

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:

Hillside Pavilion  
3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, May 20, 2021  
Commencing at 4:31 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER  
JAY GELDZILER, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON,  
(Arrived at 4:33 p.m.)  
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
GERARD D. PIZZILLO, ESQ., COUNSEL  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MR. SANGER: Okay.

2 We might as well get started; it is 4:31.

3 And let's start with our flag salute.

4

5 (Whereupon, the Pledge of Allegiance was  
6 said by all.)

7

8 MR. SANGER: Okay.

9 Good afternoon, everyone.

10 Welcome to the City of Union City Housing  
11 Authority May 20<sup>th</sup> Board of Commissioners meeting.

12 And it's very happy to look around these  
13 tables -- even though we are socially distanced.  
14 But it's great to see everyone together after a,  
15 you know, a period of pandemic, which left us  
16 with many of our telephonic meetings, a number of  
17 our virtual meetings, and just many of our  
18 meetings where we didn't have that personal  
19 interaction and that -- that interaction that  
20 really makes our meetings so much more, you know,  
21 exciting really. And not only exciting but  
22 really productive as well.

23 When we're -- when we are together, we get  
24 a chance to exchange ideas, change -- exchange  
25 thoughts and, of course, put things together and



1 allow us to move forward.

2 So, when everyone is together, it is just a  
3 great time. Glad --

4 And I just want to take a moment to thank  
5 everyone, as I look around the table here and we  
6 do -- as we have our Board members with us, and  
7 of course, our -- our team here -- our  
8 administrative team.

9 I want to take a moment -- our attorney,  
10 our legal team, as working with -- as well as  
11 working with our stenographer.

12

13 (Whereupon, Vice Chairperson Margarita  
14 Gutierrez arrived at 4:33 p.m.)

15

16 MR. SANGER: And as Miss -- as Miss  
17 Gutierrez does come to join us, just want to take  
18 a moment to thank everyone for your cooperation,  
19 your understanding, your flexibility.

20 And in many times having to call you on the  
21 phone, maybe present things in a different  
22 fashion -- maybe present things in a different  
23 fashion to you but at the same time, in spite of  
24 the pandemic and in spite of what went on, in no  
25 way did the Housing Authority -- did we diminish



1 our productivity or anything of that nature.

2 Bottomline, we were allowed to move  
3 forward, still do what's right for the people of  
4 the Union City Housing Authority, people of the  
5 City of Union City, and I just want to thank all  
6 of you for that cooperation.

7 While we didn't have that, again, that  
8 personal interaction, that  
9 face-to-face/person-to-person interaction that we  
10 all enjoy, at the same time we were able to do a  
11 lot of things electronically and we were still  
12 able to push everyone forward.

13 So I thank everyone for that.

14

15 **ROLL CALL:**

16

17 MR. SANGER: So, with that all being said,  
18 I would like to take roll call now and for this  
19 afternoon's roll call for the May -- Thursday,  
20 May 20<sup>th</sup>, Board of Commissioners Meeting of the  
21 Union City Housing Authority.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Here.

24 MR. SANGER: Present.

25 Miss --

1 CHAIRPERSON PEDRAZA: Present.

2 MR. SANGER: -- Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Present.

4 MR. SANGER: Present.

5 Miss Jetter?

6 COMMISSIONER JETTER: Here.

7 MR. SANGER: Okay.

8 Miss DiNardo will be absent today.

9 She did call me and she did inform me that  
10 she did have a -- a court responsibilities that  
11 she could not relinquish or get -- get from. So  
12 she had a responsibility in the -- in the courts.

13 Miss Capizzi?

14 COMMISSIONER CAPIZZI: Present.

15 MR. SANGER: Okay.

16 Miss Mundorf?

17 Also absent.

18 She did call me today and she was not  
19 feeling well and still going through some  
20 physical things after some surgery that she had a  
21 few months back. Is not feeling well but at the  
22 same time she did want me to say -- she said  
23 Sandy make sure you say hello to everyone for me.

