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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 16, 2023
: 4:30 P.M.

HELD AT:
UNION CITY HOUSING AUTHORITY
UNION CITY, NEW JERSEY

BOARD MEMBERS:

CHAIRPERSON JOSE PEDRAZA
VICE-CHAIRPERSON MARGARITA GUTIERREZ
COMMISSIONER ELISE DINARDO, ESQ.
COMMISSIONER DIANE CAPIZZI
COMMISSIONER DEBRA MUNDORF (ABSENT)
COMMISSIONER DOROTHY JETTER (ABSENT)
COMMISSIONER JAY M. GELDZILER

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
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS
JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION

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

1
2 EXECUTIVE DIRECTOR SANGER: Please rise
3 for our flag salute.

4 (Pledge of Allegiance recited at this time.)

5 EXECUTIVE DIRECTOR SANGER: Okay,
6 everyone.

7 Everyone, welcome to the March 16th
8 meeting of the City of Union City Housing Authority.
9 And we did not have a meeting the month of February,
10 so I just want to thank everyone for being here
11 today and, of course, with tomorrow being St.
12 Patrick's Day, we had a little green -- we put a
13 little green on top of your folder there. A little
14 apropos. But tomorrow is the day. We're going to
15 hope everyone has a good day. Tomorrow is the day
16 that everyone wants to be Irish, right? For
17 partying purposes everybody wants to be Irish, but
18 it is St. Patty's Day, it is the springtime coming
19 upon us, beautiful day today, and we're just hoping
20 that we'll all have good health as we move forward
21 into the spring and summer, and which is so
22 important and what I'd like to do now is take roll
23 call of our commissioners.

24 And Chairperson Pedraza?

25 CHAIRPERSON PEDRAZA: Here.

1 EXECUTIVE DIRECTOR SANGER: Present.
2 Vice-Chairperson Gutierrez?

3 VICE-CHAIRPERSON GUTIERREZ: Here.

4 EXECUTIVE DIRECTOR SANGER:
5 Commissioner Jetter? Absent.

6 Commissioner DiNardo?

7 COMMISSIONER DINARDO: Here.

8 EXECUTIVE DIRECTOR SANGER:

9 Commissioner Capizzi?

10 COMMISSIONER CAPIZZI: Here.

11 EXECUTIVE DIRECTOR SANGER:

12 Commissioner Mundorf? Absent.

13 And Commissioner Geldziler is not here
14 at the moment, but we are expecting him, and we'll
15 make note of that when he does arrive. All right?

16 I would like to state this is a regular
17 meeting of the Union City Housing Authority and in
18 accordance with and pursuant to Chapter 231 PL 1975,
19 the Open Public Meeting Act, adequate notice of this
20 meeting has been provided as follows: The annual
21 schedule of Board meetings setting forth the time,
22 date, and location of such meetings and the notice
23 and the agenda to extent known of this meeting has
24 big prominently posted on the bulletin board in the
25 Housing Authority website.

1 At this time, as we always do, we'd
2 like to go into closed session.

3 Can I get a motion to go into closed
4 session?

5 CHAIRPERSON PEDRAZA: Motion.

6 VICE-CHAIRWOMAN GUTIERREZ: Motion.

7 EXECUTIVE DIRECTOR SANGER: Motion

8 Mr. Pedraza. Second by Ms. Gutierrez.

9 We'll vote on that, please.

10 Chairperson Pedraza?

11 CHAIRPERSON PEDRAZA: Yes.

12 EXECUTIVE DIRECTOR SANGER: Vice-

13 Chairperson Gutierrez?

14 VICE CHAIRPERSON GUTIERREZ: Yes.

15 EXECUTIVE DIRECTOR SANGER:

16 Commissioner DiNardo?

17 COMMISSIONER DINARDO: Yes.

18 EXECUTIVE DIRECTOR SANGER:

19 Commissioner Capizzi?

20 COMMISSIONER CAPIZZI: Yes.

21 EXECUTIVE DIRECTOR SANGER: All right.

22 We have five yeas. I did -- I'm sorry, we had four
23 yes, therefore, we will go into closed session.

24 If there is any member of the public
25 that's here, please, if you could exit now until

1 when we open the meeting, we'll have someone come
2 and get you when we get back to our open meeting.
3 Thank you.

4 (At this time the closed session is held
5 outside the presence of the public.)

6 EXECUTIVE DIRECTOR SANGER: We are now
7 going to open session. Can we get the member of the
8 public to please come in? Any member of the public
9 who would like.

10 I'd like to go right into our open
11 session and go into our resolutions, and we will
12 start at Resolution 2023 No. 7.

13 We do have about eight resolutions that
14 we'd like to go through.

15 Resolution No. 2023, No. 7, approving
16 and certifying 2022 annual report for submission to
17 local finance board.

18 And whereas, the Union City Housing
19 Authority is required to cause an annual audit of
20 its accounts to be made; and

21 Whereas, the annual audit report of the
22 Authority for the fiscal year ending June 30, 2022,
23 has been completed and filed with the local finance
24 board of the State of New Jersey;

25 Whereas, the annual audit report of the

1 Authority's audit for the year ending June 30, 2022,
2 has been filed by the certified public accountant
3 pursuant to N.J.S.A. 40A:5-6, a copy has been
4 received by each of the Commissioners for the
5 Authority; and

6 Whereas, pursuant to the Commissioners
7 of the Authority are required to within 45 days of
8 the receipt of the annual audit report to certify by
9 resolution to the local finance board that each
10 Commissioner personally reviewed the annual audit
11 report, specifically the sections of the audit
12 report entitled "general comments" and
13 "recommendations" and have evidenced the same by
14 executing the group affidavit in the form prescribed
15 by the local finance board.

