUTIVE DIRECTOR SANGER: Motion by
10 Ms. Gutierrez.

11 COMMISSIONER GELDZILER: Second.

12 EXECUTIVE DIRECTOR SANGER: Second by
13 Mr. Geldziler.

14 Roll call. Chairperson Pedraza?

15 CHAIRPERSON PEDRAZA: Yes.

16 EXECUTIVE DIRECTOR SANGER:

17 Vice-Chairperson Gutierrez?

18 COMMISSIONER GUTIERREZ: Yes.

19 EXECUTIVE DIRECTOR SANGER:

20 Commissioner Jetter.

21 COMMISSIONER JETTER: Yes.

22 EXECUTIVE DIRECTOR SANGER:

23 Commissioner Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 EXECUTIVE DIRECTOR SANGER:

1 Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 EXECUTIVE DIRECTOR SANGER:

4 Commissioner Geldziler?

5 COMMISSIONER GELDZILER: Yes.

6 EXECUTIVE DIRECTOR SANGER: Six yes,
7 one absent.

8 We will now go into our closed session.
9 Any member of the public who may be present, you
10 could do outside at this moment and when we do have
11 our open session, we will come and be sure that
12 you're included.

13 (CLOSED SESSION HELD AT 4:43 P.M. AND
14 ENDED AT 4:59 P.M.)

15 EXECUTIVE DIRECTOR SANGER: We are now
16 in open session. And as we start off most of our
17 open sessions, we do have a member of the public
18 with us, as we do open into our open session and
19 we're going to start right away with our
20 resolutions.

21 There are three resolutions we will be
22 covering this evening.

23 Resolution 2022, No. 29. Resolution of
24 the Union City Housing Authority awarding and
25 authorizing entry into a contract with Beckerman and

1 Company for risk management services, basically
2 insurance services, to put it very simply.

3 Whereas, the Union City Housing
4 Authority sought bids for risk management services;

5 Whereas, one company picked up and
6 submitted a bid to date for the submission;

7 And whereas, in reviewing the bid
8 submitted, the Committee determined the bid service
9 by Beckerman and Company, there's a typo there,
10 we'll make sure that's corrected, by Beckerman and
11 Company, were legally sufficient and recommended
12 Beckerman and Company as risk management service
13 provided for the Authority;

14 And whereas, the contractor shall be
15 paid in accordance with the rates set forth in the
16 bid proposals submitted to the Authority;

17 And, therefore, be it resolved that the
18 Commissioners of the Union City Housing Authority do
19 hereby approve a contract with Beckerman and Company
20 for risk management services in accordance with the
21 bid specifications.

22 Be it further resolved that the
23 contractor shall be paid in accordance with the
24 specifications set forth in the bid submission.

25 Be it further resolved that the

1 Executive Director of the Union City Housing
2 Authority is hereby authorized to execute the
3 contract for risk management services with Beckerman
4 and Company.

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1 Resolution No. 2022, no. 30.

2 A resolution approving the Union City
3 Housing Authority to publish a request for proposal
4 for asbestos, radon, and lead water testing
5 services.

6 Whereas, the Union City Housing
7 Authority is seeking approval by the Union City
8 Housing Authority Board of Commissioners to publish
9 a request for proposal seeking services relating to
10 asbestos, radon, and lead water testing services in
11 furtherance of RAD conversion;

12 And whereas, the Authority has prepared
13 a bid package in accordance with the applicable
14 state law for the services requested above inviting
15 those qualified entities to provide the necessary
16 services.

17 Now, therefore, be it resolved that the
18 Commissioners of the Union City Housing Authority do
19 hereby approve and permit the Authority to publish a
20 bid for services relating to asbestos, radon, and
21 lead water testing services in furtherance of RAD
22 conversion. And just to put it very simply, this --
23 these testings are for dual purpose. Many of them
24 required by HUD on a regular basis, and also going
25 through the RAD, the RAD process, we also need these

1 services to be part of the RAD process. So we're
2 really killing two birds with one stone. We're
3 covering some of the basic HUD requirements as well
4 as RAD requirements. So it's really helping us in a
5 number of areas. And, of course, this is vitally
6 important for the health and safety the all of our
7 tenants and residents and workers here at the
8 Housing Authority.

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1 The next being Resolution 2022, No. 31.

