

1 | doing through the pandemic. So, good things are  
2 | happening.

3 |         And, again, Resolution '21-13.

4 |         Resolution Approving Contract with Execu-  
5 | Tech to Provide Consultant Services in Connection  
6 | with Development of the Five Year Plan and the  
7 | 2021 Capital Fund.

8 |         The Union City Housing Authority determined  
9 | there was a need to retain a consultant to  
10 | provide assistance in -- approving and developing  
11 | a Five Year Plan and 2021 Capital Fund Program of  
12 | the Authority;

13 |         Whereas, the Authority sought and discussed  
14 | the retention of a consultant in order to improve  
15 | and develop a more comprehensive plan; and

16 |         Whereas, the Authority discussed this with  
17 | Execu-Tech Inc. and agreed with the scope of  
18 | services to be provided as needed basis not to  
19 | exceed one year; and

20 |         Whereas, Consult-- AJ Consulting LLC (sic)  
21 | shall be paid in the amount of five thousand two  
22 | hundred -- for one year to -- not to the exceed  
23 | the hourly rate of one seventy-five; and

24 |         The contractor shall be paid in accordance  
25 | with the rates set forth; and --

1           Let me say there was a mistake made there.  
2           It's not AJ Consulting.

3           That's, Whereas AJ Consulting LLC should --  
4           should be stated the Execu-Tech Inc., not AJ  
5           Consulting.

6           I'm sorry for that. And I'll be sure that  
7           that item is corrected.

8           And, Whereas, the contract shall be paid in  
9           accordance with rates set forth; and

10           Now, Therefore, Be It Resolved that the  
11           Commissioners of the Union City Housing Authority  
12           do hereby approve of a contract with Execu-Tech  
13           Inc. to provide consultant services for  
14           assistance in developing the Authority's Five  
15           Year Plan 2021 Capital Fund Program; and

16           Execu-Tech shall be paid in accordance with  
17           agreement not to exceed 5,250 at the following  
18           rate of \$75.00 (sic) and not to exceed 30 hours  
19           of work.

20           So, with -- of course, the -- again, it's  
21           Resolved that the Executive Director of Union  
22           City Housing Authority is hereby authorized to  
23           execute the contract with Execu-Tech and to  
24           provide -- to provide consultant services for  
25           assistance in developing our Five Year Plan and

1 Capital Fund Program.

2 Resolution 20-- 2021-14.

3 Approving an Increase in Cap of Payments to  
4 G and S Elevator Industries in the Amount of  
5 \$30,000.00.

6 As you well know there may be times many of  
7 you have had experienced in many different areas  
8 and one being there are times where you do plan  
9 and no matter how planned -- how much you do plan  
10 and how much you do detail, it's hard to be some  
11 kind -- sometimes circumstances and things that  
12 are out of your scope that start to influence the  
13 cost of certain things that you did not  
14 originally plan for.

15 So what has happened this year, we did have  
16 a year with a few of our elevators and our  
17 elevator maintenance, which has caused us to  
18 exceed -- well, actually the last two years, to  
19 exceed a -- a two year contract, which was --  
20 there was an original two year contract with  
21 G and S Elevator for \$109,480.00. And,  
22 unfortunately, we had some unforeseen problems  
23 and issues with our elevators. And we know the  
24 importance of those elevators and what -- what is  
25 needed for people for their safety and, of

1 course, for our handicap population.

2 And there were times that, again, that were  
3 beyond on our control and beyond our vision on  
4 what we could possibly project out for -- for the  
5 cost factors.

6 But the bottom line is we are again asking  
7 the Board to increase, for the remainder of the  
8 contract term, which will be up to June --  
9 September 30<sup>th</sup> of this year, 2021, for the  
10 remainder of the contract term \$30,000.00  
11 increase in the cap amount, from 109,480 to  
12 139,480; and

13 Whereas, the Board of Commissioners having  
14 the opportunity to discuss this increase with the  
15 Authority and have been satisfied with the  
16 response received; and

17 Therefore, Be It Resolved, that the Board  
18 of Commissioners of the Housing Authority of  
19 Union City that it appears an increase in the  
20 contractual capped amount for G and S Elevators,  
21 through September 30, 2021 by the \$30,000.00  
22 amount.