24 COMMISSIONER CAPIZZI: Oh, tell her I said  
25 hi.

1 MR. SANGER: So, I want to do that at this  
2 time, as I take roll call, that Miss Mundorf does  
3 say hello to everyone and she -- she does say she  
4 does miss you.

5 And Mr. Geldziler?

6 MR. GELDZILER: Here.

7 MR. SANGER: Mr. Geldziler; present.

8 So we do have five present; two absent.

9 We do have a quorum.

10 Let me state to everyone that is here and  
11 members of the public and to everyone, that this  
12 is a Regular Meeting of the Union City Housing  
13 Authority in accordance and pursuant to Chapter  
14 231, P.L. 1975, the Open Public Meetings Act.

15 Adequate notice of this meeting has been  
16 provided as follows:

17 The annual -- annual schedule of the Board  
18 meetings set forth the -- the time, date and  
19 location of such meetings and the notice and  
20 agenda to extent known of this meeting, has been  
21 prominently posted on our bulletin board that's  
22 in -- right in by our offices of the Union City  
23 Housing Authority, on the Union City Housing  
24 Authority website, and is also on record with the  
25 City Clerk for the City of Union City.



1           And would also just like to take the --  
2 take the time to mention to everyone that we are  
3 -- we are here this evening. And what I'd like  
4 to do is -- I think the best thing right now is  
5 to just go right into our Closed Session that we  
6 must address immediately.

7           And we'd like to have a -- a motion to go  
8 right into Closed Session.

9           VICE CHAIRPERSON GUTIERREZ: I make a  
10 motion.

11          MR. SANGER: Motion to go into Closed  
12 Session by Miss Gutierrez.

13          Second?

14          COMMISSIONER JETTER: Me.

15          MR. SANGER: Second --

16          COMMISSIONER JETTER: Yes.

17          MR. SANGER: -- by Miss Jetter.

18          And I'll have a roll call.

19          Mr. Pedraza?

20          CHAIRPERSON PEDRAZA: Yes.

21          MR. SANGER: Miss Gutierrez?

22          VICE CHAIRPERSON GUTIERREZ: Yes.

23          MR. SANGER: Miss Jetter?

24          COMMISSIONER JETTER: Yes.

25          MR. SANGER: Miss Capizzi?

1 COMMISSIONER CAPIZZI: Yes.

2 MR. SANGER: And Mr. Geldziler?

3 COMMISSIONER GELDZILER: Yes.

4 MR. SANGER: Okay.

5 Five yes; two are absent.

6 We will now be going into Closed Session.

7 We will ask any members of our public if  
8 they could just excuse themselves from this  
9 portion of our meeting.

10 We will call you back as we go into Open  
11 Session.

12

13 (Whereupon, the Board moved to Executive  
14 Session at 4:37 p.m.)

15

16 (Whereupon, the Board returned to Open  
17 Session at 4:54 p.m.)

18

19 MR. SANGER: Can I get a motion to go into  
20 Open Session?

21 VICE CHAIRPERSON GUTIERREZ: Make a motion.

22 MR. SANGER: Motion by Miss Gutierrez.

23 CHAIRPERSON PEDRAZA: Second.

24 MR. SANGER: Second by Mr. Pedraza.

25 Roll call.

1 Mr. Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. SANGER: Miss Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Yes.

5 MR. SANGER: Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Miss Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Mr. Geldziler?

10 COMMISSIONER GELDZILER: Yes.

11 MR. SANGER: Five yes.

12 We are now in Open Session.

13 And we're going to ask the member of our  
14 public to be -- to come back into our meeting.

15 (Whereupon, there was a pause in the  
16 proceedings.)

