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REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE :
CITY OF UNION CITY : MARCH 17, 2022
OF HOBOKEN : 4:30 P.M.

HELD VIA ZOOM CONFERENCE
FOR UNION CITY, NEW JERSEY

BEFORE:

CHAIRPERSON JOSE PEDRAZA
VICE-CHAIRPERSON MARGARITA GUTIERREZ
COMMISSIONER ELISE DINARDO
COMMISSIONER DIANE CAPIZZI
COMMISSIONER DEBRA MUNDORF

A P P E A R A N C E S:
GERARD PIZZILLO, ESQ.,
Attorney for the Board.

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

EXECUTIVE DIRECTOR STANLEY SANGER
JORGE RODRIGUEZ, COMPTROLLER/HR MANAGER
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS
ANGEL VALDEZ, Technical Assistant

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

1 EXECUTIVE DIRECTOR SANGER: Let us all
2 stand for the flag salute.

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR SANGER: Welcome,
5 everybody to the Union City Housing Authority's
6 Commissioners' meeting from, March 17th, 2022, and
7 the first thing I'd like to say is Happy St.
8 Patrick's Day to all.

9 VICE-CHAIR GUTIERREZ: Thank you, you
10 too.

11 EXECUTIVE DIRECTOR SANGER: I hope
12 everyone know has a real green day and especially
13 after about 6 o'clock tonight, especially after
14 6 o'clock tonight, we're finishing off the meeting,
15 and whatever you do for St. Patrick's day, do it
16 well.

17 (Laughter.)

18 EXECUTIVE DIRECTOR SANGER: Also, I'd
19 like to say the nicer days are upon us and just
20 remember spring starts this Sunday, and Monday it's
21 the 21st of March will be coming, and spring is upon
22 us. So, again, we're looking forward to, you know,
23 just brighter days and days in which we could
24 continue to work with Union City Housing Authority.

25 I, first, also want to thank everyone,

1 as I look at that screen, you know, and just so many
2 people, unfortunately, had a little bit of a setback
3 maybe about five weeks back, six weeks back for
4 myself personally, but so many people and I am
5 improving. As you could see, I'm speaking pretty
6 well now, and, you know, my enunciation is good and
7 my enunciation is good and that type of thing. I'm
8 still having a little trouble with my hand and my
9 arm, a little numb right now and whatever, but
10 getting much better, and I'd just like to thank
11 everyone for their kind -- kindness and
12 thoughtfulness and, you know, the greetings from
13 everyone sending me text messages, phone calls. We
14 also got some fruit from you, thank you, sent from
15 the Housing Authority, from the Board of
16 Commissioners and some of the staff here, and I
17 thank you for that, and mostly my boys thank you for
18 that, they liked the fruit, my two boys at home, but
19 it was great to know -- first of all, it was great
20 to know that when I was not here that I had total
21 confidence that it was not -- not one beat was
22 missed here at the Union City Housing Authority, and
23 with Vito, Jorge, and just a number of people that
24 worked here, I was totally confident that things
25 continued the same, which they did, probably better

1 than when I was here, and that's number one, and I'm
2 just happy, happy to know, you know, the good people
3 here and everyone overseeing everything and I'm
4 going to report a few things to you this evening
5 that I think you're going to be very happy with and
6 some of the recent reports that we got and recent
7 audits that we have gotten and things of that
8 nature. So I'd like you to, you know, again, extend
9 my, you know, thankfulness to all of you, and it was
10 very comforting to know that, you know, that we're
11 still moving ahead and looking to continue to do so.

12 What I'd like to do right now is have a
13 roll call.

14 And Chairperson Pedraza?

15 CHAIRPERSON PEDRAZA: Here.

16 EXECUTIVE DIRECTOR SANGER: Vice-Chair-
17 person Gutierrez?

18 VICE-CHAIR GUTIERREZ: Here.

19 EXECUTIVE DIRECTOR SANGER: Commissioner
20 Jetter? Absent.

21 Commissioner Dinardo?

22 COMMISSIONER DINARDO: Here.

23 EXECUTIVE DIRECTOR SANGER: Commissioner
24 Capizzi?

25 COMMISSIONER CAPIZZI: Here.

1 EXECUTIVE DIRECTOR SANGER: Commissioner
2 Mundorf?

3 COMMISSIONER MUNDORF: Here.

4 EXECUTIVE DIRECTOR SANGER: Commissioner
5 Geldziler? Not here at the moment, but he's hoping
6 to get on as we move a little further into our
7 meeting.