23 So, again, cost us more than we thought.  
24 Elevators, key, most important, so we do have to  
25 increase that cap.

1           And it's -- I'm happy to say, it's the  
2 first cap in -- in quite a while that we had to  
3 increase with --

4           MR. RODRIGUEZ: Yeah. Long time.

5           MR. SANGER: -- in a long time.

6           So, the last being our contract -- our  
7 Resolution 2021-15.

8           And this is a Resolution Appointing Stanley  
9 Sanger, moi, as Executive Director of the Union  
10 City Housing Authority for 2021 to 2026.

11           And I'm happy -- I'm very happy to read  
12 this with a smile on my face.

13           But, Whereas, pursuant to the Redevelopment  
14 and Housing Law, the Board of Commissioners, the  
15 governing body of the City of Union City Housing  
16 Authority, is required to employ an Executive  
17 Director who -- who shall also serve as  
18 secretary; and

19           Whereas, in accordance with the N.J.S.A.  
20 40A:12A-18, the position of Executive Director is  
21 required to have a written annual contract; and

22           Whereas, Stanley M. Sanger and the  
23 Authority entered into a contract on April 18<sup>th</sup>,  
24 2020 for him to serve as Executive Director of  
25 the Authority, which contract is set to expire

1 April 18<sup>th</sup>, 2021; --

2 Which is exactly one month from today.

3 And, Whereas, the Authority desires to have  
4 Stanley Sanger continue to be employed as the  
5 Executive Director of the Authority and the Board  
6 of Commissioners have notified Mr. Sanger of the  
7 same; and

8 Whereas, Mr. Sanger desires to continue to  
9 be employed as Executive Director by the  
10 Authority, has notified the Board of  
11 Commissioners of the same;

12 Whereas, Mr. Sanger has previously been --  
13 previously been approved by the Department of  
14 Community Affairs -- DCA, as having the necessary  
15 qualifications and absent of any conflicts of  
16 interest to serve in and continue to serve in the  
17 position of Executive Director; and

18 Whereas, consistent with Redevelopment and  
19 Housing, and since Mr. Sanger has been the  
20 Executive Director for a period of the last five  
21 years, the Authority is permitted to offer a  
22 multi-year contract for the period of five years,  
23 commencing April 19<sup>th</sup>, '21 and expiring on April  
24 19<sup>th</sup>, '26; and

25 Whereas, the compensation for Mr. Sanger

1 during this same shall be consistent with those  
2 salaries of other directors within the City of  
3 Union City;

4 Be It Resolved, the Board of Commissioners  
5 of the Housing Authority, Union City, appoints  
6 Stanley Sanger as Executive Director of the  
7 Housing Authority of Union City from April 18<sup>th</sup>,  
8 2021 through April 18<sup>th</sup>, 2026, pending a  
9 formalized and executed Employment Contract by  
10 both Mr. Sanger, the Chairman of the Union City  
11 Housing Authority Board of Commissioners, drafted  
12 and negotiated by Board Attorney for the Housing  
13 Authority of Union City.

14 So, and that is that Resolution; how do I  
15 respond to that?

16 What I'd like to just do at this time is --  
17 is allow all of you now to go into a Consent  
18 Agenda, all right, for all of these Resolutions.  
19 And let me remind everyone, not only for the  
20 Resolutions but during the Consent Agenda, we're  
21 asking you to approve the minutes of January.

22 Recall that we did not have a meeting last  
23 month of February.

24 So we're asking you to approve the minutes  
25 of January that is in your packet.

1           And, of course, the -- the approval of the  
2 -- the Resolutions that we just mentioned.

3           As well as -- as the bills that Mr.  
4 Rodriguez has provided to us.

5           And the account's -- and also just the --  
6 the delinquent accounts, which you really don't  
7 have to vote on. But just keep those in mind.