17

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

20 **CONSENT AGENDA:**

21 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING &**

22 **EXECUTIVE SESSION OF MARCH 18, 2021;**

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

24 **C. APPROVAL OF VARIOUS RESOLUTIONS**

25 RESOLUTION NO. 2021-20 - RESOLUTION



1 APPROVING TELEPHONIC RATIFICATION OF UNION CITY  
2 HOUSING AUTHORITY BOARD OF COMMISSIONERS FOR  
3 PUBLICATION OF A REQUEST FOR PROPOSAL FOR THE  
4 PURCHASE OF REFRIGERATORS FOR AMP IV;

5 RESOLUTION NO. 2021-21 - RESOLUTION  
6 APPROVING TELEPHONIC RATIFICATION OF UNION CITY  
7 HOUSING AUTHORITY BOARD OF COMMISSIONERS FOR  
8 PUBLICATION OF A A (sic) REQUEST FOR PROPOSAL FOR  
9 EXTERIOR AND INTERIOR PAINTING FOR AMP II AND AMP  
10 III OF THE UNION CITY HOUSING AUTHORITY;

11 RESOLUTION NO. 2021-22 - RESOLUTION  
12 APPROVING TELEPHONIC RATIFICATION OF UNION CITY  
13 HOUSING AUTHORITY BOARD OF COMMISSIONERS  
14 APPROVING AN INCREASE IN THE CAP OF CONTRACT WITH  
15 SILVA'S MECHANICAL SERVICES IN THE AMOUNT OF  
16 \$30,000.00;

17 RESOLUTION NO. 2021-23 - RESOLUTION  
18 APPROVING CONTRACT FOR THE PURCHASE OF  
19 REFRIGERATORS FOR INSTALLATION AT AMP IV OF THE  
20 UNION CITY HOUSING AUTHORITY;

21 RESOLUTION NO. 2021-24 - RESOLUTION  
22 APPROVING CONTRACT FOR EXTERIOR/INTERIOR PAINTING  
23 SERVICES FOR AMP II AND AMP III OF THE UNION CITY  
24 HOUSING AUTHORITY;

25 RESOLUTION NO. 2021-25 - RESOLUTION

1 APPROVING CONTRACT FOR EMERGENCY BOILER  
2 REPLACEMENT AT AMP II OF THE UNION CITY HOUSING  
3 AUTHORITY;

4           RESOLUTION NO. 2021-26 - RESOLUTION  
5 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
6 PUBLISH A REQUEST FOR PROPOSALS FOR ARCHITECTURAL  
7 AND ENGINEERING SERVICES FOR RECONFIGURATION AND  
8 UPGRADE TO PARKING LOT AT 3911 JOHN F. KENNEDY  
9 BLVD.;

10           RESOLUTION NO. 2021-27 - RESOLUTION  
11 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
12 PUBLISH A REQUEST FOR PROPOSAL FOR THE REPAIR  
13 AND/OR REPLACEMENT OF SPRINKLER SYSTEM AND  
14 CHILDREN'S PLAYGROUND AREA AT AMP II; and

15           RESOLUTION NO. 2021-28 - RESOLUTION  
16 APPROVING AND CERTIFYING 2020 ANNUAL REPORT FOR  
17 SUBMISSION TO LOCAL FINANCE BOARD;

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

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

20

21           MR. SANGER: Okay.

22           What we'd -- what we'd like to do now is,

23 --

24           If you recall our last meeting, -- we did  
25 not have an April meeting of the Union City

1 Housing Authority. We -- and we were able to  
2 just be able to get to you, as far as our  
3 telephonics -- telephonic little poll of -- of  
4 some of our resolutions that we wanted to get  
5 done. We just didn't feel -- feel there was a  
6 need for a meeting. But, again, we did  
7 communicate last April at our April meeting -- we  
8 did communicate telephonically. Some people we  
9 also worked with virtually.

10 So, with that being said, we do have a  
11 number of resolutions this evening that I'd like  
12 to just go over with you. There are nine or so,  
13 so please bear with me.

14 But as you'll see, when you go over these  
15 resolutions, -- and I'm sure you've -- you've had  
16 a chance to look over them, you'll see this is  
17 going to allow the Union City Housing Authority  
18 to move forward with some of the many key  
19 projects that we have coming that we are excited  
20 about.

21 The first three of our resolutions are just  
22 -- well, let's -- I'd say ratifications of our  
23 telephonic meeting and -- that we -- that we had  
24 over the phone.

25 And then the next five or six or so will be



1 new resolutions that I'm sure you're going to be  
2 interested in.