8 Right now we have five present and we
9 do have a quorum, so we would like to continue with
10 our meeting, that this is a regular meeting, and in
11 accordance with the regular meeting of the Union
12 City Housing Authority, in accordance with and
13 pursuant to Chapter 231 of P.L. 1975 of Open Public
14 Meeting Act, adequate notice of this meeting has
15 been provided as follows: The annual schedule of
16 the meetings set forth the time, date, and location
17 of such meetings and the notice and the agenda, to
18 the extent known of the meeting, has been
19 prominently posted on our bulletin board and the
20 Union City Housing Authority website.

21 So with that being said, we'd like to
22 move forward with our meeting, and we now would like
23 to ask for a motion to go into closed session.

24 VICE-CHAIR GUTIERREZ: Motion.

25 EXECUTIVE DIRECTOR SANGER: Motion by

1 Ms. Gutierrez.

2 COMMISSIONER MUNDORF: Second.

3 EXECUTIVE DIRECTOR SANGER: Second by

4 Ms. Mundorf.

5 Can I have get a roll call, please?

6 Mr. Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 EXECUTIVE DIRECTOR SANGER: Ms.

9 Gutierrez?

10 VICE-CHAIR GUTIERREZ: Yes.

11 EXECUTIVE DIRECTOR SANGER: Ms. DiNardo?

12 COMMISSIONER DINARDO: Yes.

13 EXECUTIVE DIRECTOR SANGER: Ms. Capizzi?

14 COMMISSIONER CAPIZZI: Yes.

15 EXECUTIVE DIRECTOR SANGER: Ms. Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 EXECUTIVE DIRECTOR SANGER: Five yes.

18 We will now go into closed session. I will ask any
19 member that is on with us, any member of the public
20 who is on with us, I believe, and if they would now
21 turn their -- basically turn their tech device off
22 and be sure that Angle Valdes, who is also our tech,
23 our IT person here with the Housing Authority, be
24 sure that that -- that the member of the public is
25 shut off on our system right now. Okay?

1 MS. BESHARA: Angel, you're going to put
2 me into the waiting room, correct? I don't have to
3 reconnect.

4 EXECUTIVE DIRECTOR SANGER: Yes, ma'am,
5 you will be reconnected.

6 MS. BESHARA: Thank you.

7 EXECUTIVE DIRECTOR SANGER: Yes, ma'am.

8 MS. BESHARA: Thank you.

9 MR. VALDEZ: Should I stop recording,
10 too?

11 EXECUTIVE DIRECTOR SANGER: Yes, you
12 may.

13 *****

14 (CLOSED SESSION HELD AT THIS 4:40 P.M.
15 AND ENDED AT 5:09 P.M.)

16 *****

17 CHAIRPERSON PEDRAZA: We are now in open
18 session. I will ask our IT person, Angel Valdes to
19 please let the member of the public back on with us
20 and allow ms. Beshara, I believe, to be back on with
21 us.

22 Okay. Thank you, Ms. Beshara. Ms.
23 Beshara, a member of public is back on with us.

24 What I'd like to do now is share with
25 you a number of resolutions, as I say, every month

1 allows us to move the Union City Housing Authorizing
2 forward, and our first resolution, if you look along
3 with me, you all have copies.

4 COURT STENOGRAPHER: Executive Director
5 Sanger, could you just read them a little slower
6 because I don't have a copy?

7 EXECUTIVE DIRECTOR SANGER: Resolution
8 2022 -- I will be sure to do for you, Theresa, I
9 will be sure that my assistant tomorrow through
10 technology gets these right through to you, okay,
11 right to you. Let's send them to you electronically
12 and you'll have all those copies.

13 The first has to do with 2022 No. 11.
14 It's a resolution approving the telephonic
15 ratification of the Union City Housing Authority,
16 resolutions 2008, 2009 -- I'm sorry, 2022-08,
17 2022-09, 2022-10. If you recall last month I was
18 not here, and Mr. Jorge Rodriguez had contacted
19 everyone to do a number of resolutions
20 telephonically, so what we're doing tonight is
21 through this resolution is ratifying those three
22 telephonic resolutions that were approved last
23 month.

24 So, whereas, the Authority is now
25 seeking ratification and memorialization by this

1 Resolution of the following telephonically approved
2 resolutions:

3 Resolution 2022-08, which was approving
4 and authorizing the closure of the Union City
5 Housing Authority's Wells Fargo Account and opening
6 of a managed investment bank account with JP Morgan
7 Securities;

8 2. Resolution 2022-09: Approving and
9 authorizing the Union City Housing Authority to
10 enter into an execute a cooperative pricing
11 agreement with the New Jersey Cooperative Purchasing
12 Alliance;

13 3. Resolution 2022-10: Approving the
14 entry into a contract with LAN Associates in
15 connection with RAD conversion and necessity to
16 conduct Physical Condition Assessment Reports;

17 Now, therefore, be it resolved that the
18 Commissioners of the Union City Housing Authority do
19 hereby memorialize and ratify the above
20 telephonically approved resolutions.