8           And, with that being said, can I get a -- a  
9 -- a motion for Consent Agenda?

10          VICE CHAIRPERSON GUTIERREZ: I make a  
11 motion.

12          MR. SANGER: A motion for Consent Agenda  
13 from Margarita Gutierrez.

14          And a second?

15          COMMISSIONER DiNARDO: Second.

16          MR. SANGER: Second by Miss DiNardo.

17          Roll call for Consent Agenda.

18          Mr. Pedraza?

19          CHAIRPERSON PEDRAZA: Yes.

20          MR. SANGER: Miss Gutierrez?

21          VICE CHAIRPERSON GUTIERREZ: Yes.

22          MR. SANGER: Miss -- Miss DiNardo?

23          COMMISSIONER DiNARDO: Yes.

24          MR. SANGER: Capizzi?

25          COMMISSIONER CAPIZZI: Yes.



1 MR. SANGER: Miss Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Okay, five yes.

4 Thank you for -- for that.

5 And with the -- with making, you know, all  
6 these Resolutions come to a -- a reality now.

7 And I -- I do want to just take a moment  
8 to, of course, with my Resolution and my  
9 particular situation, and just like to thank all  
10 of you and -- for all of your, you know, your  
11 support along the way at the Union City Housing  
12 Authority.

13 As the Executive Director, I could honestly  
14 say, which I echo to people throughout Union City  
15 all the time, we have an outstanding Board here  
16 who recognizes, you know, the -- the need --  
17 needs of the people of Union City. And also  
18 knows the importance of cooperation and working  
19 together -- togetherness -- working together in  
20 order to achieve some of your goals and,  
21 basically, to get things done for the people of  
22 Union City.

23 Though it's a -- it's been a pleasure for  
24 me, a tremendous learning experience, -- I  
25 thought I had a lot of experience in Union City

1 | being Superintendent of Schools -- being in the  
2 | school system for 44 years but I could say this  
3 | is a true down -- down to the earth so-to-speak  
4 | education. And -- but -- and also, it's been  
5 | something that's very -- been very positive as  
6 | well.

7 |           You know, an education and been able --  
8 | being able to provide for people who may not be a  
9 | little less fortunate, may -- not have some of  
10 | the opportunities of others, and we are able to  
11 | provide for them, you know, some quality and make  
12 | improvements for them as we -- you know, as we go  
13 | along. Especially, during these time of pand--  
14 | this time of pandemic.

15 |           So for me personally, it's been a pleasure  
16 | to be onboard. I hope the good Lord keeps me  
17 | healthy for five years and keeps all of us  
18 | healthy. Hope the good Lord keeps all of us  
19 | healthy during these times, so we can, you know,  
20 | continue as we're doing.

21 |           And, again, it's -- it's an overused term  
22 | of team but -- but there is a togetherness;  
23 | there's a pride.

24 |           I look at the screen here -- get around --  
25 | I call it Hollywood Squares. I'm going to the

1 Holly-- I'm going to the Hollywood Squares when  
2 you -- when you do a Zoom meeting. I always kid  
3 around saying that.

4 But -- but, seriously, when I look up at  
5 the screen and I see people that -- everyone  
6 here, you know, to a person, I know that they  
7 really have the people in Union City in their  
8 heart, what's best for them. And how we can work  
9 together to do that, I'm just happy to continue.

10 And I wouldn't be able to do it without  
11 people around me -- Waldo. Waldo shares his  
12 experience with me sometimes; 30 years of  
13 experience, what he does outside and with his  
14 knowledge with people.

15 And, of course, Jorge. I know we said this  
16 a number of times today but it's -- you don't get  
17 a chance many times to say things but this is  
18 just, you know, some good things going on and  
19 we're hoping to continue.

20 And that -- that's basically it as far as  
21 some things for me.

22 I do -- as far as me personally and I thank  
23 you for your support and I hope I could continue  
24 to make us all proud Union City Housing.

25 COMMISSIONER CAPIZZI: Thank you.

1 COMMISSIONER DiNARDO: Thank you.

2 COMMISSIONER MUNDORF: Thank you.

3 VICE CHAIRPERSON GUTIERREZ: Thank you.

4 MR. SANGER: Thank you, everyone.

5

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

7

8 MR. SANGER: I just want to give a quick  
9 Director's Report, since we have been for a  
10 while.

11 Usually like to keep this hour -- meeting  
12 an hour or so; right now it's about 70 minutes.  
13 Not that time is the most important factor but we  
14 -- we do like to keep things streamlined, so --  
15 for an understanding for people as well.