3 So the first Resolution is 2021 number 20.

4 Resolution Approving Telephonic  
5 Ratification of the Union City Housing Authority  
6 Board of Commissioners for Publication of a  
7 Request for Proposal for the Purchase of  
8 Refrigerators for AMP IV.

9 AMP IV is 3700 Palisade Avenue, which is  
10 102 units of our senior citizens.

11 And, Whereas, the Union City Housing  
12 Authority published a request for proposals for  
13 the purchase of 107 refrigerators for  
14 installation at AMP -- AMP IV at the Union City  
15 Housing Authority;

16 Whereas, on April 27<sup>th</sup> the Executive  
17 Director conducted a telephonic poll, Union City  
18 Housing Authority Board of Commissioners, seeking  
19 approval of the Commissioners to approve  
20 publication of a request for proposals for the  
21 purchase of 107 refrigerators for installation at  
22 AMP IV;

23 Whereas, the Executive Director received  
24 seven votes in favor of approving the publication  
25 with a request for proposal 107 refrigerators for

1 installation at AMP IV;

2           Now, Therefore, Be It Resolved that the  
3 Board of Commissioners, City of Union City, do  
4 hereby ratify the previous telephonic approval  
5 for the Authority to publish a request for  
6 proposal for the purchase of 107 refrigerators  
7 for installation at AMP IV with Capital Funds  
8 from the 2020 funds.

9           Resolution 2021 number 21.

10           Resolution Approving Telephonic  
11 Ratification of the Union City Housing Authority  
12 Board of Commissioners for Publication for a  
13 Request for Proposal of Exterior and Interior  
14 Painting for AMP II and AMP III of the Union City  
15 Housing Authority.

16           AMP II and AMP III are our large buildings  
17 that are down here on our right that go down our  
18 hill here.

19           So the interior and exterior painting there  
20 is -- is of -- of great importance and much  
21 needed. And the fact that it probably hasn't  
22 been done for 25 to 30 years or so, so a paint  
23 job is really, really necessary there.

24           And, Whereas, Union City Housing Authority  
25 published a request for proposals for

1 interior/exterior painting services, AMP II and  
2 AMP III, the Union City Housing Authority; and

3           Whereas, on April 27<sup>th</sup>, the Executive  
4 Director conducted a telephonic poll of the Union  
5 City Housing Board of Commissioners seeking  
6 approval for the Commissioners to approve the  
7 publication of a request for proposal for  
8 exterior and interior painting at AMP II and AMP  
9 III; and

10           The Executive Director received seven votes  
11 in favor approving the publication for the  
12 request for proposals for exterior and interior  
13 painting services at AMP II and AMP III; and

14           Therefore, To Be Resol-- Be It Resolved  
15 that the Commissioners of the Union City Housing  
16 Authority do hereby ratify the previous  
17 telephonic approval for the Authority to publish  
18 a request for proposals for interior and exterior  
19 painting services at AMP II and AMP III with  
20 Capital Fund money from 2020.

21           Resolution 2021 number 22.

22           Resolution Approving Telephonic  
23 Ratification of Union City Housing Authority  
24 Board of Commissioners Approving an Increase in  
25 the Cap of Contract with Silva's Mechanical



1 Services in the Amount of \$30,000.00.

2 And, Whereas, the Union City Housing  
3 Authority entered into a two year contract with  
4 Silva Mechanical Services, Inc. to provide  
5 extraordinary boiler and hot water system  
6 emergency call services for the Authority's  
7 properties with a capped amount of \$46,800.00;  
8 and

9 Whereas, the contract is currently set to  
10 expire on April 2022 and Silva's Mechanical  
11 Services has already exceeded its capped  
12 contractual amount; and

13 Whereas, on April 27, 2021, the Executive  
14 Director conducted telephonic call of Union City  
15 Housing Authority Commissioners seeking approval  
16 from the Commissioners to increase the cap on the  
17 contract with Silva's Mechanical by an additional  
18 \$30,000.00;

19 Whereas, the Executive Director received  
20 seven votes in favor of increasing the cap on the  
21 contract with Silva Mechanical by an additional  
22 \$30,000.00; and