16 And I will have -- if we do get this
17 approved -- each one of our Board Members would have
18 to sign this before leaving this evening.

19 Is that okay to do that.

20 And, therefore, the Commissioners of
21 the Union City Housing Authority do hereby certify
22 to the Local Finance Board of State of New Jersey
23 that each of the Commissioners of the Authority have
24 personally reviewed the annual audit report, fiscal
25 year ending June 30, 2022, and specifically reviewed

1 "general comments" or "recommendations" evidenced by
2 executed group affidavit.

3 That's the affidavit I'm showing you
4 now has to be signed.

5 And be it further resolved that the
6 secretary of the Authority is hereby directed to
7 promptly submit to the Local Finance Board of the
8 State of New Jersey a copy of executed group
9 affidavit accompanied by a certified true copy of
10 the resolution.

11 With that I think something like this
12 does deserve an explanation, a clarification, and,
13 of course, a little discussion and I think I'll do
14 that right now, because of its important and annual
15 audit that we're very happy with, and you might see
16 as far as recommendations and comments, we did not
17 receive any comments or recommendations.

18 COMMISSIONER DINARDO: All right,
19 Jorge.

20 EXECUTIVE DIRECTOR SANGER: So it was
21 very clean and very clean. A few things on the side
22 that they asked us to improve upon, but not
23 something they deemed necessary to be part of
24 this -- part of the report, but just some, we'll
25 call them, housekeeping items within our office

1 administratively that they would like to see us
2 update, just a few updates of a few policies and
3 things of that nature.

4 So, Jorge, maybe you could please
5 provide for all our Board Members --

6 MR. RODRIGUEZ: Board Members, thank
7 you for your attendance today.

8 Thank you, Director.

9 The fiscal year ended 2022, as you
10 might see in front of you, there's a blue block book
11 that was distributed, that's the annual report. If
12 you turn to page 21, that's basically where I like
13 to go every year to show you guys, more or less, a
14 little synopsis summary of the -- like I said, we
15 want to say a report card of the Housing Authority's
16 fiscal operations for the year ended June 30, 2022.
17 The change in net position, as you see on the bottom
18 of page 21 is a positive. It's a \$254,244 change in
19 net position despite the challenges that we
20 experienced in 2022. I don't need to tell you
21 today, we spoke a little bit earlier about the
22 rentals, revenue being lower because we had a lot of
23 people who didn't pay rent. Despite that, we still
24 were able to manage to have a positive change in
25 that position of 254,000, as I stated earlier.

1 Without -- also, of course, without the assistance
2 of our capital grants we would have been, you know,
3 in a negative position because if you see right
4 above it says excess revenue from operations, we
5 were actually negative for the year, but since some
6 of those expenses were actually capital improvements
7 like boilers and very big expenses, we were able to
8 pull from our capital grant to offset those
9 expenses.

10 So, yeah, I mean, really for the
11 Housing Authority's fiscal condition is still very
12 sound. I would say that, you know, despite all the
13 inflation and all the higher costs of operating the
14 Housing Authority, you know, and all the old things
15 that come up as far as the plumbing issues that we
16 continually, you know, experience, the Housing
17 Authority has been able to weather the storm, so to
18 speak.

19 There were no negative commentary from
20 the auditors as far as our internal controls. We're
21 pretty much solid. You know, we watch ourselves and
22 we keep a good eye on all our assets. We move
23 forward into the new fiscal year, hopefully, on a
24 more positive note with regards to more tenant
25 revenue expected, as we expect positive results,

1 thank you, from our court cases that are pending.

2 And also into the new fiscal year we
3 are going to try to tighten our belts so that way
4 when we go out to prospect potential bank lenders
5 for our RAD project, we would hope to solicit as
6 many banks as possible to compete for our RAD
7 project, which is down the hill here, Amp 2, 640,
8 634, and 660 39th Street is the first set of
9 buildings that we hope to modernize with the
10 financing that we could get from banks and banks, of
11 course, look at our financials and look at our audit
12 report just as we're looking at it today and really
13 just basically tell us, hey, you know, this is how
14 much money we'll be able to lend you based on your,
15 you know, financial fitness.

16 But other than that, I want to say --
17 just I want to say thank you to my Director, Stanley
18 Sanger, and my Director of Maintenance, Vito
19 Tattoli. They've been very supportive and always
20 very understanding and my overall consistent daily,
21 you know, harassment, I tried to say, of keeping our
22 costs low and trying to always find ways to improve
23 our bottom line.

24 EXECUTIVE DIRECTOR SANGER: Jorge keeps
25 us in line.

1 MR. RODRIGUEZ: Thank you, Mr. Sanger.

2 And so with that in mind, with that,
3 basically, that's a snapshot of our financial
4 operations for the fiscal year June 30, 2022.

5 If anyone has any further questions or
6 any commentary, I'm here, always available, as today
7 or, you know, here in the office for your
8 assistance.

