

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

(Via Zoom Video Conference)  
3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, March 18, 2021  
Commencing at 4:35 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER, (Remotely)  
ELISE DiNARDO, COMMISSIONER, (Remotely)  
DEBRA MUNDORF, COMMISSIONER, (In Person)  
MARGARITA GUTIERREZ, VICE CHAIRPERSON, (Remotely)  
JOSE PEDRAZA, CHAIRPERSON, (Remotely)

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

JAY GELDZILER, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR, (In Person)  
GERARD D. PIZZILLO, ESQ., COUNSEL, (Remotely)  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS,  
(In Person)  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER, (In Person)  
ANGEL VALDES, System Administrator, (Remotely)

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1 MS. DILLON: Whenever you're ready, Mr.  
2 Sanger.

3 MR. SANGER: Okay. All right.

4 We're -- we're about to get ready to get  
5 started.

6 And first of all, I'd like to welcome  
7 everyone to the March 18<sup>th</sup>, 2021 Commission  
8 Meeting -- Board -- Board of Commissioners  
9 Meeting of the Union City Housing Authority.

10 I just want to take a moment to thank all  
11 of you for being with us today.

12 And hopefully everyone -- we weren't -- we  
13 did not meet in the month of January and hope --

14 Excuse me.

15 -- in the month of February. But since the  
16 month of January, we're hoping everyone has  
17 remained healthy and that you and your families  
18 are -- are doing well.

19 Just do -- do want to take a moment to wish  
20 everyone an early Happy Easter, which is coming  
21 up. We won't see each other, after today, until  
22 I believe in April -- around April 15<sup>th</sup> or so. So  
23 that will be after Easter. So a little early to  
24 say Easter but it also brings a little nice  
25 warmth to our -- you know, looking at Easter, a

1 little nice warm weather and et cetera.

2 So, wish everyone Happy Easter.

3 I also do want to just take a moment before  
4 we start with our -- officially of our meeting  
5 just to -- to recognize the fact that three of  
6 our Board members have been recently reappointed  
7 to the Union City Housing Authority by the Mayor  
8 and the Commissioners of Union City.

9 And I'd just like to congratulate and thank  
10 these members because of they've all been  
11 extremely supportive of the Union City Housing  
12 Authority and extreme-- extremely supportive of  
13 all of the people in providing a -- a quality of  
14 living for -- for our lower income people, which  
15 is becoming more and more valuable as we go  
16 through our -- you know, our days today and in  
17 our society today.

18 The value of low income housing and the  
19 value of affordable housing is said to be coming  
20 more and more, you know, drastic.

21 We'd certainly like to thank you and those  
22 -- those three -- three people, of course, I'd  
23 like to say --

24 Miss Mundorf, who is here with us here at  
25 the table with us here at the Housing Authority,

1 along with Jorge Rodriguez and Waldo and myself.

2 All three are here.

3 So, Miss Mundorf, congratulations.

4 COMMISSIONER MUNDORF: Thank you.

5 MR. SANGER: Thank you --

6 CHAIRPERSON PEDRAZA: Congratulations.

7 MR. SANGER: -- for a new term.

8 Miss DiNardo, thank you, for another -- for  
9 another five year term.

10 CHAIRPERSON PEDRAZA: Congratulations.

11 VICE CHAIRPERSON GUTIERREZ: Congratula-  
12 tions.

13 MR. SANGER: And Mr. --

14 MS. DiNARDO: Yay!

15 CHAIRPERSON PEDRAZA: Congratulations.

16 MS. DiNARDO: Yay! I get to work with all  
17 of you --

18 MR. SANGER: And Mr. --

19 MS. DiNARDO: -- for another five years.

20 Yay!

21 MR. SANGER: -- Mr. Pedraza. And Mr.

22 Pedraza as well.

23 So, all three of you, thank you for your  
24 service.

25 COMMISSIONER CAPIZZI: Congratulations.

1 MR. SANGER: And thank you --

2 CHAIRPERSON PEDRAZA: Thank you.

3 MR. SANGER: -- for your service. I know  
4 you'll do extremely well as we move forward.

5 So thank you very much.

6 Congratulations, everyone.

7 (Applause.)

8 VICE CHAIRPERSON GUTIERREZ: Yay!

9 MS. DiNARDO: Yay!

10 CHAIRPERSON PEDRAZA: Thank you.

11 MS. DiNARDO: Yay!

12

13 **ROLL CALL:**

14

15 MR. SANGER: And with that being -- and  
16 with all that being said, I'm going to have roll  
17 call now.

18 And we'll have Mr. Pedraza?

19 CHAIRPERSON PEDRAZA: Here.

20 MR. SANGER: Okay.

21 Miss -- Miss Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Here.

23 MR. SANGER: Miss Jetter?

24 Miss Jetter is absent.

25 Commissioner DiNardo?

1 COMMISSIONER DiNARDO: Here.

2 MR. SANGER: Miss DiNardo.

3 Miss Capizzi?

4 COMMISSIONER CAPIZZI: Here.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Here.

7 MR. SANGER: Okay.

8 Mr. Jay Geldziler?

9 Not with us.

10 So we do have five present; two absent.

11 We do have a quorum.

12 And let me do -- remind everyone and let me  
13 let the public know, that we also have onboard  
14 with us this afternoon Miss Terri (sic) -- Miss  
15 Toni Beshara, one of the members of our public  
16 who's on with us as well. So we're happy to have  
17 her with us as well and any other members of the  
18 public who might be coming on with us, as we do  
19 the meeting. Of course, we want to welcome them  
20 and -- and glad they're with us.