23 Whereas, the Authority recommends and is  
24 requesting an increase in the cap amount of  
25 compensation payable to Silva Mechanical Services

1 for a remainder of the contractual term by  
2 \$30,000.00, thereby increasing the -- the cap  
3 from \$46,800.00 to \$76,800.00; and

4           Whereas, the Board of Commissioners, having  
5 the opportunity to discuss the increase with the  
6 Authority and has been -- and having been  
7 satisfied with the response received;

8           Therefore, Be It Resolved, that the Board  
9 of Commissioners of the Housing Authority of  
10 Union City do hereby ratify the previous  
11 telephonic approval for the Authority to increase  
12 the contractual cap payment amount to Silva's  
13 Mechanical Services through April 18<sup>th</sup>, 2022.

14           And just a little clarification.

15           As all of you know, when we did go into two  
16 year contract with all these contractors and  
17 vendors for these services, we always had put a  
18 cap on that as far as the amount of money that  
19 they were -- we were allowed to spend in those  
20 areas.

21           This past winter was a winter for us that  
22 we did have quite a number of situations that  
23 were related to our boiler and hot water heater  
24 this last year or so.

25           So we had a lot of old and -- older and

1 antiquated boilers that did need a -- some  
2 fixing, which led us to really expend a lot of  
3 the money to -- to --

4 MR. RODRIGUEZ: Repair.

5 MR. SANGER: -- Silva's Mechanical.

6 So, what we're asking for this next year or  
7 so is that we extend that cap by \$30,000.00 and  
8 this is to be kept in reserve. Does not mean  
9 this money has to be spent. This money is kept  
10 in reserve and this money is allocated towards  
11 that cap in case we do need that money.

12 Of course this is necessary because heating  
13 is such an important factor for the quality of  
14 life for all the people here.

15 Okay?

16 When it comes to, you know, hot water and  
17 heating, it's essential. So we want to be sure  
18 that we have that money in reserve in case  
19 something does happen when our new heating season  
20 does start. October comes quick, ladies and  
21 gentlemen. And we will have that money in case  
22 there are some things that are necessary. So we  
23 felt that that cap was necessary.

24 And thank you for your original support and  
25 hope-- hopefully, the support you'll be giving us



1 this evening as well.

2 Also, Resolution 2021-23.

3 Resolution Approving Contract for the  
4 Purchase of the Refrigerators that we had gone  
5 out and -- we had asked you to go out to bid and  
6 now we're ask-- and we're awarding those 107  
7 refrigerators for installation at AMP IV of Union  
8 City Housing Authority.

9 One hundred and two units of our senior  
10 citizens and families will be getting new  
11 refrigerators.

12 Seven companies picked up the package -- a  
13 bid package on May 12<sup>th</sup> and the date of the bid --  
14 the date of the bid opening three companies  
15 submitted: Herrema Company; Appliance  
16 Connection; and, 1 Stop Electronics Center, Inc.;

17 Whereas, all bid submissions were reviewed  
18 by the Union City Housing Authority;

19 Whereas, it was determined that the bids  
20 submitted by 1 Stop Electronics Centers, Inc. was  
21 legally sufficient and the lowest -- and, most  
22 importantly, the lowest responsible bidder; and

23 Whereas, the Authority is recommending to  
24 enter into contract with 1 Stop Electrical  
25 Centers for the purchase of 107 refrigerators for

1 installation at AMP IV of the Union City Housing  
2 Authority; and

3           Whereas, the contractor shall be paid in  
4 accordance with the rates set forth in the bid  
5 proposal submitted to the Authority, which shall  
6 not exceed \$54,612.00;

7           Now, Therefore, Be It Resolved that the  
8 Commissioners of the Union City Housing Authority  
9 do hereby approve entering into a contract with  
10 1 Stop Electronic Centers, Inc. for the purchase  
11 of 107 refrigerators for installation at AMP IV,  
12 in the amount not to exceed \$54,612.00, to be  
13 paid from the 2020 Capital Fund funds -- Capital  
14 Program funds.