9 EXECUTIVE DIRECTOR SANGER: Okay. Any
10 questions towards that? I just thought that's a
11 very important item and I don't want to just go to
12 the next resolution without being thorough, and
13 being --

14 VICE-CHAIRWOMAN GUTIERREZ: Yes, thank
15 you, Jorge.

16 EXECUTIVE DIRECTOR SANGER: Because
17 after all you're going to be signing in a little
18 while for that and I want to be sure you feel
19 comfortable.

20 COMMISSIONER DINARDO: I think it's
21 terrific. Jorge, you look tired.

22 MR. RODRIGUEZ: Yeah, no, it's --

23 COMMISSIONER DINARDO: It's a lot of
24 work.

25 MR. RODRIGUEZ: I'm still -- the one

1 hour hasn't really kicked in yet, you know? That
2 one hour change --

3 EXECUTIVE DIRECTOR SANGER: Good
4 response, though.

5 MR. RODRIGUEZ: No, it is, it is.

6 ATTORNEY PIZZILLO: He took care of
7 this for breakfast.

8 (Laughter.)

9 MR. RODRIGUEZ: Yeah, yeah, yeah.

10 COMMISSIONER DINARDO: Exactly.

11 EXECUTIVE DIRECTOR SANGER: Two
12 gentlemen right here are very hard working.

13 VICE-CHAIRWOMAN GUTIERREZ: Thank you,
14 guys.

15 COMMISSIONER DINARDO: Good job.

16 MR. RODRIGUEZ: Yeah, thank you very
17 much. Thank you, very much. Yeah, the one hour
18 change. Thank you, Commissioner, for your
19 perception of my physical condition.

20 COMMISSIONER DINARDO: Fatigue.

21 MR. RODRIGUEZ: Yeah, the hour change
22 is --

23 EXECUTIVE DIRECTOR SANGER: He was up
24 last night watching basketball.

25 MR. RODRIGUEZ: That's right, that's

1 right. I can't adjust.

2 ATTORNEY PIZZILLO: Or you were
3 watching that PRDR baseball game.

4 COMMISSIONER TATTOLI: The baseball
5 game, yup.

6 EXECUTIVE DIRECTOR SANGER: Oh, okay.
7 Okay.

8 If there are no questions, we'll move
9 on to the next resolution, which is 2023-08.

10 Housing Authority resolution approving
11 contract for independent auditing services.

12 And the Union City Housing Authority
13 sought bids for the independent auditing services.
14 One company picked up and submitted a bid on the due
15 date of the submission and the submission was
16 reviewed by the Housing Authority Evaluation
17 Committee. Evaluation Committee determined that the
18 bid submitted by Giampaolo and Associates LTD was
19 legally sufficient and recommending Giampaolo and
20 associates LTD as its contractor to provide fee
21 accountant services for a --

22 ATTORNEY PIZZILLO: That's a typo.
23 It's auditing services.

24 EXECUTIVE DIRECTOR SANGER: I'm sorry.
25 Accounting auditing services for the term of one

1 year to commence May 1, 2023, to April 30, 2024.

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

5 Therefore, be it resolved that the
6 Commissioners of the Union City Housing Authority do
7 approve a contract with Giampaolo and Associates for
8 independent auditing services in accordance with the
9 bid specifications in the annual amount of 14,985.

10 Be it further resolved, that the
11 contractor shall be paid in accordance with the bid
12 in an amount not to exceed 14,985.

13 And that \$15,000 cap that we put on
14 still exists. We're following the cap that we
15 agreed upon by this Board a number of years ago, so
16 we're sticking to those caps in all of our vendors
17 and all of our accounts.

18 And be further resolved, that the
19 Executive Director of the Union City Housing
20 Authority is hereby authorized to execute the
21 contract for independent auditing services to
22 Giampaolo and Associates.

23 2023 No. 9.

24 Resolution approving contract for fee
25 accountant services.

1 Union City Housing Authority sought
2 bids for the fee accountant services and one company
3 picked up bid on the due date of submission and the
4 submission was reviewed by Housing Authority
5 Evaluation Committee;

6 Whereas, the evaluation bid submitted,
7 Evaluation Committee determined the bid submitted by
8 William Katchen CPA was legally sufficient and
9 recommending William Katchen as the contractor to
10 provide fee accountant services for one year to
11 commence May 1, '23, to April 30, 2024;

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

15 And now, therefore, be it resolved that
16 the Commissioners of the Union City Housing
17 Authority do hereby approve of a contract with
18 William Katchen CPA for fee accountant services in
19 accordance with the bid specifications in an annual
20 amount of \$49,200.

21 Be it further resolved that the
22 contractor shall be paid in accordance with the bid
23 at the above amount with a cap of \$56,000.

24 Be it further resolved that the
25 Executive Director of the Union City Housing

1 Authority is hereby authorized to execute the
2 contract for fee accountant services with William
3 Katchen.

4 The prior resolution and this
5 resolution, both of them are current vendors and
6 professionals with this, and we're looking -- again,
7 we're making this resolution tonight for this
8 following year as well.