16 I'm happy to announce this evening to  
17 you -- and it's something you should be proud of,  
18 as you go around not only Union City but when  
19 you're interacting with friends and, you know, of  
20 course pandemic is such a -- a major topic of  
21 importance, not only here in Union City, New  
22 Jersey or, you know, throughout the world  
23 internationally.

24 But happy to say here at the Union City  
25 Housing Authority, working closely with

1 Walgreen's and the -- the pharmacy --  
2 pharmaceutical at Walgreen's, that we were able  
3 to provide shots for 172 seniors.

4 A hundred seventy-two senior citizens who  
5 live within the Housing Authority were able to  
6 get their first and second shots.

7 All right?

8 And, also, 22 of our office staff who --  
9 who provide for those -- services for those  
10 people were able to get their shots as well.

11 So it's something when you go and you could  
12 say, you know, that, yes, the Union City Housing  
13 Authority has done their share and, you know, are  
14 trying to, you know, do the best we can to  
15 provide for people.

16 So, it's something you should be proud of  
17 as well and -- and knowing that we're right --  
18 we're right in the middle of it like everyone  
19 else.

20 You know?

21 We're part of America; we're right in the  
22 middle of what everyone's doing and we're very  
23 happy with that.

24 I also want to mention that we're getting  
25 the new floors and AMP II for the lobbies and

1 laundry room.

2           They're getting -- we're providing the  
3 improvements for the stairwells at 634 and 640,  
4 that we mentioned in the Resolutions, that are  
5 happening during the pandemic.

6           We're also having -- and if you recall,  
7 about 18 months ago or maybe more now, maybe 20  
8 months ago, you had approved a Resolution for the  
9 Union City Housing Authority to look into the --  
10 the chance and the opportunity to go RAD, which  
11 is -- which is Rental Assistance Demonstration,  
12 RAD.

13           And it allows the -- many of the housing  
14 authorities now, throughout America now, are  
15 going in this direction. Certainly being  
16 encouraged by HUD that they should do this.

17           Basically, what it's saying is HUD will  
18 provide funding -- not provide funding but  
19 provide you an opportunity and the mechanisms in  
20 order to allow our public Housing Authority to  
21 shift now into project-based, which -- which  
22 means projects make vouchers, which means we  
23 would go Section 8. Everything would be Section  
24 8.

25           Okay?

1           But with that -- so they're telling you, if  
2 you do that, they'll be able to provide -- we'll  
3 be able to set up a mechanism where we'll be able  
4 to go out and seek between 13 -- we don't know  
5 the exact numbers now; don't hold me to this --  
6 but anywhere between, I believe, 14 and \$15  
7 million, which is going to allow us to do a -- a  
8 tremendous amount of capital improvements within  
9 the Housing Authority for all the people in these  
10 big buildings here.

11           You know these buildings are antiquated.  
12 They were built in 1950.

13           Okay, you do the math, it's very simple, 71  
14 years. Some have the existing piping that's been  
15 there for 71 years.

16           There are just so many things that are  
17 antiquated and old and need, of -- need, of  
18 course, a -- a renovation and improvement. And  
19 this will allow us to do that.

20           There will be no change of rent or increase  
21 of rent for any of our -- any of our tenants or  
22 anything like that but it will give us a lot of  
23 mechanisms to go out and even -- even borrow --  
24 you would be borrowing this money. This is a  
25 long-term 20 year mortgage.

1           But, of course, HUD and banks that you  
2 would be borrowing from will be sure that you're  
3 in a fiscal position to be able to do this. They  
4 just don't approve anyone.

5           So to be sure that we are fiscally fit and  
6 fiscally sound to pay off a loan like that --  
7 what we're talking about in our entire -- under  
8 the umbrella of the entire Housing Authority.  
9 New bathrooms, new kitchens, new -- new electric,  
10 new flooring, new -- new plumbing, which is  
11 vitally needed.

12           And new walkways, new elevators, new  
13 lighting system, new security. Just about  
14 everything you'd really think of, you know, and  
15 what it would take to bring -- to modernize and  
16 bring everything up to Code, as well, that's  
17 necessary.