15           Be if Further Resolved that the Executive  
16 Director of the Union City Housing Authority is  
17 hereby authorized to execute the contract for  
18 purchase one -- of 107 refrigerators for  
19 installation at AMP IV with 1 Stop Electronic  
20 Centers.

21           One thing, we're very happy with the -- the  
22 refrigerators and the -- the agreement that we  
23 will try -- we will -- contract we will enter  
24 into with your approval tonight is the fact that  
25 all of the older refrigerators will be taken off

1 the premises. They will take them away. They  
2 will set them -- the new ones up.

3 So, basically, everything will be set with  
4 least amount of disruption to the -- to a lot of  
5 our seniors in their -- in their apartments and  
6 that thing.

7 So, they'll take away all the older  
8 refrigerators; install the new ones, set them up  
9 for the seniors and make sure they're ready to  
10 go.

11 So, we're happy with that.

12 Resolution 2021-24.

13 Resolution Approving Contract for Exterior  
14 and Interior Painting Services for AMP II and AMP  
15 III.

16 Again, you had given us permission  
17 telephonically and -- to go ahead and to go out  
18 to bid. And we did have -- go through the  
19 bidding process through procurement.

20 And, Whereas, the Union City Housing  
21 Authority has published a request for proposal  
22 seeking entities to bid the exterior/interior  
23 painting services for AMP II/AMP III of the  
24 Housing -- the Authority; and

25 Whereas, seven companies picked up bids on



1 May 12<sup>th</sup>, the date of the bid openings, four  
2 companies submitted responses: ANA Painting  
3 Corp.; ADB Painting; NB Painting Contractors,  
4 LLC; and Balan-- Balanikas Painting, LLC;

5           Whereas, all bid submissions were reviewed  
6 by the Union City Housing Authority and it's  
7 legal -- of course -- legal staff; and

8           Whereas, it was determined that the bid  
9 submitted by ANA Painting Corp. was legally  
10 sufficient and, most importantly, the lowest  
11 responsible bidder; and

12           Whereas, the Authority's recommending ANA  
13 Painting Corp. to enter into a contract with ANA  
14 Painting -- recommending ANA to enter a contract  
15 with Union City Hous-- to provide  
16 exterior/interior painting services for  
17 AMP II/AMP III; and

18           Whereas, the contractor shall be -- shall  
19 be paid in accordance with the rate set forth in  
20 the bid proposal submitted to the Authority,  
21 which shall not exceed \$40,237.00;

22           Now, Therefore, Be It Resolved that the  
23 Commissioners of the Union City Housing Authority  
24 do hereby approve entering into a contract with  
25 ANA Painting Corp. for exterior/interior paint--

1 painting services at AMP II/AMP III, in the  
2 amount not to exceed 47,237 (sic), to be paid  
3 from 2020 Capital Fund -- Fund Program;

4 Be It Further Resolved the Executive  
5 Director of the Union City Housing Authority is  
6 hereby authorized to execute the contract for  
7 interior/exterior painting services at AMP II/AMP  
8 III with ANA Painting.

9 And you might be saying what would this  
10 include?

11 I could say to you that every door at these  
12 five buildings that are here, okay, our buildings  
13 that are here, every door --

14 And there are hundreds. Doors to  
15 apartments. Doors to storerooms. Exit doors.  
16 Entrance doors. Egress doors. Storage closets.  
17 You name it. Laundry rooms. Just everything  
18 that does have a -- a door or lock or whatever it  
19 might be; every one of those doors are going to  
20 be painted.

21 They haven't -- Waldo's been here the  
22 longest of our staff. Waldo says to me -- has  
23 informed me that they may not have been painted  
24 in maybe 25 to 30 years.

25 So, all of these will be painted. It will

1 | be -- certainly be a -- a -- you know, a paint  
2 | up, fix-up, clean-up type thing that will  
3 | brighten our -- our hallways.

4 |         We've had many of our hallways -- new  
5 | floors done already and whatever. This is just  
6 | an ongoing extension of many of the things we're  
7 | trying to do to improve the -- the physical --  
8 | you know, the physical aspects of our -- of all  
9 | our buildings.