2 A resolution approving the Union City
3 Housing Authority to publish a request for proposal
4 for financial consulting services in connection with
5 RAD conversion.

6 Whereas, the Union City Housing
7 Authority is seeking approval by the Union City
8 Housing Authority Board of Commissioners to publish
9 a request for proposal, an RFP, a request for
10 proposal seeking financial consulting services in
11 furtherance of RAD conversion and;

12 Whereas, the Authority has prepared a
13 bid package in accordance with applicable state law
14 for the services requested above inviting those
15 qualified entities to provide the necessary
16 services.

17 Now, therefore, be it resolved that the
18 Commissioners of the Union City Housing Authority do
19 hereby approve and permit the Authority to publish a
20 bid for services relating to financial consulting
21 services in accordance with the RAD conversion.

22 And to put this very simply, many of
23 you, just to go over RAD, which is Rental Assistance
24 Demonstration, we've gone over this for a number of
25 months right now. We're looking to get into the

1 process which we are, with HUD, with our fee
2 accountants, with our advisors from HUD, with
3 architects and engineers that you approved at the
4 last meeting, and what we're looking to do with the
5 RAD conversion, which is basically going to allow us
6 to go out and work with a financial institution, get
7 a loan of money, which is somewhere and, please,
8 this is not 100 percent accurate, but it's about
9 maybe 30 to \$35 million, but that's going to allow
10 us to fix up all of our buildings, 3700, five
11 buildings here, 3700 Palisade Avenue, and all of
12 downtown units as well. So it's going to allow us
13 to fix up, make improvements, paint up, clean up,
14 fix up, make improvements in all of the 455 units
15 that are 72 years old, and are in dire need of these
16 improvements. So that's what we're looking to do as
17 we get further into this and as we get the results
18 of these type things, and before we make a total
19 decision to go into this, of course, we're going to
20 be briefing you more, give you more of a total view
21 of it all, so you could make intelligent decisions
22 as well as to what you think is best for the Union
23 City Housing Authority. So that is where we're at
24 with that. That is all I have in resolutions.

25 Are there any questions to this at all?

1 Questions or thoughts? All right. Thank you.

2 So what we'll do then, we could go now
3 into consent agenda, which we would do at this time.
4 And just keep in mind for consent agenda that you
5 will be voting on the last minutes, minutes of our
6 last meeting, which was in May, that would be the
7 closed -- the minutes of the closed session as well
8 as the minutes of the open session. You will be
9 voting on the reports of the finance report that we
10 had and, of course the, resolutions that we just
11 went over and just read to you. So that is our
12 consent agenda. And we will now have a roll call
13 for the consent agenda?

14 ATTORNEY PIZZILLO: A motion, please.

15 EXECUTIVE DIRECTOR SANGER: Excuse
16 piece. Could I have a motion for that? Yes. I'm
17 sorry.

18 CHAIRPERSON PEDRAZA: Motion.

19 COMMISSIONER GUTIERREZ: Second.

20 Mr. Pedraza motioned. Second by Ms. Gutierrez.

21 Chairperson Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 EXECUTIVE DIRECTOR SANGER:

24 Vice-Chairperson Gutierrez?

25 COMMISSIONER GUTIERREZ: I have to

1 recuse myself. I wasn't here at the last meeting,
2 last month.