18           So, we're in the early stages of that. But  
19 we're meeting with the tenants next week at both  
20 this site here with families and 3700 Palisade  
21 with the seniors there next week. And we're  
22 going to give an informational session with them  
23 and also a chance for them to give some input  
24 into what they think might be some, you know,  
25 issues or items that they might think might be



1 | important in the process.

2 |           So this is required by the federal  
3 | government and HUD and these are the early  
4 | stages. Once we have these meetings, we apply,  
5 | we go through application, and we start the  
6 | process of this.

7 |           This is a process that may take between --  
8 | you know, just to get approved and whatever --  
9 | anywhere from 18 months to two years. And then,  
10 | of course, time to do that. But it's something,  
11 | as you project out, which might be three, four  
12 | years from now for it all to be completed.

13 |           But it's something that's vitally needed  
14 | and something that we can truly say that we, as a  
15 | -- as an Authority, have taken every step to  
16 | improve the lives our -- and move forward,  
17 | without being such a fiscal strain on the Housing  
18 | Authority.

19 |           Yes, is it going to be different but with  
20 | all the protocols in place, all the guidelines in  
21 | place, all the boundaries that are in place, I'm  
22 | sure we're going to be able to meet all our  
23 | obligations through this process.

24 |           So -- so I'm happy to announce that.

25 |           Also, one quick thing.

1           We're continuing with the project on  
2 Cantello with COAH. We have a slowdown because  
3 of the pandemic but we continue with that.

4           Also, a small thing that I want to mention  
5 but it is important to show how we're working  
6 with community. At 3700 we have a community  
7 room. Our senior citizen building at 3700.  
8 Right across from City Hall. And what they --  
9 now for -- for these last two weeks and maybe the  
10 next four weeks or so, for six weeks, there is a  
11 -- a group of ladies there and -- and people who  
12 are reaching out to the community and making --  
13 and making contact with all the people in our --  
14 in our community who have asked for COVID shots.

15           So they're setting up schedules with all  
16 these people who have made a request for COVID  
17 shot. So they're using our facilities to do  
18 that.

19           We set up tables and we have a -- we have a  
20 phone bank kind of thing -- a phone bank and  
21 whatever.

22           So they're using our facilities to make  
23 those contact with the people in the community so  
24 they can get their -- schedule their COVID shots.

25           So, just a nice point of, you know, and how

1 we're working together with the community, you  
2 know, to make improvements.

3 And also, one last thing, and a thing --  
4 just hired recently and I'm very happy so far, I  
5 have a new -- a new position here at the Housing  
6 Authority called an -- it's a groundskeeper. And  
7 that is a person who's going to be going around  
8 the -- the exterior of all our buildings, all our  
9 properties, keeping those properties clean and --  
10 and safe and doing a lot of improvements, whether  
11 it's cutting -- cutting grass, cutting bushes.

12 The appearance -- we all know appearance is  
13 so important. The image and appearance of the  
14 Authority. So I've hired a special person that's  
15 going to go around now.

16 Because you just do not get that same  
17 result from landscaping contractor things and  
18 whatever. So we need someone to be a little more  
19 thorough and whatever. So I -- a very good man  
20 we've hired recently.

21 So we now have a groundskeeper and I think  
22 you'll be able to recognize, as you go by some of  
23 our buildings now. And it's a good cleanup. You  
24 know, cleanup/fixup kind of thing with a fulltime  
25 groundskeeper. Providing him with all the

1 equipment he needs and whatever -- and whatever.

2 And so, you know, just little things that  
3 are happening that are going to, hopefully, have  
4 a big impact.

5 So, with that being said, that is my  
6 report.

7 At this time, if -- does the Board have any  
8 questions on any of these items I just mentioned?

9 Anyone from the Board?

10 If not, okay, seeing none.

11

12 **PUBLIC COMMENT:**

13

14 MR. SANGER: Is now time for the public.

15 If there's anyone from the public who would  
16 like to make any comments or any thoughts?

17 I know Miss Beshara's on with us.

18 Miss Beshara, would you like to men-- just  
19 mention your -- your address -- your name and  
20 address and present yourself?