10 |         So, -- so, we're happy with that.

11 |         MR. RODRIGUEZ: The arches --

12 |         MR. SANGER: So -- also, outside of the --  
13 | Jorge has reminded me.

14 |         -- the arches that are outside our building  
15 | on 39<sup>th</sup> Street. The arches and walls there will  
16 | also be painted.

17 |         That is much more visible to the public.  
18 | People that will be driving by 39<sup>th</sup> Street, a very  
19 | -- you know, very busy street, very busy  
20 | thoroughfare, will see those arches all painted  
21 | and whatever.

22 |         So, we're doing our best to brighten things  
23 | up and make, of course, the appearance much --  
24 | much more cleaner and better for the people  
25 | within our buildings.



1           Also, the 2021 number 25.

2           Resolution Approving Contract for Emergency  
3 Boiler Replacement at AMP II of the Union City  
4 Housing Authority.

5           And maybe stress the word emergency.

6           And, Whereas, the Union City Housing  
7 Authority demanded (sic) -- determined that the  
8 emergency exists with the existing hot water  
9 heater and boiler at AMP II and it's in need of  
10 immediate replacement; and

11           Whereas, the Authority currently has a  
12 contract with Silva Mechanicals to provide  
13 emergency hot water and boiler repair services;  
14 and

15           Whereas, because of the condition of the  
16 existing boiler, there is an emergent need to  
17 replace it immediately;

18           Whereas, it has been determined that Silva  
19 Mechanical Service can provide the services  
20 needed to replace the hot water heater and  
21 boiler; and

22           Whereas, -- Whereas, the Authority has  
23 discussed the replacement with Silva Mechanical  
24 Services and is determined the replacement in an  
25 emergent need;

1           Now, Therefore, Be It Resolved that the  
2 Commissioners of the Union City Housing Authority  
3 do hereby approve Silva Mechanical Services to  
4 complete the hot water heater and boiler  
5 replacement at AMP II on an emergent basis,  
6 consistent with terms subject to -- to a contract  
7 of services between the Authority and Silva's  
8 Mechanical Services, with all monies to be paid  
9 from 2020 Capital Fund;

10           Be It Further Resolved the Executive  
11 Director, Union City Housing Authority, is hereby  
12 authorized to execute documents in connection  
13 with the Silva Mechanical Services to provide  
14 emergent-- emergency replacement of hot water  
15 heater and boiler at AMP II.

16           The need for a boiler, I don't have to tell  
17 you, this was -- when this originally happened,  
18 which is back three, four, five weeks ago, it was  
19 still part of those nights, was still cold. It  
20 was very important that we get emergency repair  
21 and get those boiler fixed for our people.

22           And, ladies and gentlemen, this this an  
23 expensive item. It's not written here but you're  
24 looking in the area between 200 and  
25 \$220,000.00 --

1 VICE CHAIRPERSON GUTIERREZ: Wow.

2 MR. SANGER: -- when it comes to boilers  
3 that are needed to heat the size of these  
4 vertical buildings here.

5 And -- but, again, something that hasn't  
6 been done in many, many years.

7 So, we're just happy with the fact that we  
8 do have the money. We do have capital funds.

9 And we are, you know, planning and  
10 utilizing our funds in a very responsible,  
11 accountable way to be sure that we have -- meet  
12 all the needs of the people within all our  
13 buildings.

14 So, we're happy with that.

15 Next is 2021 number 26.

16 Resolution Permitting the Union City  
17 Housing Authority to Publish a Request for  
18 Proposals for Architect and Engineering Services  
19 for Reconfiguration and Upgrade to Parking Lot at  
20 3911 Kennedy Boulevard.

21 Many of you walked through that parking lot  
22 this evening as you came here. You'll see  
23 potholes. You'll see some, you know, older --  
24 you know, older things that are there. And we  
25 just want to take the time, take the money, enter



1 into our plan -- our overall improvement plan, on  
2 how we could improve our parking lot there.