21 Moving on to Resolution No. 2022, No.
22 12.

23 Resolution approving contract for
24 Computer Consultant Services.

25 And, whereas, the Union City Housing

1 Authority sought bids for computer consultant
2 services; and

3 Whereas, bids were picked up by two
4 companies, one company submitted a bid on the due
5 date of the submission; and

6 Whereas, the submission was reviewed by
7 the Union City Housing Authority evaluation
8 committee;

9 Whereas, in reviewing the bids
10 submitted, the Evaluation Committee determined that
11 the bid submitted By Angel Consultant was legally
12 sufficient and is recommending the selection of
13 Angel Consultant LLC as computer consultant for a
14 term of one year to commence on May 1, 2022 to April
15 30, 2023;

16 Whereas, the contractor shall be paid
17 in accordance with the rates set forth in the bid
18 proposal submitted to the Authority; and

19 Now, therefore, be it resolved that the
20 Commissioners of the Union City Housing Authority do
21 hereby approve of a contract with Angel Consultant
22 for computer consultant services in accordance with
23 the bid specifications.

24 Be it further resolved, that the
25 Contractor shall be paid in accordance with the bid

1 at the following rates: \$79.00 per hour in an
2 amount not to exceed \$34,000.00.

3 Angel Consultant has been with us a
4 number of years, he has proven that he is successful
5 with us in providing us with all the necessary
6 consulting services, and we're very -- we have been
7 very happy with him. He also happens to be on line
8 with us here tonight, and I do want to say that the
9 amount not to exceed \$34,000, again, we're holding
10 that cap that the Board has approved a number of
11 years ago, so that cap stays in -- stays into this
12 particular contract.

13 Also, Resolution 2022 No. 13.
14 Resolution approving a contract for independent
15 auditing services. And the auditor here that we
16 would recommend also happening to be the auditor
17 that, again, has been with us a number of years and
18 has worked very closely with us and has been of
19 great service in a lot of their recommendations, a
20 lot of their suggestions in allowing us to, you
21 know, just do things fiscally clean, so to speak,
22 and allowing us to move forward.

23 So, whereas, the Union City Housing
24 Authority sought bids for independent auditing
25 services, and one company picked up and submitted a

1 bid, and the bid was reviewed by the Evaluation
2 Committee;

3 Whereas, in reviewing the bid
4 submitted, the Evaluation Committee determined the
5 bid submitted by Giampaolo & Associates LTD was
6 legally sufficient and is recommending Giampaolo &
7 Associates LTD as the contractor to provide fee
8 accountant services for a term of one year to
9 commence on May 1, 2022 to April 30, 2023; and keep
10 in mind they were the only ones to submit a bid as
11 well;

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

15 Now, therefore, be it resolved that the
16 Commissioners of the Union City Housing Authority do
17 hereby approve of a contract with G & A LTD for
18 independent auditing services in accordance with the
19 bid specifications in an annual amount of
20 \$15,000.00, and again that holds the cap on that
21 amount as well.

22 And we further resolve that the Board
23 shall be paid in accordance with the bid in the
24 amount not to exceed the \$15,000, which I just
25 mentioned.

1 And be it further resolved that the
2 Executive Director of the Union City Housing
3 Authority is hereby authorized to execute the
4 contract for independent auditing services with G &
5 A LTD.

6 Resolution 2022 No. 14.

7 Resolution approving a contract for fee
8 accountant services. Fee accountants are very
9 valuable to us as we prepare all our budgets,
10 prepare all our auditing and truly put us in a solid
11 ground and solid position to meet these auditing and
12 these various monitorings in a positive way.

13 And whereas, The Union City Housing
14 Authority sought bids for fee accountant services;

15 Whereas, one company picked up and
16 submitted a bid on the due date of the submission;
17 and was reviewed, again, by the Evaluation
18 Committee;

19 Whereas, in reviewing the bid
20 submitted, the Evaluation Committee determined the
21 bid submitted by William Katchen CPA LLC was legally
22 sufficient and is recommending William Katchen CPA
23 LLC as the contractor to provide fee accountant
24 services for a term of one year to commence on May
25 1, 2022 to April 30, 2023;

1 Whereas, the contractor shall be paid
2 in accordance with the rates set forth in the bid
3 proposal submitted to the Authority;

4 Now, therefore, be it resolved that the
5 Commissioners of the Union City Housing Authority do
6 hereby approve a contract with William Katchen CPA
7 LLC for fee accountant services in accordance with
8 the bid specifications in an annual amount of
9 \$49,200.00.