21 Thank you.

22 MS. BESHARA: Thank you.

23 Toni Beshara, 305 44<sup>th</sup>, Veterans Housing.

24 I just have a couple of questions.

25 Of course I'm very aware that the pandemic

1 | has impacted the, you know, timeline of, as you  
2 | mentioned, the COAH project on Cantello and  
3 | probably will impact, you know, the -- the rest  
4 | of the timeline.

5 |           But, I'm curious, I myself am also very,  
6 | very careful, you know, out in public. But would  
7 | you have a better idea when we might see the  
8 | model that was done at Cantello Street?

9 |           MR. SANGER: What had happened -- and,  
10 | again, this happened during the pandemic, --

11 |           MS. BESHARA: Yeah.

12 |           MR. SANGER: And if you recall, when we  
13 | first started this -- the discussion of the whole  
14 | COAH, I said I would like to take people through  
15 | with a tour and et cetera. Unfortunately, the  
16 | pandemic came. And I don't have that same  
17 | opportunity now.

18 |           But as the pandemic now start -- hopefully,  
19 | starts to lighten and hopefully with, you know,  
20 | things improving, it's something I'd like to do  
21 | maybe the latter part of this spring. Is even --  
22 | even if I have to make appointments with  
23 | individuals, yourself or anyone else, I could  
24 | take you to one of -- a few of them and I could  
25 | -- we could show you the improvements we've made

1 and what the final project is so far.

2 So --

3 MS. BESHARA: Okay.

4 MR. SANGER: -- maybe that's something we  
5 can do individually during the spring, you know,  
6 and try to get a few people in there. Because  
7 there are still people living there and whatever  
8 that, you know, are very -- still very cautious  
9 about the pandemic, et cetera, so.

10 Unfortunately, I'd hate to say -- hate to  
11 keep saying pandemic but that's the reality of  
12 all, you know.

13 MS. BESHARA: I thought that there were --

14 MR. SANGER: Yup.

15 MS. BESHARA: My apologies for  
16 interrupting.

17 I thought that there was a model that  
18 nobody was living in.

19 Or it's now occupied?

20 MR. SANGER: Right. What -- what had  
21 happened though that someone did come into that  
22 -- into that space.

23 Okay?

24 We had an elderly -- an elderly person that  
25 was more like an emergency situation trying to

1 help someone and we -- we thought it best that  
2 helping this person was a priority.

3 MS. BESHARA: Okay.

4 MR. SANGER: But I could set up for you in  
5 the spring. I'll make a note. If you want to,  
6 yourself, we can go over, yourself, I'll --  
7 because I go -- I like to go there frequently  
8 myself just to keep an eye on things as they're  
9 progressing and I'd be happy to take you through  
10 one or two of the places.

11 Okay?

12 MS. BESHARA: Okay.

13 And the other thing, I understand -- I'm  
14 just going to reiterate what I remember from past  
15 meetings. If you would confirm.

16 I understand from what you had mentioned in  
17 past meetings that we would -- when you get to --  
18 further on in the project and the other Veterans  
19 buildings get, you know, renovated, what--  
20 whatever that timeline is, that we would -- the  
21 residents would not be moved out during those  
22 renovations.

23 So, I -- I'm wondering what the status is  
24 on that?

25 MR. SANGER: Right. Unfortunately, one

1 | thing that we did try was the fact that we tried  
2 | to keep people in -- within their homes during  
3 | the renovations, still tenant occupied during the  
4 | -- during the renovations.

5 |         But, unfortunately, with -- with the  
6 | pandemic and also once we realized -- and to be  
7 | quite frank, going into the walls and going into  
8 | the certain -- we realized that there was a lot  
9 | more work than we originally had -- had planned  
10 | or thought, you know, with some of these older  
11 | buildings.

12 |         And, as you well know, they were -- they  
13 | were built back in the 1940s and early '50s as  
14 | well.

15 |         So, with -- with that, it would be  
16 | important -- what we're trying to do now is we're  
17 | asking people that if they can go for a two,  
18 | three week period to live elsewhere. For their  
19 | health. For their safety. And we realize now  
20 | that it would --

21 |         Was basically too much -- we tried to do it  
22 | that way, not disrupt. But I will say that the  
23 | six or so apart-- the units that we've done  
24 | already, there has -- what we've done, we've  
25 | moved the furniture out, we put the furniture in



1 -- in some of our holding bins, holding bins that  
2 we have and the furniture's locked and stored  
3 there.