9 And resolution approving contract for
10 computer consultant. Whereas, the Union City
11 Housing Authority --

12 COURT STENOGRAPHER: Do you want to put
13 the number?

14 EXECUTIVE DIRECTOR SANGER: I'm sorry.
15 2023-10.

16 A Resolution approving contract for
17 computer consultant services. Union City Housing
18 Authority sought bids for computer consulting
19 services; and

20 Whereas, the bid was picked by four
21 companies. One company submitted the bid on the due
22 date.

23 And whereas, the submission was
24 reviewed by the Housing Authority Evaluation
25 Committee, and

1 Whereas, in reviewing the bid
2 submitted, the Evaluation Committee determined that
3 the bid submitted by Angel Consultant was legally
4 sufficient and recommending the selection of Angel
5 Consultant LLC as computer consultant for a term of
6 one year to commence on May 1, 2023, to April 30,
7 2024; and

8 Whereas, the contractor shall be paid
9 in accordance with the rates set forth in the bid
10 proposal submitted by the Authority;

11 And now, therefore, be resolved, the
12 Commissioners of the Union City Housing Authority do
13 hereby approve of a contract with Angel Consultant
14 LLC for computer consultant services in accordance
15 with the bid specifications.

16 Be it further resolved that the
17 contractor shall be paid in accordance with the bid
18 at the following rate of \$2,800 per month and in an
19 amount not to exceed \$34,000.

20 Be it further resolved that the
21 Executive Director of the Union City Housing
22 Authority is hereby authorized to execute the
23 contract for computer consultant services with Angel
24 Consulting LLC.

25 And at this time, I'm going to ask our

1 finance person, Mr. Rodriguez, to also add in what
2 we've addressed because there was a -- our at out
3 last meeting that we were together, our Board had
4 made a recommendation to us as working with the
5 consultants, the consultant with this and, Jorge,
6 will you please explain how we've addressed what was
7 mentioned by our Board?

8 MR. RODRIGUEZ: Sure. Thank you.

9 Thank you, Director.

10 Yes, so in our last meeting, several of
11 you, notably our Commissioner DiNardo, had pointed
12 out a very good point as far as some of the expenses
13 that we were incurring by paying our consultant
14 throughout the year, our computer consultant.

15 In those expenses it was not very clear
16 that those expenses were part of his original
17 contract and might have exceeded his typical
18 contract amount.

19 With that in mind, we basically made
20 sure that the procurement of the consultant,
21 computer consultant, whichever that might be, would
22 be agreeing to our terms of basically expanding from
23 the services that the Housing Authority needs or
24 throughout --

25 EXECUTIVE DIRECTOR SANGER: Necessary.

1 MR. RODRIGUEZ: -- necessary throughout
2 its operations.

3 In the past, some of these services
4 were not explicit in the contracts that we had put
5 fourth for procurement purposes, but in doing so now
6 by putting more details of more -- including more of
7 the services and, you know, putting more detail into
8 the contract, we were able to make sure that the
9 variability of the expenses, of the expenses would
10 not exceed our contract amount and basically put us
11 in a more of a fixed cost from our consultant. In
12 other words, we know for sure that every -- every
13 call, every repair now would fall under his normal
14 contract amount and any additional outside of his
15 contract and those additional --

16 EXECUTIVE DIRECTOR SANGER: Special
17 projects.

18 MR. RODRIGUEZ: Exactly, thank you.
19 Special projects would be billed as a separate
20 and --

21 EXECUTIVE DIRECTOR SANGER: Only
22 special projects.

23 MR. RODRIGUEZ: Exactly, as a separate
24 service, which would be approved by the Board as
25 well.

1 So in saying that and, you know, in
2 basically in finalizing this, we felt that the
3 recommendation presented to us by the Board and like
4 I said, not only by our Commissioner DiNardo, we
5 felt that this is the right approach, and we were
6 happy to report tonight that the consultant that
7 actually is the winning consultant from the
8 procurement has agreed to those terms.

9 EXECUTIVE DIRECTOR SANGER: After Board
10 approval.

11 MR. RODRIGUEZ: After Board approval.
12 Thank you.

13 ATTORNEY PIZZILLO: Subject to Board
14 approval.

15 MR. RODRIGUEZ: Subject to Board
16 approval. Thank you very much.

17 EXECUTIVE DIRECTOR SANGER: All right.
18 Thank you, Jorge. And we just wanted to be sure it
19 was a request, we want to be sure we covered that.
20 Especially, it was very timely, because obviously
21 we're going into new contracts, so it was timely
22 that we did that.

23 And resolution introducing -- number
24 2023, number 11, introducing the 2023-24 budget for
25 the Union City Housing Authority.

1 Whereas, the annual budget and capital
2 budget program for the Union City Housing Authority
3 for the fiscal year beginning July 1, 2023, and
4 ending July 30, '24, has been presented before the
5 governing body of the Authority at its opening
6 public meeting held on March 16th, 2023; and

7 Whereas, the annual budget and capital
8 budget program as presented reflects each item of
9 revenue and appropriation in the same amount and
10 title as set forth in the introduced and approved
11 budget, including all amendments thereto, which has
12 been approved by the Director of the division of
13 local government services; and

14 Whereas, the annual budget as presented
15 for adoption reflects revenues of \$15,273,645 total
16 appropriations, including the accumulated deficit of
17 \$15,069,176 and total unrestricted net position
18 utilized of zero; and

19 Whereas, the capital budget as
20 presented for adoption reflects total appropriations
21 of \$778,000 and total unrestricted net position to
22 be utilized of zero; and

23 Whereas, the schedule of rents, fees,
24 and other charges in effect will produce sufficient
25 revenues together with all anticipated revenues to

1 satisfy all obligations to the holder of bonds of
2 the Authority to meet operating expenses, capital
3 outlays, debt service requirements, and to provide
4 for such reserves, all as may be required by law,
5 regulation or terms of contracts and agreements; and