10 Be it further resolved that the
11 Contractor shall be paid in accordance with the bid
12 at the following rates: \$200.00 per hour for
13 principal, \$150.00 for senior accountant, \$125.00
14 staff accountant. \$75.00 other staff in an amount
15 not to exceed \$49,200.00 and, again, this was a cap
16 situation that is still holding firm.

17 Be it further resolved that the
18 Executive Director of the Union City Housing
19 Authority is hereby authorized to execute the
20 contract for fee accountant services with William
21 Katchen CPA.

22 Resolution 2022-15. Approving contract
23 for extraordinary boiler and hot water system
24 emergency calls, and I will say at this time that
25 this past winter, we're still not finished with our

1 winter, it was a cold season, but at the same time
2 this past winter the services from the extraordinary
3 boiler and hot waters for those systems was
4 tremendously needed. We needed the use in order to
5 continue to provide. We did have a number of issues
6 where we did have heat and hot water issues and
7 different things breaking, not functioning properly,
8 et cetera, and you could imagine what happens during
9 the winter season, and where we did have a week at
10 that one time where we were down below 20 degrees
11 for that one week and different things do happen and
12 the extraordinary boiler and hot water system
13 emergency call person is extremely, extremely
14 valuable during the winter season.

15 So whereas on March 2nd, 2022, the
16 Union City Housing Authority sought bids for
17 extraordinary boiler and hot water system emergency
18 call; and five companies had picked up and sorry to
19 say that only one bid was received on the due date
20 of this submission. Five picked up, but only one
21 submitted.

22 Whereas, the bid submitted by Silvas
23 Mechanical Services was determined to be the lowest
24 sufficient;

25 And, whereas, in accordance with the

1 bid submission;

2 Now, therefore, be it resolved that the
3 Commissioners of the Union City Housing Authority do
4 hereby approve of a contract with Silvas Mechanical
5 Services Inc. for extraordinary boiler and water
6 heater system emergency call services in accordance
7 with the bid specifications;

8 Be it further resolved that Silvas
9 Mechanical Services Inc. shall be paid accordance
10 with the bid submission in an amount not to exceed
11 \$46,800.00 based on the following rates: \$84.00 for
12 the first hour with travel; \$84.00 each additional
13 hour thereafter; \$119.00 the first hour for
14 after-hours emergency; \$119.00 for each hour for
15 after-hours emergency.

16 Be it further resolved that the
17 Executive Director of the Union City Housing
18 Authority is hereby authorized to execute the
19 contract with Silvas Mechanical Services to provide
20 extraordinary boiler and water heater system
21 emergency calls.

22 Just to give you an example of their
23 value and the importance of them, if you recall, we
24 had Hurricane, what was that? Ida?

25 COMPTROLLER RODRIGUEZ: Ida.

1 EXECUTIVE DIRECTOR SANGER: Ida? And we
2 had, just in our veterans' buildings, we had 17
3 boilers due to flooding and safety issues from
4 Hurricane Ida, we had 17 boilers that, needless to
5 say, had to be addressed, fixed, or either replaced
6 almost immediately for hot water for people for
7 their safety and for their health, and I'm happy to
8 say within two days, within two days all 17 of those
9 boilers were replaced and at the same time we'll be
10 receiving reimbursement for FEMA for those boilers
11 as well. And that will be coming to us shortly,
12 we're hoping, from FEMA.

13 So just to give you an idea of how
14 these services can be extremely valuable.

15 And our last resolution, and something
16 we're very happy with, is a resolution to reducing
17 in 2022-2023 budget for the Union City Housing
18 Authority.

19 And whereas the annual budget and
20 capital budget program for the Union City Housing
21 Authority for the fiscal year beginning July 1,
22 2022, and ending on June 30, 2023, has been
23 presented before the governing body of the Authority
24 at its open public meeting held on March 17, 2022;

25 And, whereas, the Annual Budget and

1 Capital Budget Program, which you do have a copy in
2 your packet, and hopefully you did have some time to
3 peruse that, and present and reflects a revenue and
4 appropriation in the amount and title set forth in
5 the introduction and approved budget including all
6 amendments thereto, which have been approved by the
7 Director of the Division of Local Government
8 Services; and

9 Whereas, the Annual Budget as presented
10 for adoption reflects Total Revenues of \$13,760,333,
11 total appropriations, including an accumulated
12 deficit of \$13,629,590 and total unrestricted net
13 position; and