4           People have gone out and maybe lived with a  
5 friend or a relative for a few weeks. And it's  
6 no cost to the -- of course, no cost to the  
7 tenant. We move the things out; we move things  
8 back in. And --

9           But the answer to your question is we can't  
10 -- it just is not working out where we could have  
11 people stay there during the process. So, we're  
12 asking people to --

13           If we have to in the future, -- I have been  
14 discussion with the City fathers and also the  
15 contractor, we might even be able to put people  
16 up not only in a hotel/motel but also in Union  
17 City the Mayor has, up on 46<sup>th</sup> Street, he has a --  
18 a building there that he uses for people who  
19 might be -- through fire and some people with  
20 some circumstance in their life that they need  
21 some temporary housing, that we could put people  
22 up in the apartments there as well.

23           So, we're going to do our best. It's  
24 something that has to be negotiated and talked  
25 about. We're going to do our best to make

1 everyone as comfortable as possible.

2           It's very hard but we ask people to keep  
3 their eyes on -- you know, keep their eyes on  
4 what's going to be there.

5           You know?

6           You're going to have something real nice.  
7 Yes, you might be inconvenienced for three weeks  
8 or so -- a month, three weeks or a month or so,  
9 but then you're going to have a final project  
10 that you're going to have many, many years --  
11 final piece -- many, many years final product for  
12 many, many years to come.

13           So keep your eyes on the prize so-to-speak  
14 and hopefully get through these tough times. But  
15 we'll help you with the tough times as well.

16           MS. BESHARA: And regarding the locked  
17 storage holding bin, as you described them, would  
18 our stuff be mixed with other residents' stuff?

19           MR. SANGER: Absolutely not. It will be  
20 done individually each bin.

21           We thought it best, for health reasons and  
22 a number of reasons but also mainly health  
23 reasons, that only one -- one apartment, one  
24 family be put in each one of the bins so we  
25 don't -- for obvious reasons.

1           You know, there could be a number of  
2 reasons why, you know, -- health and safety  
3 issues that we wouldn't think would be best for  
4 everyone.

5           So we've changed that and what we're going  
6 to do is -- and we did that with the first six.  
7 Only -- each bin was done in individual  
8 apartments. So this one -- no one else is going  
9 in there. There's a safety issue. There's a  
10 health issue. And also a security issue, as  
11 well, -- (indiscernible) -- security --  
12 (indiscernible) -- peoples' -- with peoples'  
13 items and their personal belongings.

14           MS. BESHARA: Okay.

15           The -- another question that you had  
16 answered in the past was that this particular  
17 project, this renovation would not impact the  
18 rent. And, in fact, I -- I mentioned on a  
19 broader scale, would anything impact the rent?  
20 And you had said in the past no.

21           So that's another question I'm asking right  
22 now for confirmation.

23           Has anything changed?

24           Is that the -- is that still standing?

25           What is that?

1           MR. SANGER: It is still standing. And one  
2 thing you can be sure is that we -- the last  
3 thing that we want to do as a Housing Authority  
4 is increase the rent of any of our tenants, in  
5 any of our housing, wherever it may be.

6           So, yes, we will keep the rent the same.  
7 Rent will not go up.

8           MS. BESHARA: Okay.

9           And you have definitely -- you know, I --  
10 from what I hear or from what I heard you just  
11 say, you considered various options and there is  
12 no way, as far as you know, that the tenant --  
13 tenants, residents would be able to remain even  
14 partially in the --

15          MR. SANGER: This --

16          MS. BESHARA: -- in the unit?

17          MR. SANGER: Yeah, it's possible but not  
18 probable.

19          You know what I'm saying? (Indiscernible)  
20 -- you know.

21          You know, it's something that have to be  
22 negotiated and talked about. But, again, we're  
23 looking out for everyone's safety.

24          You know?

25          MS. BESHARA: Okay.

1           MR. SANGER: And sometimes we have to make  
2 a blanket decision, which would be the best for  
3 everyone's safety.