3 ATTORNEY PIZZILLO: Well --

4 EXECUTIVE DIRECTOR SANGER: For the
5 minutes only.

6 ATTORNEY PIZZILLO: For the minutes
7 only, right.

8 COMMISSIONER GUTIERREZ: For the
9 minutes. I wasn't here.

10 EXECUTIVE DIRECTOR SANGER: We'll make
11 note of that. Thank you for making that
12 stipulation.

13 Commissioner Jetter?

14 COMMISSIONER JETTER: I wasn't here.

15 EXECUTIVE DIRECTOR SANGER: Okay. For
16 that as well, for the same as well, for the minutes.

17 COMMISSIONER JETTER: Uh-huh.

18 EXECUTIVE DIRECTOR SANGER: Okay.

19 Thank you, Ms. Jetter.

20 Commissioner Capizzi?

21 COMMISSIONER CAPIZZI: Yes.

22 EXECUTIVE DIRECTOR SANGER:

23 Commissioner Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 EXECUTIVE DIRECTOR SANGER:

1 Commissioner Geldziler?

2 COMMISSIONER GELDZILER: Yes.

3 EXECUTIVE DIRECTOR SANGER: Okay.

4 So we had four yes and two had to --
5 and others were yes only, then basically abstaining
6 from the minutes.

7 COMMISSIONER GUTIERREZ: For the
8 minutes.

9 EXECUTIVE DIRECTOR SANGER: Is that
10 correct, sir?

11 ATTORNEY PIZZILLO: Yes. That's
12 correct.

13 EXECUTIVE DIRECTOR SANGER: Maybe you
14 want to state that.

15 ATTORNEY PIZZILLO: I'll just state
16 clearly for the record. So the consent agenda did
17 passed six nothing, including the various
18 resolutions, the payment of the bills.

19 As to the approval of the minutes, the
20 motion carries four in favor, two abstentions as a
21 result of the Commissioners not being present at the
22 May Board meeting.

23 COMMISSIONER GUTIERREZ: Exactly.

24 EXECUTIVE DIRECTOR SANGER: Okay.

25 Great.

1 Now, in your packet, there's something
2 I want to show you. We normally don't show pictures
3 of checks, okay, or images of checks, but this is
4 something that, not that we're proud -- yes, we're
5 proud, yes -- but it's just something that we're
6 fortunate, we're proud, but this is the collective
7 work of everyone working here at the Union City
8 Housing Authority, administrative office. Vito.
9 Vito worked closely on this. Jorge worked closely
10 on this from the financial end. Vito worked very
11 closely on this from the actual operation to getting
12 the job done, but you'll see there's a check here
13 for \$168,000, and that is the check we received from
14 FEMA. So I wanted you to see the actual check.

15 COMMISSIONER JETTER: Is this the check
16 that you had for the housing?

17 EXECUTIVE DIRECTOR SANGER: This check,
18 Ms. Jetter, yes --

19 COMMISSIONER JETTER: You ought to get
20 those people to come back and fix some of that
21 stuff.

22 EXECUTIVE DIRECTOR SANGER: This has
23 nothing to do with that, ma'am. This has nothing to
24 do with that.

25 What this is, if you recall back last

1 fall, always ago, we had Hurricane Ida. Hurricane
2 Ida, unfortunately, in Union City had come within --
3 the water damage was tremendous, all right? So we
4 had a lot of water in our downtown units. We had
5 water in 15 of our veteran units, which caused us to
6 get new boilers, new hot water heaters, new piping
7 systems that Vito and Jorge took care of very, you
8 know, I should say efficiently, efficiently. I
9 could truly say within three days of that everyone
10 in Union City had back their hot water and heat, hot
11 water and heat within three days, which was great,
12 maybe even two, but three, really, so, but with that
13 it cost -- with us, the cost to us was about
14 \$220,000, that we did have in reserve, again, thank
15 you for having a good fiscal budget that we did have
16 220,000 reserve to cover that, but, of course, there
17 was a process when the governor and the federal
18 government and the Governor of the State of New
19 Jersey allowed for FEMA funds for Hudson County, due
20 to Hurricane Ida. Hudson County was one of the last
21 to be approved in New Jersey and we were approved,
22 and because of that we were able to go through a
23 process of claiming the 220,000. We had to show --
24 you know, we had to show all the work we did, of
25 course all the receipts, all the vouchers and

1 everything that was done, quite a bit of narrative
2 as well. And we did have a member of FEMA come
3 here, a FEMA representative, took us through the
4 process, and we were able to, what they say,
5 recoupe, right, recoupe 168 of the 220. So that's a
6 great achievement. So all that, and we were able to
7 provide, most importantly, we were able to get 15
8 new heating units back to the people, we were
9 getting hot water heaters back to the people, a big
10 boiler, a 200 -- you know, \$180,000 boiler downtown,
11 and just, you know, some good things that we're, you
12 know, very happy to be able to get back to the
13 public. So I wanted everyone to know that. Thank
14 you.

15 COMMISSIONER GUTIERREZ: Thank you,
16 Jorge, thank you, Vito. and thank you, Mr. Sanger,
17 for the great job you're doing.