14 Whereas, the Capital Budget as
15 presented for adoption reflects Total Appropriations
16 of \$625,000 and total unrestricted net positions to
17 be utilized of \$0 and;

18 Whereas, the schedule of rents, fees,
19 and other charges in effect will produce sufficient
20 revenues, together with all anticipated revenues to
21 satisfy all obligations to the holders of bonds of
22 the Authority, of which we do not have any, to meet
23 operating expenses, capital outlays, debt service
24 requirements, and to provide for such reserves, all
25 as may be required by law regulation or terms of

1 contracts and agreements; and

2 Whereas, pursuant to N.J.A.C. 5:31-2,
3 the Capital Budget/Program does not confer any
4 authorization to raise or expend funds; rather, it
5 is a document to be used as part of the Authority's
6 planning and management objectives. Specific
7 authorization to expend funds for the purposes
8 described in this section of the budget, must be
9 granted elsewhere, by bond resolution, by a project
10 financing agreement, by resolution appropriating
11 funds from the renewal and replacement reserve or
12 other means provided by law;

13 Now, therefore, be it resolved by the
14 governing body of the Authority, at its open public
15 meeting held on March 17, 2022, that the Annual
16 Budget and Capital Budget/Program of the Authority,
17 including all related schedules, for the fiscal year
18 beginning July 1, 2022, and ending on June 30, 2023,
19 is hereby adopted; and

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

1 arrangements, service contracts, and other pledged
2 agreements; and

3 Be it further resolved that the
4 governing body of the Authority will consider the
5 Annual Budget and Capital Budget/Program for
6 adoption on May 19, 2022.

7 And I also would like to just make a
8 comment at this moment in our budget, and I have
9 Mr. Jorge Rodriguez, who will say a few words to us
10 just in clarification, and if you do have any
11 questions, Jorge is certainly the man who could
12 answer them appropriately, but I do want to say
13 this: In meeting with the auditor yesterday for the
14 2022 budget and our total operations for 2021, happy
15 to say and announce to you, and which you will get
16 an opportunity to see, this is only at our exit
17 conference yesterday with the auditor and once he
18 provides us with the official documents, we will all
19 get copies of those documents, but just as a -- some
20 words out of our exit conference that I'd like to
21 share with you, the biggest thing being that in our
22 budget in 2021, in spite of the pandemic, we were
23 \$700,000 more revenue than we had in 2020. So this
24 was a pandemic year, 2021, and our budget and our
25 operations for that year allowed us to become,

1 again, gather and garner \$700,000 more and that is
2 good -- that is due to good management, you know,
3 smart spending, things of that nature, and I just
4 would like to commend Jorge Rodriguez here. He does
5 an outstanding job in that area. Say thank you to
6 Jorge, again, in a pandemic year and at the same
7 time we were still were plus \$700,000 in revenue
8 towards us, which allows us, of course, to provide
9 better quality for all of our residents. So thank
10 you, Jorge, and if Jorge wants to make any comments
11 about the upcoming budget or whatever, I know I
12 mentioned from one to the other, but last budget we
13 just heard this yesterday afternoon, so I want to
14 share this with you, and at the same time we're
15 presenting a budget for next year and we'll be able
16 to use that \$700,000 which, you know, is a
17 three-quarters of a million dollars in order to
18 provide services for our people. So thank you,
19 Jorge. With that, you're welcome -- if any of the
20 Board Members have any questions for Jorge about our
21 recent audit or about the upcoming budget that I
22 just read to you, please do so now.

23 COMPTROLLER RODRIGUEZ: If I may, I want
24 to just briefly, quickly just, you know, thank Mr.
25 Sanger, thank you, Director. I can't really take

1 the credit all for myself. There's obviously a lot
2 of good people here working here that put in a lot
3 of good time and basically have the best interests
4 of the Housing Authority in mind. When Mr. Sanger
5 says the surplus, it's \$700,000, I mean, no one
6 could have projected that, even though we have a
7 budget as we are voting on tonight as a requirement
8 for the state, budgets are usually just really
9 planning and management tools that can get busted
10 or, you know, can go either way, can go bad or good,
11 and needless to say on a pandemic to be in a surplus
12 for 700,000 with the year ending June 30, 2021, it
13 is definitely something that we should all be proud
14 of here at the Housing Authority.