6 Whereas pursuant to N.J.A.C 5:13-2, the
7 Capital Budget/Program does not confer any
8 authorization to raise or expend funds, rather it is
9 a document as to be used as part of the Authority's
10 planning and management objectives. Specific
11 authorization to expend funds for the purposes
12 described in this section of the budget must be
13 granted elsewhere by Board resolution, by a project
14 financing agreement, by resolution appropriating
15 funds for the renewal and replacement reserves, and
16 other means provided by law;

17 Now, therefore, be it resolved by the
18 governing body of the Authority at its open public
19 meeting held on March 16th, 2023, that the annual
20 budget and Capital Budget/Program of the Authority,
21 including all related schedules for the fiscal year
22 beginning July 1, 2023, and ending June 30th, '24,
23 is hereby adopted; and

24 Be it further resolved that the
25 anticipated revenues as reflected in the annual

1 budget of are sufficient amount to meet all proposed
2 expenditures, expenses, and all covenants, terms,
3 provisions as stipulated in the Authority's
4 outstanding debt obligations capital lease
5 arrangements, service contracts, and other pledged
6 agreements; and

7 Be it further resolve that the
8 governing body of the Authority will consider the
9 annual budget and capital program for adoption on
10 3/16/23.

11 And the same as we had done for the
12 prior resolution, I'm going to ask Jorge at this
13 time to give you a little presentation and overview,
14 of course, with our budget, because, again, this is
15 a very important item that you'll be voting on. I
16 feel you should have a full presentation and a good
17 understanding of it. Go ahead, Jorge.

18 MR. RODRIGUEZ: Sure. Thank you.
19 Thank you, Director.

20 So briefly the Division of Local
21 Government services under -- well, basically governs
22 our local Housing Authority here in the State of New
23 Jersey, among other municipalities. We are all
24 required to submit a budget. The proposed budget
25 that we put together is just that, it's a budget,

1 and I stated in previous budget adoptions in the
2 past that, you know, it's basically a guideline on
3 how we anticipate the year, upcoming year, to go as
4 far as operations, financial operations of the
5 Housing Authority.

6 Having said that, if you look at a
7 summary and the page F-1, where I could just
8 basically just quickly show to you that our budget
9 is forecasted to have a surplus for the year, fiscal
10 year 2024 of \$204,469. That is the amount of
11 surplus when you take into consideration the
12 revenues of \$15 million, mostly driven by higher
13 subsidies from our HUD, HUD subsidies, our operating
14 subsidies from HUD, and a small increase in
15 appropriations as far as administration is
16 concerned, but mostly 12 to 13 percent higher in
17 providing services would be more of where the
18 expenses are lying in for the new fiscal year.

19 Looking at last year, our budget had
20 anticipated a \$130,743 surplus, and again I'm
21 looking at page F-1 in the summary of the budget
22 that you might have on your -- in your presence
23 tonight.

24 The reason I point out to last year is
25 just because we just went over the 2022 fiscal year

1 results, and as you can see, even though we had a
2 \$130,000 anticipated surplus, we actually had a
3 negative condition as far as -- negative result as
4 far as our performance. So the budget is basically
5 just, I guess, like I said, is just a guideline,
6 it's a forecast. A forecast is no different like
7 when you see a weather forecast, sometimes it will
8 be sunny and sometimes it will be rainy, right? But
9 you never know, sometimes down the block it could be
10 raining and sunny, you know, and then you're looking
11 for the rainbow, right?

12 So in our fiscal year 2024 proposed
13 budget, it does show again a surplus. We hope to
14 approach that and meet that, but again, we never
15 know what lies ahead.

16 And basically in summary, the budget is
17 a document that the local Division of Local
18 Government Services requires us to provide to them,
19 and we are doing that tonight and with your approval
20 we will submit that to the appropriate state agency.

21 EXECUTIVE DIRECTOR SANGER: Thank you,
22 Jorge.

23 MR. RODRIGUEZ: Sure.

24 EXECUTIVE DIRECTOR SANGER: I will say
25 as the Executive Director that Jorge has done an

1 outstanding job in not only developing a budget, but
2 also the implementation of that budget and what he
3 has done in this time with a very limited amount of
4 finances and what we are able to do, we've made some
5 tremendous improvements. We have done a lot of
6 things here to upgrade, to improve, and to make the
7 quality of life better for many people and we're
8 still able to do that with a limited amount of
9 monies coming from elsewhere. But Jorge has done a
10 great job with that, and as I said earlier, he keeps
11 us in line, but at the same time we're moving ahead,
12 in many newer projects.

13 I will, when I get to Director's report
14 a little later, I'm just going to mention some
15 things quickly, which we're looking to do in the
16 spring, and, you know, we'll move forward with that,
17 so...

18 MR. RODRIGUEZ: Thank you, Director, if
19 I just might say, you know, I'd like to take credit
20 for something like that, but I honestly really just
21 want to put forth tonight and let the minutes
22 reflect that I have a very supportive administration
23 here. My Director and my Director of Operations,
24 you know, Mr. Sanger, the Executive Director, and my
25 Director of Maintenance really share the same

1 vision. We all share the same vision, we're on the
2 same page, and without that we never make some of
3 these financial accomplishments. We've made some
4 changes with the way our heating, and Vito has been
5 very, very, very responsible for that, helping us
6 achieve greater savings with changing over from oil
7 to gas on most of our heating equipment. So, again,
8 I'd like to take credit for what, you know, the
9 Director says, but without really having the people
10 around us to make these accomplishments, it would be
11 a moot point to talk about, about, you know, our,
12 you know, financial, you know, accomplishments, or,
13 you know, anything as far as that, so, you know,
14 thank you again.