21 But this is a Regular Meeting of the Union  
22 City Housing Authority, in accordance with and  
23 pursuant to Chapter 231, the Open Public Meetings  
24 Act.

25 Adequate notice of this meeting has been

1 provided as follows:

2           The annual schedule of Board meetings set  
3 forth for the time, date and location of such  
4 meetings and the notice and agenda to extent  
5 known of this meeting, have been prominently  
6 posted on our bulletin board outside, as well as  
7 the Housing Authority website.

8           And, with that being said, take a -- just  
9 like to take a moment to --

10           MR. PIZZILLO: Mr. Sanger, if I may?

11           MR. SANGER: Yes?

12           MR. PIZZILLO: Just -- just for the record,  
13 we all know we're appearing here via Zoom and we  
14 are complying with the Governor's Executive  
15 Orders and, you know, measures that have been  
16 taken to reduce the spread of COVID and to reduce  
17 in-person gatherings.

18           So, we are in compliance with the Open  
19 Public Meetings Act.

20           I know you circulated the electronic agenda  
21 or the -- the link to -- to this Zoom on your  
22 website, as well as publishing it. In addition  
23 to the Zoom, there -- there's also a phone  
24 number, so members of the public can appear via  
25 Zoom or telephonically.



1           And that is in compliance with all of the  
2 updated State regulations and laws, you know,  
3 pursuant to the COVID-19 public health emergency.

4           So, I just wanted to make sure we put that  
5 on the record.

6           MR. SANGER: Thank you, Mr. Pizzillo.

7           I appreciate that.

8           And, also, with the approval of our  
9 Chairperson and, of course, our Board members, it  
10 seems that we are -- the whole pandemic itself is  
11 improving with more and more people getting  
12 shots. And it seems like it -- it's moving  
13 forward a bit.

14           We're hoping that, with your approval, next  
15 month we can go back -- as long, again, the  
16 pandemic does make its improvements and as long  
17 as we get positive, you know, comments and  
18 positive lowering of some of our restriction from  
19 the -- from the Governor and from the  
20 authorities, that we'll be able to go back to a  
21 person to person meeting next -- next month  
22 during the month of April.

23           We still will socially distance at that  
24 meeting but try to get back to person to person.  
25 And I know that many of the agencies and boards

1 | in the City of Union City and throughout Hudson  
2 | County are trying to do their best now to get  
3 | back to person to person.

4 |         So, we'd like to get back there next month.  
5 | And I think, with all your approval, doing that  
6 | would be something that we would all enjoy and,  
7 | of course, be more comfortable again as we move  
8 | forward. So we will be doing that.

9 |         The other thing now is I -- I'd just like  
10 | to mention that we will go into Closed Session at  
11 | this moment.

12 |         And what I'll ask is for a motion to go  
13 | into Closed Session.

14 |         VICE CHAIRPERSON GUTIERREZ: I make a  
15 | motion.

16 |         MR. SANGER: A motion by Margarita  
17 | Gutierrez.

18 |         Second by Debra Mundorf.

19 |         Roll call, please.

20 |         Mr. Pedraza?

21 |         CHAIRPERSON PEDRAZA: Yes.

22 |         MR. SANGER: Miss Gutierrez?

23 |         VICE CHAIRPERSON GUTIERREZ: Yes.

24 |         MR. SANGER: Miss DiNardo?

25 |         COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Miss Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 MR. SANGER: Miss Mundorf?

4 COMMISSIONER MUNDORF: Yes.

5 MR. SANGER: Okay.

6 We have five yes.

7 We will now go into Closed Session.

8 And that Closed Session will be, again,  
9 conducted by our -- by our attorney and our  
10 counsel, Mr. Pizzillo.

11 And at this time myself, Waldo, and Jorge,  
12 we're going to step outside because there are  
13 some things that should be discussed only by the  
14 Board members.

15 And, of course, Miss Beshara will be going  
16 offline now as well.

17 So there will only be Mr. Pizzillo and the  
18 Board members to discuss some personnel issues.

19 Okay?

20 COMMISSIONER DiNARDO: Who -- who is Angel  
21 Valdes that's on the line?

22 MR. SANGER: Oh, Angel Valdes is our --

23 MR. PIZZILLO: He's the host. He is the --  
24 he's the Authority's technical IT guy.

25 MR. SANGER: He's the host technology

1 coordinator for our -- for our Housing Authority.

2 COMMISSIONER DiNARDO: Okay.

3 MR. VALDES: Hello.

4 Hi, everybody.

5

6 (Whereupon, there was a chorus of hello.)

7

8 (Whereupon, the Board moved to Executive  
9 Session at 4:43 p.m.)

10

11 (Whereupon, the Board returned to Open  
12 Session at 5:05 p.m.)