18 EXECUTIVE DIRECTOR SANGER: Not often I
19 show an actual picture of a check, but it truly
20 illustrates, truly illustrates --

21 COMMISSIONER GUTIERREZ: They're doing
22 a great job, so...

23 MR. RODRIGUEZ: And I'll just say, I'll
24 spend one minute on this real quick. It took us
25 seven months to get this check, right, it took us

1 seven months to get this check. Now, I just you to
2 keep something in mind, back then when we -- Vito
3 and I coordinated the whole recovery and the, you
4 know, the process of getting everybody back to heat
5 and hot water and Mr. Sanger as well, back then the
6 supply chain or, I mean, the manufacturers --

7 MR. TATTOLI: Still is.

8 MR. RODRIGUEZ: -- were slow, but
9 enough that we had -- if that were to happen back,
10 you know, now, who knows how long it would have been
11 to turn around, but, again, it was great. It just
12 goes to show that is a lot of timing is everything
13 and gratefully we were able to provide the heat and
14 hot water for our own tenants.

15 EXECUTIVE DIRECTOR SANGER: Just a few
16 quick things, and I'll take one minute of this.

17 Very happy to announce, if you went
18 through the parking lot, of course, we had a new
19 parking lot and whatever, but also now you'll see
20 some of it was dug or some of it was broken up the
21 ground. That was to get new gas lines into our
22 buildings. No longer -- well, we're going to be on
23 way, all cost of oil.

24 COMMISSIONER GUTIERREZ: Good, good,
25 good.

1 EXECUTIVE DIRECTOR SANGER: We've
2 basically revised, again another job, I hate to keep
3 saying it, but Vito and Jorge, and Vito, you're
4 working with that.

5 COMMISSIONER CAPIZZI: That's huge.

6 EXECUTIVE DIRECTOR SANGER: So this
7 building that you're in right now will have gas,
8 gas-powered heat come this October when you see
9 heating season begins and the cost, and Jorge has
10 told me and this is a fact, that heating oil went up
11 about 45 to 50 percent.

12 MR. RODRIGUEZ: Yes.

13 EXECUTIVE DIRECTOR SANGER: Heating
14 oil. That's how much it was this winter, the cost
15 was astronomical, but we're able to switch to gas.
16 We have one remaining building, and the whole
17 Housing Authority that's not gas, but we'll be
18 converting that very much in the near future as
19 well, so we'll all be on gas. Of course it's more
20 efficient, it's cleaner, it's more efficient, the
21 cost of it all is less, so I guess we're up with the
22 times, so to speak, so we got everything back with
23 that. So that's a good thing. We had the -- as you
24 could see right here, the air conditioning here, how
25 quickly it came up. We have new heating,

1 ventilation and air conditioning system that's on
2 our roof here for the administrative office. We
3 have a new roof on the administrative office.
4 Things, again, that weren't done in many, many
5 years.

6 And I've start of the delinquent rent
7 collection. I'm happy with this, because I'm
8 excited to really do the right thing. We've given
9 people so much of an opportunity for years, and now
10 it's time to do the right thing. And I will say we
11 have gotten notice from HUD and wanted to know
12 exactly what was our -- what were our steps and what
13 was our system in place to collect all this money.
14 So HUD really is looking now, and we had to provide
15 for them an explanation and give them exactly what
16 we're doing to get all these rents and monies. So
17 it's all coming to a head now from everyone really.
18 The FEMA money, of course, as well and also we're
19 doing our best around town to do spring cleanup,
20 paint up, cleanup, fix up. We're hoping to get a
21 decent landscaper. Getting landscapers nowadays is,
22 you know, it's like finding a needle in a haystack.
23 Very difficult to get a landscaper, but we're doing
24 that in-house as well. But, you know, we're doing a
25 pretty, you know, a pretty good job with that, in

1 keeping it together. Could be better, I have to
2 admit, you know, sometimes the grass gets, you know,
3 eight or 10 inches high, but sometimes we're a week
4 late with doing it ourselves, but it's not due to
5 the fact of any neglect or anything like that or
6 effort. It's just due to the fact that, you know,
7 the grass this time of year just grows so quickly,
8 rainstorm and all of a sudden the grass is so high,
9 and things like that.