15 EXECUTIVE DIRECTOR SANGER: Okay. All
16 right. Thank you, Jorge.

17 VICE-CHAIRWOMAN GUTIERREZ: Thank you,
18 Jorge.

19 MR. RODRIGUEZ: No problem.

20 EXECUTIVE DIRECTOR SANGER: We have a
21 resolution now for 2023, number 12.

22 Resolution approving telephonic
23 ratification of the Union City Housing Authority
24 Board of Commissioners.

25 The Executive Director conducted a

1 telephone poll on February 16, 2023, and the
2 Executive Director received seven votes in
3 authorizing the following actions:

4 Whereas, the Authority is now seeking
5 ratification and memorialization by the resolution
6 of the following telephonically approved item:
7 Resolution 2023, 06, approving contract with current
8 Elevator Technology, Inc., for emergency, and that's
9 why we did make this call to you, it was emergency
10 repairs of elevators at 3700 Palisades Avenue.

11 Now, therefore, be it resolved that the
12 Commissioners of the Union City Housing Authority do
13 hereby memorialize and ratify the above
14 telephonically approved resolution.

15 So that just -- what we have done
16 already via phone, we're getting it approved tonight
17 here as we always do to cover ourselves with that.

18 And resolution 2023, number 13.

19 Resolution approving the Union City
20 Housing Authority to publish requests for approval
21 for services related to the purchase and
22 installation of new security cameras and other
23 equipment at 3700 Palisades Avenue, which is our
24 senior citizen building; and

25 Whereas, the Union City Housing

1 Authority is seeking approval by the Union City
2 Housing Authority Board of Commissioners to publish
3 a request for proposal, RFP, seeking services in
4 connection with the installation of new security
5 cameras and equipment to be installed at 3700
6 Palisades Avenue in order to comply with the newly
7 adopted municipal ordinance. New municipal
8 ordinance in Union City is that all senior citizen
9 buildings within Union City by July 1st, 2023, this
10 coming July, must have a complete array of security
11 cameras within the buildings.

12 So we're meeting, while we already do
13 have cameras in many places, we are going to expand
14 to meet the ordinance and to be sure that we meet
15 that ordinance and do those things. So we're going
16 to be doing that this evening, that's what this
17 resolution is for.

18 And just another resolution that we
19 have, 2023-14, again having to do with new security
20 cameras, another equipment as Cantello Street.

21 Whereas, the Union City Housing
22 Authority is seeking approval by Union City Housing
23 Authority Board of Commissioners to publish a
24 request for proposal, RFP, seeking services in
25 connection with installation of the new security

1 cameras and equipment to be installed at Cantello
2 Street in order to comply with newly adopted
3 municipal ordinance; and

4 Whereas, the Authority has prepared a
5 bid package in accordance with the applicable state
6 law inviting those qualified entities to provide the
7 necessary services;

8 Now, therefore, be it resolved that the
9 Commissioners of the Union City Housing Authority do
10 hereby approve and permit the Authority to publish a
11 bid for services in connection with the installation
12 of new security cameras and equipment to be
13 installed at Cantello Street in order to comply with
14 the newly adopted municipal ordinance.

15 And this is one thing we we'd like to
16 add, Cantello Street, we had our new Cantello Street
17 project that it took us two years to complete, as
18 you well know, that is all complete there. Those 40
19 units, all brand new units there, and just an array
20 of improvements there. And one of the final things
21 we're doing there is now to be sure we include the
22 cameras for that. So those are all our resolutions.

23 And at this time if there are any
24 questions to any those resolutions, if not, what I'd
25 like to do now is we need a resolution to go into

1 concept, do we --

2 ATTORNEY PIZZILLO: No. So we would --
3 we'd entertain a motion to approve the consent
4 agenda this evening.

5 EXECUTIVE DIRECTOR SANGER: Right.

6 ATTORNEY PIZZILLO: And what, Board
7 Members, you will be voting on, is all of the
8 resolutions that Mr. Sanger just read into the
9 record and the payment of the bills as well as the
10 approval of the January meeting minutes.

11 COMMISSIONER DINARDO: Motion.

12 EXECUTIVE DIRECTOR SANGER: Thank you.

13 COMMISSIONER DINARDO: You're welcome.

14 EXECUTIVE DIRECTOR SANGER: Motion by
15 Ms. DiNardo.

16 COMMISSIONER GELDZILER: Second.

17 EXECUTIVE DIRECTOR SANGER: Second by
18 Mr. Geldziler.

19 ATTORNEY PIZZILLO: We'll do a roll
20 call.

21 Chairperson Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 ATTORNEY PIZZILLO: Vice-Chairperson
24 Gutierrez? She had an early absent. She had to
25 leave early.