13

14 MR. SANGER: Can I have a motion to go into  
15 Open Session?

16 COMMISSIONER DiNARDO: Motion.

17 VICE CHAIRPERSON GUTIERREZ: Make a motion.

18 COMMISSIONER MUNDORF: Motion.

19 MR. SANGER: Motion by Elise DiNardo.

20 And seconded by Debbie Mundorf.

21 Roll call.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 MR. SANGER: Okay.

25 Miss Gutierrez?

1 VICE CHAIRPERSON GUTIERREZ: Yes.

2 MR. SANGER: Okay.

3 Miss DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Miss Capizzi?

6 COMMISSIONER CAPIZZI: Yes.

7 MR. SANGER: Miss Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. SANGER: Okay.

10 Five yes; two absent.

11 And we will now be going into our Open  
12 Session. And that is my time now to discuss with  
13 you and present to you the --

14 Excuse me?

15 Okay, can we get Miss Beshara back in,  
16 please?

17 MR. VALDES: Okay.

18 MR. SANGER: Put her back on.

19 Thank you, Waldo, for reminding that.

20 If Angel can get in -- Miss Beshara back on  
21 for the Open Session.

22 MR. VALDES: Doing it right now.

23 MR. SANGER: Okay.

24 Thank you very much.

25 Welcome back, Miss Beshara.

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

**CONSENT AGENDA:**

**A. APPROVAL OF MINUTES OF THE REGULAR MEETING &  
EXECUTIVE SESSION OF JANUARY 21, 2021;**

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

**C. APPROVAL OF VARIOUS RESOLUTIONS**

RESOLUTION NO. 2021-07 - RESOLUTION  
APPROVING CONTRACT FOR INDEPDENDENT (sic)  
AUDITING SERVICES;

RESOLUTION NO. 2021-08 - RESOLUTION  
APPROVING CONTRACT FOR FEE ACCOUNTANT SERVICES;

RESOLUTION NO. 2021-09 - RESOLUTION  
APPROVING CONTRACT FOR COMPUTER CONSULTANT  
SERVICES;

RESOLUTION NO. 2021-10 - RESOLUTION  
APPROVING 2021-2022 BUDGET FOR THE UNION CITY  
HOUSING AUTHORITY;

RESOLUTION NO. 2021-11 - RESOLUTION  
ACCEPTING PROPOSAL FOR REPLACEMENT OF LOBBY AND  
LAUNDRY ROOM FLOORING AT 3901 JOHN F. KENNEDY  
BOULEVARD AND AUTHORIZING EXECUTION OF CONTRACT  
TO PROVIDE SERVICES;

RESOLUTION NO. 2021-12 - RESOLUTION

1 ACCEPTING PROPOSAL FOR STAIRWELL REPAIRS AT 640  
2 39<sup>TH</sup> STREET AND AUTHORIZING EXECUTION OF CONTRACT  
3 TO PROVIDE SERVICES;

4 RESOLUTION NO. 2021-13 - RESOLUTION  
5 APPROVING CONTRACT WITH EXECU-TECH, INC. TO  
6 PROVIDE CONSULTANT SERVICES IN CONNECTION WITH  
7 DEVELOPMENT OF FIVE (5) YEAR PLAN AND 2021  
8 CAPITAL FUND PROGRAM;

9 RESOLUTION NO. 2021-14 - RESOLUTION  
10 APPROVING AN INCREASE IN THE CAP OF PAYMENTS TO  
11 G&S ELEVATOR INDUSTRIES INC. IN THE AMOUNT OF  
12 \$30,000.00; and

13 RESOLUTION NO. 2021-15 - RESOLUTION  
14 APPOINTING STANLEY SANGER AS EXECUTIVE DIRECTOR  
15 OF THE UNION CITY HOUSING AUTHORITY FOR 2021-  
16 2026;

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

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

19

20 MR. SANGER: Okay, what I'd -- what I'd  
21 like to do now is -- is read some of our  
22 Resolutions to you.

23 You'll see that we do have about nine  
24 Resolutions today and I wanted to present those  
25 Resolutions to you, as well as give you some

1 support comments and clarifications, so that you  
2 could have a greater understanding of what we're  
3 trying to do.

4 So, the first Resolution if you follow  
5 along with me, is Resolution 2021-07.

6 And that is a Resolution Approving Contract  
7 for Independent Auditing Services.

8 And, Whereas, the Union City Housing  
9 Authority sought bids for independent auditing  
10 services;

11 One company picked up and submitted a bid  
12 on the date of submission;

13 And the submission was reviewed by the  
14 Union City Housing Authority Evaluation  
15 Committee.

16 And let me say to you that in the -- in  
17 your packets, along with your Resolutions, you  
18 will see a most recent -- a -- basically, a  
19 report from the Evaluation Committee, which was  
20 dated March 10<sup>th</sup>, 2021, I was -- I was able to do  
21 that, which will support a number of these  
22 Resolutions that we have here. So we did go  
23 through our Evaluation Committee.

24 I'd like to thank Miss Capizzi, Miss  
25 Gutierrez, and Mr. Rodriguez for assisting us



1 with that as we do make those choices that are --  
2 are best for the Housing Authority.