10 So that is my report. Does anyone else
11 have anything else to say? Can I get a motion to
12 close the meeting? Oh, I'm sorry. I'm sorry. We
13 do have. Before I --

14 COMMISSIONER GUTIERREZ: We have that.
15 I'm sorry.

16 EXECUTIVE DIRECTOR SANGER: This is the
17 public portion of the meeting.

18 COMMISSIONER GUTIERREZ: I'm sorry.

19 EXECUTIVE DIRECTOR SANGER: That was my
20 haste. Public portion. Please come forward and
21 state your name and address.

22 MS. BESHARA: Toni Beshara, veterans
23 apartments, 44th Street.

24 I'm just curious what is the progress
25 and/or timeline or projection for any next steps or

1 what is the status right now?

2 EXECUTIVE DIRECTOR SANGER: And are you
3 talking of the COAH projects?

4 MS. BESHARA: Yes.

5 EXECUTIVE DIRECTOR SANGER: Oh, the
6 COAH projects.

7 MS. BESHARA: The COAH projects for the
8 veterans.

9 EXECUTIVE DIRECTOR SANGER: As far as
10 the COAH projects, right now our contracted
11 architect that works with us and along with Vito,
12 they've developed -- they spent a whole entire work
13 going to 40 units, and going through those units and
14 inspecting those units to be sure that all the work
15 that we had contracted for, that was in the
16 contract, was done properly, and right now the
17 contractor will be -- they will be meeting with the
18 contractor this week. Unfortunately, our architect,
19 his father had passed away, he was out for a week or
20 so, but they will be going around and to be sure
21 that all the -- you know, all the items that were
22 contracted for are done, and we will not be paying
23 them a final payment. A final payment will not be
24 made.

25 COMMISSIONER JETTER: Good.

1 EXECUTIVE DIRECTOR SANGER: Until all
2 it was completed, and right after that we will be
3 putting vinyl siding. We will be putting vinyl
4 siding on the side of the building or whatever and
5 we had an opportunity to meet with some of the
6 attorneys from City Hall representing the City
7 Commission and the Mayor and the City Commission
8 attorneys and they gathered information from us and
9 we got what we call a Phase 2 PCA, it was a physical
10 conditions assessment or Phase 2, that are the costs
11 of what it might be for the other units around, and
12 they'll -- once they gather all this and put this
13 together they'll be presenting this to the courts so
14 the courts could give the approval to start with
15 Phase 2.

16 MS. BESHARA: When is the physical
17 assessment portion?

18 EXECUTIVE DIRECTOR SANGER: The
19 physical assessment portion has been completed.

20 MS. BESHARA: Okay.

21 EXECUTIVE DIRECTOR SANGER: It is now
22 with the attorneys for their perusal and to see now
23 how they're going to be able to present that to the
24 courts.

25 MS. BESHARA: For the courts.

1 EXECUTIVE DIRECTOR SANGER: Yes, ma'am.

2 MS. BESHARA: Okay.

3 EXECUTIVE DIRECTOR SANGER: Okay.

4 MS. BESHARA: Okay. Thank you.

5 EXECUTIVE DIRECTOR SANGER: All right.

6 Thank you. You're welcome.

7 Okay. Any other comments? Can we get

8 a motion to close?

9 COMMISSIONER GUTIERREZ: Motion.

10 COMMISSIONER GELDZILER: Second.

11 EXECUTIVE DIRECTOR SANGER: Motion by

12 Ms. Gutierrez. Second by Mr. Geldziler.

13 We will have our roll call.

14 Chairperson Pedraza.

15 CHAIRPERSON PEDRAZA: Yes.

16 EXECUTIVE DIRECTOR SANGER:

17 Vice-Chairperson Gutierrez?

18 COMMISSIONER GUTIERREZ: Yes.

19 EXECUTIVE DIRECTOR SANGER:

20 Commissioner Jetter?

21 COMMISSIONER JETTER: Yes.

22 EXECUTIVE DIRECTOR SANGER:

23 Commissioner Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 EXECUTIVE DIRECTOR SANGER:

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Commissioner Mundorf?

COMMISSIONER MUNDORF: Yes.

EXECUTIVE DIRECTOR SANGER:

Commissioner Geldziler?

COMMISSIONER GELDZILER: Yes.

EXECUTIVE DIRECTOR SANGER: Six yes.

Our meeting is finished and thank you very much for
your participation.

COMMISSIONER GUTIERREZ: Thank you.

(Concluded at 5:18 p.m.)

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.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210
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