1 Commissioner Mundorf? She's absent.
2 Commissioner DiNardo?
3 COMMISSIONER DINARDO: Yes.
4 ATTORNEY PIZZILLO: Commissioner Jetter
5 is absent.
6 Commissioner Capizzi?
7 COMMISSIONER CAPIZZI: Yes.
8 ATTORNEY PIZZILLO: And Commissioner
9 Geldziler?
10 COMMISSIONER GELDZILER: Yes.
11 EXECUTIVE DIRECTOR SANGER: Okay.
12 ATTORNEY PIZZILLO: Four in favor, two
13 absent. Motion spaces.
14 EXECUTIVE DIRECTOR SANGER: Motion
15 passes. Thank you. Thank you.
16 ATTORNEY PIZZILLO: I do this a lot. I
17 do the it a lot.
18 EXECUTIVE DIRECTOR SANGER: I like the
19 way you do that. I might have you continue with
20 that.
21 COMMISSIONER DINARDO: It's like a
22 script that you just --
23 ATTORNEY PIZZILLO: It's muscle memory.
24 EXECUTIVE DIRECTOR SANGER: He's good
25 at the. That's good.

1 So, Director's report at this time, and
2 there is as small thing that happens, most people
3 might think it's small, but it's very large when it
4 comes to people's lives for their health and for
5 their safety.

6 And we just recently at the 3700
7 Palisades Avenue, our senior building, as you well
8 know we have 101 units there of all seniors, and
9 it's a thriving building, great service for our
10 seniors, but there's one thing there, there's
11 something in the each apartment that is required,
12 it's called pull stations, and within the living
13 room area there's a pull station, within the
14 bathroom there's a pull station, and that's for
15 emergency. And we were able to improve those and
16 make sure they all work, but I want Vito, because
17 Vito is very much involved in getting these
18 installed and whatever, and he works weekly, daily
19 and weekly on how this -- and I would just want to
20 say, give you the results of these pull stations. I
21 think you're going to be very impressed with how
22 it's been so instrumental in helping many of our
23 seniors and being sure the seniors get, you know,
24 emergency services.

25 So, Vito, you want to give us a little

1 overview of that, please?

2 MR. TATTOLI: Yes. So thank you, Mr.
3 Sanger.

4 So, basically, I know many of us have
5 been in hospitals and so forth and you'll see it on
6 the wall, it just basically looks like a window
7 screen pull cord.

8 In the seniors' building there's one in
9 every living room and there's one in every bathroom.
10 The reason for that is should these elderly people
11 need help, that pull string is just easy to be
12 pulled, and it automatically calls EMS, police
13 department, and the alarm company. After that is
14 done automatically, whether it's a false alarm or a
15 real alarm, once that's all done, then I get the
16 call, so I follow up with the security guard, make
17 sure everybody is okay, make sure everybody got
18 there and so forth.

19 But in the past with that system, you
20 would pull, as an example, Apartment 2A, and all of
21 a sudden 6A lights up, 7B lights up, 9A lights up,
22 and that is very dangerous in a building like that.
23 So with a lot of thought, like not just me, but
24 Jorge especially and even Mr. Sanger, I honestly
25 pointed out that's a lifesaving situation.

1 COMMISSIONER DINARDO: Sure.

2 COMMISSIONER TATTOLI: So we made sure
3 that the system was working in the past, but not a
4 hundred percent. So it was a guessing game, okay,
5 where should we go? Where do we have to send the
6 EMS and so forth?

7 So I believe that was done in early
8 December, Jorge?

9 MR. RODRIGUEZ: Yeah, sometime around,
10 that's correct.

11 COMMISSIONER TATTOLI: Early December
12 finally that system has been working a hundred
13 percent, and since then, as I mentioned, as I
14 started the conversation, not only does EMS get a
15 call right away, police department, and the alarm
16 company, I've gotten a call, and I keep a log of
17 everything when I get the call. It could be four,
18 five, 2 o'clock in the morning, whenever it happens.
19 So since then we have gotten, I'm being honest here,
20 right now my brain isn't working, but we've gotten
21 many calls. Out of all of them, only two were false
22 alarms. All the other ones were all lifesaving
23 calls. So, you know, even though we may take that
24 for granted, it looks like just a regular window
25 blind cord, but it's a lifesaving situation. So we

1 did lose, I believe, one or two elderly people, but
2 the other ones were able to come back and enjoy
3 life.

4 EXECUTIVE DIRECTOR SANGER: Get the
5 services they need.

6 COMMISSIONER TATTOLI: Right. So, but
7 that system is up and going a hundred percent.

8 In my shoes I'll put it where sometimes
9 it's annoying when I get a call, but it's not
10 annoying if I know it's saving someone, but when
11 it's a false alarm, it's a little annoying, but I
12 tell the alarm company just call me no matter what.
13 But it's been great, and it's not only my full
14 credit, it's Jorge and Mr. Sanger's credit where now
15 that system is working, security guard gets alerted
16 downstairs, he knows as soon as EMS comes where to
17 send them, even though they already know, I even
18 know via text and calls.