3 So, with that, Whereas, the review and the  
4 bid submitted, the Evaluation Committee  
5 determined that the bid submitted by Giampaolo  
6 and Associates LTD was legally sufficient and --  
7 and recommending Giampaolo and Associates as the  
8 contractor to provide fee accountant services for  
9 a period of one year, starting May 1, 2001 (sic)  
10 to April 30<sup>th</sup>, 2022; and

11 Whereas, the contractor shall be paid in  
12 accordance with the rates set forth in the bid  
13 proposal submitted to the Authority; and

14 Wherefore (sic), Be It Resolved that the  
15 Commissioners, Union City Housing Authority  
16 hereby approve contract with G -- I'll say  
17 G and A LTD for independent auditing services in  
18 accordance with this bid specification in the  
19 annual amount of \$14,655.00.

20 And that contract shall be paid in  
21 accordance with the bid and -- and the amount  
22 should -- will not exceed 15,000.

23 And that bid amount -- that cap amount not  
24 to exceed remains the same as it's been the last  
25 number of years.

1           Also, that the Executive Director, Union  
2 City Housing Authority is authorized to execute  
3 the contract for independent auditing services  
4 with G and A LTD.

5           All right, so that is Resolution 07.  
6           Resolution 2021-08.

7           Resolution Approving Contract for Fee  
8 Account Services.

9           Union City Housing Authority sought bids  
10 for fee accountant.

11           And one company picked up and submitted a  
12 bid on the due date of submission.

13           Submission was reviewed by the Union City  
14 Housing Authority Evaluation Committee.

15           And, Whereas, in reviewing the bid  
16 submitted, the Evaluation Committee determined  
17 the bid submitted by William Katchen, CPA LLC was  
18 legally sufficient and recommending William  
19 Katchen, CPA as the -- as the contractor to  
20 provide fee accountant services for a term of one  
21 year, May 1, 2021 to April 30, 2022; and

22           Whereas, the contract shall be paid in  
23 accordance with rates set forth in the bid  
24 proposal;

25           Therefore, Be It Resolved that the

1 Commissioners of the Union City Housing Authority  
2 do approve the contract with William Katchen, CPA  
3 for fee accountant services in accordance with  
4 the bid specifications in the annual amount of  
5 49,200; and

6 Be It Further Resolved, that the Contractor  
7 shall be paid in accordance with the bid at a  
8 rate of 175 per hour for Principal, 150 for  
9 Senior Accountant, 125 for Staff Accountant, 75  
10 for Other Staff, in the amount not to exceed the  
11 cap of \$56,000.00.

12 Again, that cap has remained the same as it  
13 been for a number of years. Always looking to be  
14 as conservative as -- fiscally conservative as  
15 possible in -- in our business dealings.

16 And, Be It Further Resolved, that the  
17 Executive Director, Union City Housing Authority  
18 is hereby authorized to execute the contract for  
19 fee account services with William Katchen, CPA.

20 Resolution 2021-09.

21 Resolution Approving Contract for Computer  
22 Consultant Services.

23 Union City Housing Authority sought bids  
24 for computer consulting services.

25 And bids were picked up by six companies

1 but two companies submitted a bid on the due date  
2 of the submission.

3           Whereas, the submission was reviewed by the  
4 Union City Housing Authority Evaluation  
5 Committee; and

6           Whereas, in reviewing the bids submitted,  
7 the Evaluation Committee determined that the bid  
8 submitted by Angel Consultant LLC was legally  
9 sufficient and is recommending a selection of  
10 Angel Consultant LLC as computer consultant for a  
11 term of one year to commence on May 1, '21 to  
12 April 30<sup>th</sup>, '22; and

13           Whereas, the contract shall be paid -- paid  
14 in accordance with the rate set forth; and

15           Now, Therefore, Be It Resolved the  
16 Commissioners of the Union City Housing Authority  
17 hereby approve contract with Angel Consultant for  
18 computer consulting services in accordance with  
19 bid specifications.

20           That the contract -- been resolved, that  
21 the contract shall not exceed a bid at the  
22 following of \$79.00 per hour and not to exceed  
23 the amount of \$34,000.00.

24           Be It Resolved that the Executive Director  
25 of the Union City Housing Authority is hereby

1 authorized to execute the contract computer  
2 consultant services with Angel Consulting LLC.

3 And just one thing I do want to refer to,  
4 because in my -- in my conversations --  
5 professional conversation with Miss Capizzi, Miss  
6 Gutierrez, and Mr. Rodriguez, they noted that the  
7 committee recommended Angel Consultant due to its  
8 satisfactory and outstanding past performance,  
9 its excellent response times to us. And the fact  
10 that he has -- it does have a -- a, you know, a  
11 fine ability to work with our staff here within  
12 our offices in everything he does.

13 So, those are the basic reasons why we're  
14 -- we're continuing with him. And I thought some  
15 of those points were right on -- right on target.

16 Also, Resolution Approving the 2021-2022  
17 Budget for the Union City Housing Authority.

18 The Annual Budget and Capital -- and  
19 Capital Budget Program for Union City Housing  
20 Authority for the fiscal year beginning July 1,  
21 '21 to June 30<sup>th</sup>, '22 has been presented before  
22 the governing body of the Authority at its open  
23 public meeting held on March 18<sup>th</sup>.