15 One of the biggest drivers of that big
16 surplus was the management of our business services.
17 When I say "business services," I mean those
18 buildings that we manage that are not HUD projects,
19 notably 2601 Central Avenue, veterans. A lot of the
20 expenses that really we put into those -- onto those
21 services or to those properties have been offset by
22 money that we've also been granted through COAH
23 funds that were given to us by the City to improve
24 these projects, to improve these properties, and by
25 giving us that money, really what it does is just

1 improves the infrastructure, the plumbing, the
2 electrical, and so forth of these properties and by
3 doing that it saves us money from our operating
4 funds, which is what we're seeing in the performance
5 or at least a number that the Director was
6 mentioning that we received, the preliminary numbers
7 from the auditor. So, you know, again, if I just
8 say, I thank you very much for those kind words, but
9 in reality it's really a team effort here and, you
10 know, I'm very proud of being a part of that. So if
11 anybody has any questions, I think the budget
12 itself, it is growing from thirteen three,
13 \$13,300,000 to 13,600,000, as far as the total
14 bottom line net appropriations and we're going to
15 have, at least on the budget we're putting -- we're
16 forecasting that there's going to be a little bit
17 more expenses this year because of inflation,
18 because of oil prices going up. So services that
19 we're providing to the Housing Authority, to our
20 Housing Authority tenants are going to go up. So
21 our bottom line might shrink this upcoming fiscal
22 year, but again, going back to what I said, you
23 know, budgets are just really a forecast, you know,
24 like a weather forecast, you never know, it could be
25 75 degrees tomorrow, it could be 45 degrees the next

1 day. So, you know, it doesn't -- finances is no
2 different. So, obviously, you don't know what lies
3 ahead of you. It could be a hurricane, it could --
4 any challenge that can come our way, we have to be
5 prepared and financially I can say that we are. So
6 I thank you, the Board, for having a lot of trust in
7 us, and basically giving us all the approvals to go
8 forward and implement a lot of our projects and
9 plans. Without those approvals and without your
10 confidence in us, we could not have these, you know,
11 reality or these opportunities, or I could say these
12 projects being accomplished.

13 So with that, I thank you very much and
14 I hand it off to Director Sanger.

15 SECRETARY FONDACARO: Thank you. Any
16 other --

17 COMMISSIONER DINARDO: Mr. Sanger, can I
18 make a comment?

19 EXECUTIVE DIRECTOR SANGER: Yes.

20 COMMISSIONER DINARDO: So just so that I
21 understand and I think -- I'm actually commending
22 you guys, I think, with what I want to say.

23 We have a \$700,000 surplus during a
24 pandemic when we have to have additional services
25 for cleaning for the safety of our residents, no

1 resident lost any service that we provide. We were
2 still able to provide heat, hot water, safe
3 environment, et cetera, clean environment, and we
4 still have a \$700,000 surplus.

5 I've been on this Board for some time
6 and I have to say that that is incredible, and thank
7 you, Mr. Sanger, thank you, Jorge, thank you to your
8 team, and you guys deserve to be commended for this,
9 your entire team. That is incredible. I have
10 colleagues and friends that are on other boards,
11 other housing authority boards, our counsel to other
12 housing authorities boards, and certainly not every
13 housing authority is doing as well as we are, and
14 really you should -- you need to be commended.

15 Thank you so much, and on behalf of the
16 residents and on behalf of this Board, thank you.

17 VICE-CHAIR GUTIERREZ: I would like
18 to --

19 COMMISSIONER CAPIZZI: Thank you.

20 VICE-CHAIR GUTIERREZ: Thank you, Mr.
21 Sanger. Thank you, all, Jorge, for the great job
22 you guys are doing. I know about that, because I've
23 been in housing for so many years and I never see
24 housing the way we are right now. And I'm very
25 proud of you guys.

1 COMPTROLLER RODRIGUEZ: Thank you.

2 EXECUTIVE DIRECTOR SANGER: Thank you.

3 Okay.

4 Anyone else?

5 If not, now is the time that we do
6 come -- we have a consent agenda, and with the
7 consent agenda I just want to remind you that you
8 now will be voting for the approval of the minutes
9 and remind you that the minutes are from
10 January 2022, because there was not a formal meeting
11 last month, so we do not have minutes for February.
12 So the minutes you're voting on this evening are
13 from January 2022; approval of our resolutions, of
14 course; approval of our bills, that is also in your
15 packet; and while you did get the -- you're not
16 voting on the accounts receivable, but you were able
17 to, of course, get a good picture snapshot of that.

18 So with that being said, this is
19 consent agenda, I would like a vote on the agenda.

20 And Mr. Pedraza?

21 CHAIRPERSON PEDRAZA: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.

23 Gutierrez?

24 VICE-CHAIR GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: Ms. DiNardo?

1 COMMISSIONER DINARDO: Yes.

2 EXECUTIVE DIRECTOR SANGER: Okay. Ms.
3 Capizzi.

4 COMMISSIONER CAPIZZI: Yes.

5 EXECUTIVE DIRECTOR SANGER: Ms. Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 EXECUTIVE DIRECTOR SANGER: Okay, five
8 yes, and we would like to move ahead now.