19 EXECUTIVE DIRECTOR SANGER: Goes to the
20 EMS.

21 COMMISSIONER TATTOLI: It's
22 unbelievable and the system is working outrageous
23 right now.

24 COMMISSIONER CAPIZZI: That's great.

25 EXECUTIVE DIRECTOR SANGER: Thank you.

1 MR. RODRIGUEZ: Thank you.

2 EXECUTIVE DIRECTOR SANGER: Thank you.

3 Another item I just want to mention,
4 spring items that are coming up. The new security
5 cameras at Cantello Street, there's another addition
6 to our project there as well. The new security
7 cameras, of course, at 3700 that we said to follow
8 the ordinance of the city, and which is great.
9 We're also -- our solid budget for the upcoming
10 year, Jorge with that, just some good things that
11 are happening. We also have out right now a bid for
12 fixing up all the entranceways, the floors, the
13 railings, the painting of all our buildings here,
14 the five buildings here. So all the entranceways
15 will have new floors, and because right now there
16 are about three or four layers of tile of the
17 floors, those entries. So in other words, prior
18 years, they just put layers right on top. We're not
19 looking to do that. We're looking to, even if there
20 may be some asbestos issues, we are going to handle
21 it in its appropriate way, in the right way, and
22 address all of it and get it done the right way. So
23 all of our buildings' entranceways are going to have
24 new floors, painting, and all the railings and
25 things during the months of April and May.

1 We also very nice to say, and many of
2 the people will be very happy, new laundry rooms in
3 all of our buildings. So new driers, new washers in
4 all of our buildings. New card system where people
5 actually get a card and they use their card like a
6 credit card, as you well know, you slide it in, you
7 know, the card might have \$20 worth on it and they
8 slide it in and that's so that will work in all our
9 new laundry rooms.

10 Two new elevators at 3700 Palisades
11 Avenue, the senior building. That has been a
12 serious big issue within Union City, I won't get
13 into that, but very big issue as far as elevators
14 for our seniors and it should be their safety as
15 much involved, but we would have it where we're
16 going to now using our CF money, that is capital
17 fund, capital fund money, we are taking -- we are
18 allocating \$300,000 to get our elevators all
19 upgraded and what they call modernization,
20 modernized, and with that so we're happy with that.

21 And also just a little one thing, we
22 could chuckle about a little bit, but we hope it is
23 successful, but adjacent to 3700 Palisades, we have
24 a park that's there. That park now is going to be
25 utilized, we're teaming with the city, and in a

1 partnership with the City, and team with them, and
2 we're going -- they're going to be now putting their
3 vegetable gardens in that whole side. They have six
4 or seven community members that are volunteering to
5 put together a big thing, so they're going to use a
6 little so just to show how we're supporting the
7 community and working with community and things of
8 that nature.

9 So that is my report. Any questions on
10 that?

11 Okay. At this time it is time for
12 members of the public who may want to address the
13 Board. Is there any member of the public who was
14 here, would like to address the Board? If they
15 would, please stand, and give your name and your
16 address, please.

17 MS. BESHARA: Hi, Tony Beshara,
18 Veterans' apartments on 44th Street.

19 COURT STENOGRAPHER: I'm sorry, what's
20 the address?

21 MS. BESHARA: Veterans' apartments on
22 44th Street.

23 I'm just wondering if you have any
24 further timeline decided on progress for the
25 remaining veterans' apartments as you had completed

1 Cantello.

2 EXECUTIVE DIRECTOR SANGER: As of this
3 date, now as of today, we do not have any further
4 information.

5 MS. BESHARA: Not yet, but --

6 EXECUTIVE DIRECTOR SANGER: I was
7 waiting on the City to see how much money the City
8 has, of course, you know, accumulated and have
9 together and we'll hear from them on how they want
10 to distribute that money to us.

11 MS. BESHARA: Is there any idea when
12 that is might be -- that information might be
13 forthcoming?

14 EXECUTIVE DIRECTOR SANGER: No, I do
15 not know. We inquire on a monthly basis or so, but
16 we have to wait for the -- you know, and they would
17 have to go to the courts as well on how to get the
18 approval to utilize that money.

19 MS. BESHARA: Okay. So there's no date
20 even anticipated --

21 EXECUTIVE DIRECTOR SANGER: No date as
22 of today, no, ma'am.

23 MS. BESHARA: Thank you.

24 EXECUTIVE DIRECTOR SANGER: Okay. I
25 think that is it for our meeting.

1 Can we get a motion to conclude?
2 CHAIRPERSON PEDRAZA: Motion.
3 EXECUTIVE DIRECTOR SANGER: Okay.
4 Motion by Mr. Pedraza and --
5 COMMISSIONER GELDZILER: Second.
6 ATTORNEY PIZZILLO: Second by Mr.
7 Geldziler.
8 EXECUTIVE DIRECTOR SANGER: And second
9 by Mr. Geldziler.
10 Mr. Pedraza?
11 CHAIRPERSON PEDRAZA: Yes.
12 EXECUTIVE DIRECTOR SANGER: Ms.
13 Gutierrez is not here.
14 Ms. DiNardo?
15 COMMISSIONER DINARDO: Yes.
16 EXECUTIVE DIRECTOR SANGER: Ms.
17 Capizzi?
18 COMMISSIONER CAPIZZI: Yes.
19 EXECUTIVE DIRECTOR SANGER: Mr.
20 Geldziler?
21 COMMISSIONER GELDZILER: Yes.
22 EXECUTIVE DIRECTOR SANGER: Okay. Four
23 yes.
24 Thank you very much for our meeting.
25 We appreciate it. Thank you for a good meeting, got

1 a lot of accomplished. Appreciate it.

2 (Concluded at 5:50 p.m.)

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CERTIFICATE OF OFFICER

I, THERESA L. TIERNAN, A Registered Merit Reporter, Certified Stenographic Shorthand Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings as taken stenographically by and before me at the time, place and on the date herein before set forth.

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

THERESA L. TIERNAN, CCR, RMR
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