24 Whereas, the Annual Budget and Capital  
25 Budget Program as presented for adoption reflects

1 each item of revenue and appropriation in the  
2 same amount as title and set forth in the  
3 introduced and approved budget, including all  
4 amendments there -- thereto, which have been  
5 approved by the Director of the Division of Local  
6 Government Services; and

7           Whereas, the Annual Budget was presented by  
8 -- for adoption reflects Total Revenues of  
9 13,768,770, Total Appropriations, including  
10 Accumulated Deficit of 13,379,950 in Total  
11 Unrestricted Net Position Utilized of zero;

12           Whereas, the Capital Budget as presented  
13 for adoption reflects Total Appropriations of  
14 \$600,000.00 and Total Unrestricted Net Position  
15 to be utilized as -- of zero; and

16           Whereas, the schedule of rents, fees and  
17 other charges in effect will produce sufficient  
18 revenues, together with all anticipated revenues  
19 to satisfy all obligations to the holder of bonds  
20 of the Authority, to meet operating expenses,  
21 capital outlays, debt service requirements, and  
22 provide for such services (sic), all -- all as  
23 may be required by law, regulation or terms of  
24 contracts and agreements; and

25           Whereas, pursuant to N.J.A.C. 5:31-2, the

1 Capital Budget/Program does -- does not confer  
2 any authorization to raise or expend funds;  
3 rather it is a document to be used as part of the  
4 Authority's planning and management objectives.  
5 Specific authorization to expend funds for the  
6 purposes described in this section of the budget,  
7 must be granted elsewhere, by bond resolution, by  
8 a subject (sic) financing agreement, by  
9 resolution of appropriating funds for the Renewal  
10 and Replacement Reserve and by other means  
11 providing by law; and

12           Therefore, Be It Resolved, that the  
13 governing body of the Authority, which is open  
14 public record meeting held on March 18<sup>th</sup>, '21 that  
15 the Annual Budget and Capital Budget/Program of  
16 the Authority, including all related schedules,  
17 for the fiscal year July 1, '21 through July 30<sup>th</sup>,  
18 '22 is hereby adopted and should constitute  
19 appropriations for the purposes stated;

20           Be It Further Resolved, that the  
21 anticipated revenues are reflected in the Annual  
22 Budget are of sufficient amount to meet all  
23 proposed expenditures/expenses and all covenants,  
24 terms, provisions as stipulated in the  
25 Authority's outstanding debt obligations, capital

1 | lease arrangements, terms contracts and other  
2 | pledged agreements; and

3 |           Be It Further Resolved, that the governing  
4 | body of the Authority will consider the Annual  
5 | Budget for adoption on May 20<sup>th</sup>, 2021.

6 |           And that is -- that is all for this  
7 | Resolution but I think the -- a Resolution  
8 | approving a budget is certainly one of  
9 | importance.

10 |           And what I'd like to do at this time is  
11 | just give our -- our Comptroller's has done a --  
12 | an excellent job for us in -- in formulating our  
13 | budget and keeping a keen eye on our budget to be  
14 | sure that we are fiscally fit, you know,  
15 | throughout the -- through the -- throughout the  
16 | operating year.

17 |           And, especially, this year during COVID. I  
18 | think Jorge, our staff, and a number have done,  
19 | you know, really a good job in doing so.

20 |           So, Jorge, can you give a little  
21 | explanation --

22 |           MR. RODRIGUEZ: Sure. Sure.

23 |           MR. SANGER: -- and a little clarification  
24 | for any -- any questions that the members may  
25 | have.



1 MR. RODRIGUEZ: Sure.

2 Thank you, Director.

3 I think the one -- you know, the focus I  
4 want everyone to put on is in our F-1 exhibit  
5 that I have attached with the Resolution, if you  
6 do turn to that, I can answer any questions you  
7 might have.

8 But primarily the bottom line is that we  
9 are forecasting another surplus of \$388,820.00  
10 for this budget year.

11 Last year we had -- we had budgeted  
12 \$195,530.00 as our surplus. And we actually did  
13 a lot better than that.

14 Our numbers, unaudited, --

15 We're -- we're actually going to go through  
16 the audit now.

17 But our unaudited numbers reflected a  
18 performance of \$320,386.00 of a surplus. So our  
19 activities for last year actually did a lot  
20 better than we budgeted.

21 So, with budgets, you never know what's  
22 going to happen. But the Director and I, we have  
23 in place a lot of controlled and a lot of good  
24 programs as far as to continue serving the public  
25 and providing proper -- the proper -- I guess, if

1 | you want to say, the proper service to all our  
2 | tenants. And -- and as I stated -- stated  
3 | before, budgets are -- sometimes can go up and  
4 | down, they can fluctuate, but at the end of the  
5 | day, you know, if you have the right set of  
6 | operations and controls -- financial controls,  
7 | you can basically pretty much expect a favorable  
8 | result.

9 |           And we don't foresee any major disruptions,  
10 | other than that we -- like the Director has  
11 | discussed, we -- we have our issues with our  
12 | payments with the tenants -- paying -- paying  
13 | their rent. And that still is considered in here  
14 | in this budget as well.

15 |           So, with that, I will take any questions if  
16 | anyone has any.