4           So -- but I think once you see the plan and  
5 you talk to some people, --

6           Has it been perfect? No. Okay?

7           But have we been learning by it? Yes.  
8 There's a lot of lessons learned for us. And as  
9 we move forward and we're making improvements as  
10 we go along, and we've listened to the people.  
11 The people.

12           People have asked that we not have two  
13 families within one bin -- one storage bin. We  
14 met that. We met that. And they were a hundred  
15 percent right after we thought about it. We  
16 changed that for the people.

17           We did certain things within the  
18 apartments. We're adding now -- we're trying to  
19 get a lot more things such as stoves for people  
20 and things of that nature that we didn't  
21 originally have on.

22           We're learning from people that if we are  
23 going to renovate and modernize and do certain --

24           There's going to have to be a few more  
25 steps that we have to take to make it all

1 complete.

2           You know?

3           So we're listening to people. We're  
4 working with people. We're -- in other words,  
5 we're as flexible we can be in this situation.

6           You know?

7           Flexible but at the same time we can't lose  
8 sight of what we're trying to achieve and what  
9 we're trying to do.

10          You know?

11          We're trying to be flexible to meet the  
12 needs of people but at the same time we have to  
13 do the right thing for everyone.

14          So, you know, under a very -- remember it's  
15 a court approved budget. So you cannot spend  
16 additional funds without going back to the court  
17 and get it approved. So -- so you have to do  
18 this as best you can, you know, within this.

19          It's just not a matter of some of those  
20 things -- sometimes we can move around line items  
21 and moneys and things like that. No. The court  
22 master -- the court master makes the decision on  
23 this and --

24          Which we're looking to go back now.

25 They're doing the second round for us. The City

1 | fathers, people working at City Hall where the  
2 | COAH money generates from, they're now going back  
3 | to the courts and asking the court master now to  
4 | provide some additional funding for us as we move  
5 | forward.

6 |           So, it's an ongoing process with this whole  
7 | thing.

8 |           MS. BESHARA: Okay.

9 |           And I -- again, I understand that the  
10 | pandemic has thrown, you know, any general  
11 | timeline forecasts aside. However, do you have  
12 | an idea or have you at any point reconstructed  
13 | your timeline?

14 |           Do you have an idea what timeline may be --

15 |           No?

16 |           Okay. That's all right. I understand  
17 | that.

18 |           MR. SANGER: Yeah.

19 |           MS. BESHARA: I got it.

20 |           MR. SANGER: It would make our job easier,  
21 | too, but there's just so many variables now, it's  
22 | very hard.

23 |           MS. BESHARA: Okay.

24 |           Thank you very much.

25 |           I'll ask that in the future.

1 Thank you.

2 MR. SANGER: Fine.

3 Thank you.

4 Any other comments?

5 All right, seeing none.

6

7 **ADJOURNMENT:**

8

9 MR. SANGER: Can I get a motion to adjourn?

10 COMMISSIONER MUNDORF: Debra Mundorf.

11 MR. SANGER: Debbie Mundorf makes a motion.

12 Anyone second motion?

13 VICE CHAIRPERSON GUTIERREZ: Second.

14 MR. SANGER: Second; Margarita Gutierrez.

15 And have a -- a roll call to close our

16 meeting.

17 Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Yes.

19 MR. SANGER: Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 MR. SANGER: Miss DiNardo?

22 COMMISSIONER DiNARDO: Yes.

23 MR. SANGER: Miss Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 MR. SANGER: Miss Mundorf?



1 COMMISSIONER MUNDORF: Yes.

2 MR. SANGER: Five yes; two absent.

3 Thank you for a great meeting and I  
4 appreciate your support.

5 Got a little longer today but we didn't  
6 have a meeting last month, so we had quite a few  
7 things to go over.

8 Okay?

9 COMMISSIONER DiNARDO: That's fine, Mr.  
10 Sanger.

11 CHAIRPERSON PEDRAZA: Okay.

12 COMMISSIONER DiNARDO: It's good.

13

14 (Whereupon, the proceedings were concluded  
15 at 6:03 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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, March 18, 2021 and  
10 digitally recorded.

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*Karen A Marino*  
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Karen A. Marino AOC 493

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*Deborah Dillon*

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Monitored and Proofread by: Deborah Dillon