9 I would like to just spend two minutes
10 or so just giving you a very brief idea of some of
11 the things we're doing in the -- that we'd like to
12 do as far as the director's report. I would say as
13 far as COAH, Coalition Of, you know, Affordable
14 Housing, that we have at 36th Street, Cantello
15 Street; happy to announce that we have 40 units
16 there. We are now working on unit no. 35 and 36.
17 We've completed -- I would say by the end of this
18 month, I will say it will be, the end of this month
19 we would have completed 36 of the 40.

20 VICE-CHAIR GUTIERREZ: Wow.

21 EXECUTIVE DIRECTOR SANGER: From now to
22 go into April, maybe a little of May doing that, it
23 takes about -- for every two units about three
24 weeks, and then after that we will be probably
25 coming to you next month and asking you to approve

1 us to move forward to provide vinyl siding for some
2 of these that haven't been approved yet, but once we
3 go out to do the appropriate, you know, appropriate
4 steps of procurement, so we'll take care of that,
5 but we're looking to do vinyl siding on all of them
6 this coming summer and work with lighting, lighting
7 that will match, blend into the neighborhood
8 lighting, which we've talked about a number of times
9 with the decorative lighting with the Mayor, the
10 Mayor and the City of Union City puts in the
11 neighborhood, so we're very proud as we're moving
12 forward with that and in recent months Vito has been
13 very much a part of that, Vito Tattoli, very much a
14 part of that, making the process go smoother. Just
15 yesterday, to give you an example, one of our
16 colleagues that you know well, we were able to take
17 her to -- her and another person out to the hotel
18 because we relocate people and we provide that
19 service as well. You know, we do anything truly to
20 help people through this and while we relocate them,
21 we help them with some of the packing of items and
22 different things on staff, we relocate people out to
23 hotels and things of that nature, and we've had a
24 great -- so you know, a great relationship with
25 Extended Stay Hotel in Secaucus, and they were

1 working, people go in there three weeks at a time,
2 and many of our -- all of our tenants who have come
3 back from Extended Stay have mentioned that they had
4 a good experience there, very clean, very safe, and
5 they had a good, you know, experience of, you know,
6 like a second home for a few weeks there. So that
7 has gone well. Just letting you know about that.
8 The other is the lighting that we have, again,
9 another item that Vito has worked very closely on.
10 We have major LED lighting. We have 22 spotlights
11 that will be around Amp 2 and Amp 3, which is here
12 on 39th Street, 660, 640, 630, 630, 3901, and 3911
13 Kennedy Boulevard, these five buildings here will
14 have 22 new big spotlights, LED lighting,
15 illuminating the exterior of our buildings in order
16 to provide, you know, safety for all of our --
17 safety, you know, and our parking lots, of course,
18 safety for all of our tenants. So we're happy with
19 that.

20 Also, the RAD progress, we're working
21 towards that. There are a number of things I could
22 mention this evening, but I think I'll hold on for
23 another month or so just to let you know that we
24 have approved an architect engineer who is going to
25 be working with some people, basically, on

1 assessments, evaluations, possible costs down the
2 road so we could start developing a report for you.
3 Now, it's more procedural or in progress, so to
4 speak. When we do come to some determinations or
5 some sold facts and information for you, I will be
6 able to provide that for you in writing as well as
7 verbally at our meetings.

8 So all those good things happening, and
9 I just want to just say again, a great audit, we
10 didn't get a copy of the audit yet, we had an exit
11 conference yesterday and the term that the audit
12 used is Union City Housing Authority is in total
13 compliance. So we're very happy with that, that
14 term, and, again, something all of you can be proud
15 of because you vote on all this, you vote on all of
16 our projects. You voted on COAH, you voted on
17 letting us go forward on COAH, on external lighting,
18 on RAD. Just so many things that we're doing to
19 improve our whole operations. So thank you for
20 that.

21 And now is the time of any questions
22 towards me or anything like that, suggestions,
23 questions, thoughts. Okay.

24 If not, it's open part of our meeting.
25 Any member of the public who is on line with us, if

1 they'd like to address the Board, please do so, but
2 please mention your name and address for the record.

3 MS. BESHARA: Thank you. Yes. I'm Toni
4 Beshara. I live in the veterans' apartments at
5 44thh Street in Union City. Pardon me. I'm just
6 wondering, you mentioned the COAH project is winding
7 down at Cantello. When do you expect that to be --
8 I mean, I understand this is just a projection.
9 When do you expect that to be finished, and then No.
10 2, what would be after Cantello? What are the next
11 steps?