17 |           But the projected budget again, is -- is  
18 | favorable. And we, you know, foresee really no  
19 | -- no -- basically, no main drops that was as we  
20 | do basically have in this budget, the COVID  
21 | issues that we -- financial issues that, you  
22 | know, basically, they're all reflecting in this  
23 | budget as well.

24 |           So that is something that we will continue  
25 | to monitor, obviously, and with regards to what

1 | the -- you know, the federal government provides  
2 | us, any guidance with anymore funds, including  
3 | COVID funds -- relief funds to Housing  
4 | Authorities. You know that's something that,  
5 | obviously, will be a plus if that would come  
6 | forward. But that is not included in this  
7 | budget.

8 |           But if anyone has any questions, I'm more  
9 | than welcome to answer them and -- and that's  
10 | pretty much my summary on this budget for this  
11 | upcoming fiscal year.

12 |           MR. SANGER: Any questions?

13 |           Questions, thoughts, comments?

14 |           COMMISSIONER DiNARDO: So, can I -- can I  
15 | just ask a question?

16 |           MR. RODRIGUEZ: Absolutely.

17 |           MR. SANGER: Yes, ma'am.

18 |           MR. RODRIGUEZ: Please.

19 |           COMMISSIONER DiNARDO: So, -- so, Jorge,  
20 | just so that I understand.

21 |           So, last year our surplus was, did you say,  
22 | a hundred and --

23 |           MR. RODRIGUEZ: Well, let me explain. In  
24 | the F-1, -- in this little page that's attached  
25 | with the Resolution, --

1 COMMISSIONER DiNARDO: Yes.

2 MR. RODRIGUEZ: -- there is a column to the  
3 far right where it says FY -- for fiscal year --  
4 2020 Adopted Budget.

5 COMMISSIONER DiNARDO: Um-hum.

6 MR. RODRIGUEZ: And if you go all the way  
7 to the bottom, there's a hundred ninety-five  
8 thousand five hundred thirty.

9 That was the budgeted number that we had  
10 for our financial -- for our fiscal year, our  
11 financial surplus that we budgeted.

12 Right?

13 COMMISSIONER DiNARDO: Right.

14 MR. RODRIGUEZ: Now this budget, when it  
15 was drafted back then, when we were just in the  
16 beginning of the pandemic, so the -- the budget  
17 didn't really reflect anything that would say --  
18 you know, would give us a -- an out or an excuse  
19 for a bad year.

20 But nevertheless, to answer your question,  
21 yeah, we budgeted a surplus of 195,000. But I  
22 just have in my hands here, which I didn't  
23 provide with you, but they're unaudited numbers.  
24 Basically, it's the performance that we had for  
25 this fiscal year, the actual results -- they're

1 unaudited, we're going to get audited in the  
2 following month, which I'll get you afterwards.  
3 We actually turned out to have a \$320,386.00  
4 surplus. Compared to the 195,000 that we had  
5 budgeted in the previous year.

6 COMMISSIONER DiNARDO: That's terrific.

7 MR. RODRIGUEZ: We actually did --

8 CHAIRPERSON PEDRAZA: Yeah.

9 MR. RODRIGUEZ: -- we actually did better.

10 During --

11 COMMISSIONER DiNARDO: We did better.

12 MR. RODRIGUEZ: -- during the pandemic.

13 MR. SANGER: During -- during the pandemic  
14 we actually --

15 COMMISSIONER DiNARDO: That's incredible.

16 MR. RODRIGUEZ: Right. Yes.

17 And it was actually a very welcome --

18 But, again, I mean we've -- we go -- we go  
19 back and forth daily here, Mr. Sanger, myself,  
20 Waldo, and they'll come in me -- in my office and  
21 like, Jorge, we have this going on, this, --  
22 Jorge, we have this going on. And he'll -- it's  
23 a challenge. But I think that I have at my  
24 disposable a lot of great minds like my Director  
25 and -- and Waldo, that give me the opportunity to

1 discuss our financial options; whether certain  
2 things are -- are emergency expenditures or we  
3 can find ways to minimize or mitigate the -- the  
4 financial impact.

5 And, obviously through a pandemic, we've  
6 been under a lot of strain but, nevertheless,  
7 we've -- you know, we've come to, we made some  
8 very fiscal -- just, you know, very fiscally  
9 astute positions. And at the end of the day I'm  
10 very happy and I'm very lucky to work with people  
11 here in the Housing Authority that have finally  
12 come around to understanding that we are -- we  
13 are, basically, the fiduciaries of, you know, of  
14 our -- of this -- of the public and we need to  
15 follow every penny that comes in and out of here.

16 So, yeah, we're very pleased with the --  
17 the unaudited results. Once the audited results  
18 are, you know, are announced, I don't see the  
19 change being much more as far as the operations  
20 are concerned. So, we continue to do what we do  
21 here to hope that we could, you know, put this  
22 Housing Authority in the right place as far as  
23 for the future. And that's something that we'll  
24 discuss -- also, the Director will discuss, as  
25 far as putting ourselves in a good position to

1 qualify for extra lending and extra moneys to  
2 improve our -- our aging infrastructure.

3 So, --

4 COMMISSIONER DiNARDO: So, why -- why I --  
5 I think that this is -- is commendable that you  
6 guys have done such an amazing job is, one, you  
7 were dealing with a pandemic and these greater  
8 requirements of cleaning and the protocol that  
9 comes with that and the costs related to that,  
10 along with continuing to give our residents  
11 quality of life -- improving their quality of  
12 life.

13 Whether it was infrastructure improvements  
14 that you were doing, even though we were in a  
15 pandemic -- right down to painting, et cetera,  
16 and we still have a surplus.

17 So, --

18 MR. RODRIGUEZ: Yes.

19 COMMISSIONER DiNARDO: -- hats -- hats off  
20 to all of you. That's amazing and I congratulate  
21 you.

22 That's -- that's really terrific news.

23 And I know that, you know, HUD just keeps  
24 pulling the purse strings and making it tighter  
25 and tighter and we're not going to get more money

1 and you're managing to do all this; still have a  
2 surplus, still give residents quality of life.  
3 And we're juggling residents that can't pay the  
4 rent.

5 So that -- that's pretty incredible  
6 actually.

7 Congratulations.

8 Congratulations.

9 MR. RODRIGUEZ: Thank you for those kind  
10 words.

11 The -- the one thing I will -- I don't want  
12 to take full credit, we did have some COVID  
13 relief funds that did come to us. And we were  
14 able to leverage and we still have some leftover.  
15 I have a lot of money still leftover that I  
16 haven't used. Because I have to follow certain  
17 guidelines how to use that money and, you know,  
18 how -- they tell us how to use it.

19 So, you're right, they do -- they do give  
20 us some funds but they hold on to exactly how we  
21 can spend it. So, we've been -- you know, been  
22 very -- very careful how we spend that -- those,  
23 you know, COVID relief funds. Those relief funds  
24 did play a number as far as our results -- our  
25 positive results this past fiscal year to a



1 | certain degree.

2 |           You might see in this fiscal year that we  
3 | are in now, you might see even more favorable  
4 | because we have those funds available to spend on  
5 | cleaning, sanitizing, and providing a safe and,  
6 | you know, and healthy environment for our  
7 | tenants.

8 |           So, --

9 |           COMMISSIONER DiNARDO: Doesn't that --

10 |          MR. RODRIGUEZ: -- I don't want to talk --

11 |          COMMISSIONER DiNARDO: -- doesn't that --

12 | doesn't that all go to a level of fiscal  
13 | responsibility?

14 |           So, -- so, Jorge, you know, you, Mr.  
15 | Sanger, Waldo, are already anticipating, okay, so  
16 | we have the surplus or we -- we get this money in  
17 | from the -- the federal government for -- for  
18 | COVID --

19 |          MR. RODRIGUEZ: Right.

20 |          COMMISSIONER DiNARDO: -- relief but you  
21 | know that you still have to put some of it aside  
22 | for a future budget.

23 |           You're not just saying, okay so we have  
24 | this extra money, let's just spend it here and  
25 | there and whatever.

1 MR. RODRIGUEZ: I --

2 COMMISSIONER DiNARDO: It -- it all goes to  
3 your -- your knowledge, particularly Jorge, from  
4 being in private industry and your skills and  
5 certainly you know that, you know, we need to  
6 squirrel some money --

7 MR. RODRIGUEZ: Sure. Absolutely.

8 COMMISSIONER DiNARDO: -- because we're  
9 going to need it for something in the future.

10 And I -- I do, I think it's great you guys  
11 do that and that you have such a good team and  
12 you have such good communications skills that you  
13 -- the three of you can sit down and say we can  
14 spend this for something, we can hold off on  
15 something else, and -- and you've just really  
16 pulled the Authority out of a hole.

17 I mean because, remember, I've -- I've been  
18 here a while and so has Margarita and so has  
19 Debbie and -- and we've just seen this incredible  
20 improvement.

21 It's just -- it's wonderful.

22 Congratulations.

23 MR. RODRIGUEZ: I appreciate that.

24 And -- (indiscernible) -- I really -- I  
25 really -- I really -- and I say this from the

1 bottom of my heart, I really -- I want to see  
2 this -- this Authority thrive. I want it to --  
3 to continue to improve and I do see us improving.  
4 We do have the vision set forth by our Director.

5 And, you know, at the end of the day I mean  
6 it's all about, again, serving our -- our -- you  
7 know, the public, serving our tenants, being  
8 responsibly -- fiscally responsibly.

9 You know and -- and, you know, it's -- it's  
10 a balance. You have to, you know, at the same  
11 time provide and be able to have enough for the  
12 rainy day.

13 You know, so, you know, we still have a  
14 ways to go. You know, there's some challenges  
15 that we didn't, you know, we -- that we inherited  
16 and they are probably going to be there for a  
17 long time. And, you know, we can have a  
18 discussion about that, as far as, you know, long  
19 term liabilities with pensions and things of that  
20 nature.

21 But from a, you know, operational  
22 standpoint from a year to year, we've made some  
23 progress. And I'm really proud of that.

24 And, you know, I -- I come in and I take a  
25 lot of pride, you know, when we go to our -- you

1 know, our projects. And I like to see not just  
2 aesthetics -- you know, seeing everything, you  
3 know, in -- well kept and well cleaned -- well  
4 cleaned, as Mr. -- Mr. Sanger comes in, he likes  
5 to keep our -- our projects, you know, in a very  
6 visible clean aesthetic environment. But I -- I  
7 think what we want to do is, just like you said,  
8 improve the -- the safety, the wellbeing of our  
9 tenants.