12 EXECUTIVE DIRECTOR SANGER: Well, the
13 first part -- first of all, thank you for your
14 question. The first part, I will say, is we're
15 hoping and as you know you're dealing with -- you're
16 still dealing now with contractors, different
17 agencies, you're also dealing with the residual
18 effects of the pandemic as far as ordering materials
19 and supplies, things of that nature. We are hoping
20 by the end of this summer to be finished with
21 Cantello Street in most items, most of the major
22 items, and hopefully that will really look special
23 and nice and brighten up the neighborhood and the
24 quality for our tenants, hopefully by this fall.

25 The second phase, which you're alluding

1 to, which would be the other, what we call, our
2 veterans' units throughout Union City, which there
3 are about 62 additional, there are 112 in Union
4 City, we've just worked with 40, hopefully be
5 finished this summer with the first 40, the next
6 round or phase will be 62, and what we're doing
7 right now is we're putting together, through our
8 architects and other professionals, costs and
9 amounts that we do then have to present to the
10 courts again, because all COAH monies have to be
11 approved by the Court and we will present that
12 amount to the courts. First of all, see the amount
13 of money that the City of Union City that has been
14 giving us this money, what money will be allocated
15 to us, so we could, of course, expend -- you know,
16 expenditures there, but at the same time present to
17 the courts then that we do have the money from the
18 City of Union City, and this is what the costs will
19 be, and they will be sure that they scrutinize that,
20 look through that, and hopefully the court approves
21 that. The timetable on that, I cannot tell you. I
22 cannot tell you that. Takes a while to get all our
23 professionals together and get all these items, you
24 know, looked at, addressed, and taken care of so
25 they are accurate, thorough and accurate, and, of

1 course, you're always looking for the accuracy,
2 because the last thing in the world we want are any
3 what we call, you know, at the end it's change
4 orders or anything of that nature at the end if you
5 don't do things in its appropriate way, the last
6 thing we want are change orders at the end because
7 of poor planning and things of that nature. So
8 we're looking to do this, take our time a little bit
9 to be sure that everything is accurately done.

10 So Ms. Beshara that's the best way I
11 could put it to you, it's going to take a little
12 time through the courts, but you can know that the
13 next 62, which would include the uptown units where
14 you reside, will be included and the great part of
15 that Phase 2 is we're going to learn by some of our
16 mistakes of Phase 1, that even mistakes or things
17 that we went through in Phase 1 that we could smooth
18 out and be able to, you know, iron some things out
19 and to be sure that in our next phase we don't meet
20 with some of the issues that we met with, so we
21 learn by experience. And that's a great part of
22 which would make Phase 2 a little easier.

23 So thank you for your question.

24 MS. BESHARA: Thank you.

25 EXECUTIVE DIRECTOR SANGER: Okay.

1 Anything else?

2 MS. BESHARA: At this time not from me.

3 Thank you.

4 EXECUTIVE DIRECTOR SANGER: Okay. Thank
5 you, Ms. Beshara.

6 With all that being said, does anyone
7 now have a motion to close.

8 COMMISSIONER MUNDORF: Motion to close.

9 EXECUTIVE DIRECTOR SANGER: Motion to
10 close by Ms. Mundorf. Second?

11 VICE-CHAIR GUTIERREZ: I'm second.

12 EXECUTIVE DIRECTOR SANGER: Second by
13 Ms. Gutierrez.

14 Roll call. Mr. Pedraza.

15 CHAIRPERSON PEDRAZA: Yes.

16 EXECUTIVE DIRECTOR SANGER: Ms.
17 Gutierrez?

18 VICE-CHAIR GUTIERREZ: Yes.

19 EXECUTIVE DIRECTOR SANGER: Okay. Ms.
20 DiNardo?

21 COMMISSIONER DINARDO: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms. Capizzi?

23 COMMISSIONER CAPIZZI: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms. Mundorf?

25 COMMISSIONER MUNDORF: Yes.

1 EXECUTIVE DIRECTOR SANGER: Okay. Five
2 yes. Our meeting is finished and thank you very
3 much, everyone. Appreciate your participation and
4 your service and good things happening.

5 So thank you.

6 COMMISSIONER DINARDO: Good to see you.

7 COMMISSIONER CAPIZZI: Bye, everybody.

8 VICE-CHAIR GUTIERREZ: Bye, thank you,
9 everybody. Goodnight. Thank you.

10 (Concluded at 5:43 p.m.)

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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
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8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
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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.
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