10 And, you know, I think we're doing that.  
11 And, you know, it really pains us when -- when  
12 someone calls us or complaints to us something  
13 that's not probably done maybe as quickly as  
14 possible. But at the end of the day we have that  
15 on our radar.

16 So, you know, we -- we try to answer to  
17 every tenant in the most -- most efficient and  
18 most quickest way without really compromising our  
19 operational values as well.

20 So, you know, --

21 COMMISSIONER DiNARDO: Well, --

22 MR. RODRIGUEZ: -- but thank --

23 COMMISSIONER DiNARDO: -- congratulations  
24 to all of you.

25 CHAIRPERSON PEDRAZA: Yeah.

1           COMMISSIONER DiNARDO:  That's -- that's  
2 really great.

3           COMMISSIONER MUNDORF:  Yeah.

4           MR. SANGER:  Thank you.

5           Thank you.

6           All right, thank you.

7           Any other questions; thoughts?

8           Okay.

9           We'll go on then to Resolution --

10          Thank you, Jorge.

11          MR. RODRIGUEZ:  You're welcome.

12          MR. SANGER:  Thank you for that.

13          And Resolution 2021-11.

14                 Resolution Accepting Proposal for  
15 Replacement of Lobby and Laundry Room Flooring at  
16 3901 Kennedy Boulevard, Authorizing Execution of  
17 Contract to Provide Services.

18                 Whereas, the Union City Housing Authority  
19 is a member of Educational Services Commission  
20 Cooperative Purchasing, State of New Jersey  
21 approved facilitator of service providers to its  
22 members;

23                 Whereas, the Authority sought estimates for  
24 the Program for the replacement of lobby and  
25 laundry room flooring at the Authority's

1 property, 3901 Kennedy; and

2           Whereas, the Authority received an estimate  
3 for Commercial -- from Commercial Interiors  
4 Direct, Inc. is an approved vendor from the  
5 Program to complete the lobby and laundry room  
6 replacement services;

7           Whereas, the estimate submitted by the  
8 Commercial Interiors Direct Inc. is within the  
9 budget contemplated for the repairs needed and  
10 being implemented through the funds available as  
11 part of the 2020 Capital Fund Program;

12           Whereas, since Commercial Interiors Direct  
13 has been sourced through the Program and the  
14 Executive Director is seeking approval to accept  
15 the estimate and enter into agreement with Niram  
16 Corporation for the amount not to exceed  
17 \$30,861.00.

18           And also Be It Resolved, that Commissioners  
19 of the Union City Housing authorize the Director  
20 to negotiate and enter into agreement with  
21 Commercial Interiors Direct for replacement of  
22 laundry -- lobby and laundry room flooring, in an  
23 amount not to exceed 30,000 to be part of the  
24 2020 Capital Funds.

25           Resolution 2021 number 12.

1           Resolution Accepting Proposal for Stairwell  
2 Repairs at 640 39<sup>th</sup> Street and Authorizing  
3 Execution of Contract to Provide Services.

4           Union City Housing Authority is a member of  
5 the Educational Services Commission Cooperative  
6 Purchasing Program, State of New Jersey approved  
7 facilitator of service providers to its members;  
8 and

9           Whereas, the Authority sought estimates for  
10 the complete repair of stairwells A and B at 640  
11 39<sup>th</sup> Street, on an emergent basis due to the  
12 concerns maintaining life safety ingress and  
13 egress points;

14           Whereas, the Authority received an estimate  
15 from Niram Corp. to -- an approved vendor from  
16 the Program to complete stairwell repairs.

17           Estimate submitted by Niram Corporation  
18 within the budget contemplated for the repairs  
19 needed is being implement-- implemented through  
20 the funds available as part of the 2020 Capital  
21 Fund Program; and

22           Whereas, Niram Corporation has been sourced  
23 through the Program due to the emergent nature of  
24 maintaining life safety ingress and egress, the  
25 Executive Director is seeking approval to accept

1 the estimate and enter into agreement with Niram  
2 Corp. for the amount not to exceed \$50,000.00;  
3 and

4 Now, Therefore, Be It Resolved that the  
5 Commissioners of the Union City Authority do  
6 hereby authorize the Executive Director to  
7 negotiate into an agreement with Niram  
8 Corporation for the complete repair of stairwells  
9 A and B, 640 39<sup>th</sup> Street, in the amount not to  
10 exceed 50,000 to be part of this -- as part of  
11 the 2020 Capital Funds.

12 And just these last few resolutions is an  
13 example of the fact that even during the times of  
14 the pandemic, we are still doing and making  
15 capital improvements on many areas that are  
16 extremely important, such as our stairwells and  
17 such as our lobbies. And knowing what happens in  
18 the winter months in lobbies with salt and things  
19 of that nature. What happens in stairwells that  
20 really haven't been reconditioned -- and I'm not  
21 lying -- in 30 or 40 years. In stairwells with  
22 all sorts of traffic and -- and different things  
23 happening on stairwells for many, many different  
24 years that I won't mention.

25 And -- but this is an example of what we're