3 We want to do a complete job.

4 Not only the parking lot itself on the  
5 surface but, of course, the -- the drainage  
6 system underneath as well. That will take water  
7 out to a -- you know, in an appropriate way, so  
8 everything is clean during the --

9 Right now, in the winter months, it all  
10 backs up. It becomes ice. It becomes a safety  
11 -- safety issue for many of us and, of course,  
12 the residents here.

13 So we're looking to take care of that and  
14 put a whole new parking lot in.

15 So, we're looking to come -- of course, get  
16 an architect and engineer to help us put together  
17 the reconfiguration, you know, and the plans for  
18 this.

19 All right?

20 And number 2'21 number 27.

21 And we all know -- we all love our children  
22 of Union City and we always try to provide for  
23 children in all that we do. And they are our  
24 future. And it's been the philosophy of all of  
25 us in Union City, wherever we can, to help

1 children and help the younger people in our --  
2 you know, who some are less fortunate. And  
3 they'll get a chance to maybe go to some of  
4 these --

5 MR. RODRIGUEZ: Waterparks.

6 MR. SANGER: -- lakes or water-- waterparks  
7 or go to the Jersey Shore or things of that  
8 nature.

9 But we -- we'd like to provide them in a --  
10 in warm season, in the hot season that they'll be  
11 able to have a sprinkler system put in for them  
12 so they could enjoy that with some of their  
13 friends during the hot -- you know, the hot days  
14 in the summertime.

15 And, believe me, a lot of the children use  
16 it and really enjoy it; not only the children but  
17 the adults as well.

18 So, Resolution permitting us to publish a  
19 -- a request for proposal to go out to bid for a  
20 sprinkler system and children's playground at AMP  
21 II, which is right at 634 and 640 here on 39<sup>th</sup>  
22 Street.

23 Whereas, the Authority prepared a bid  
24 package in accordance with applicable state law  
25 for these services inviting those qualified

1 entities to provide bids for necessary services;  
2 and

3           Therefore, Be it Resolved the  
4 Commissioners, Union City Housing Authority, do  
5 hereby approve and permit the Authority to  
6 publish a request for proposal repair and  
7 replacement of the sprinkler system and the  
8 children's playground area at AMP II.

9           A little note I want to make for this.

10           We just don't go ahead and spend this money  
11 without trying to first see if -- if our staff,  
12 our existing staff, have the abilities to fix and  
13 repair some of our sprinkler system.

14           So we're very happy to say to you tonight,  
15 while we are asking you to go out to bid, there's  
16 a chance that we may not have to.

17           Okay?

18           But we'd still like to get it approved  
19 tonight and the -- the thing is that we may not  
20 have to because we recently have hired, the last  
21 three months or so, a -- one of our staff -- our  
22 maintenance staff, a man who's got some  
23 outstanding plumbing skills and skills that he  
24 may be able to fix this himself and do this for  
25 us. And put maybe a timer in; I mean one that



1 goes off and on.

2           So, in other words, we can get this work  
3 done inhouse, to put it very direct and simply.  
4 And if we can get it done inhouse, without going  
5 out to bid and things of that nature, the cost  
6 will be less and less for all of us.

7           Okay?

8           So we -- we always try to fix -- you know,  
9 to try to fix things, improve things from within  
10 house so it's less of a cost.

11           But if we do have the times when we don't  
12 have that availability to do that here, then we  
13 would go out to bid.

14           So, just letting you know that there's a  
15 chance that this could be done inhouse and save  
16 us thousands and thousands of dollars.

17           So, we're -- we're looking to do that.

18           And the last being -- the Resolution, one  
19 of most -- you know, most important, is the  
20 Resolution 2021-28 -- number 28.

21           Resolution Approving and Certifying Annual  
22 Report for Submission for Local Finance Board.

23           And, Whereas, Union City Housing Authority  
24 is required to -- to cause an annual audit of its  
25 accounts to be made; and

1           Whereas, the annual audit report of the  
2 Authority for the fiscal year ending June 20<sup>th</sup>  
3 (sic), 2020 -- June 30<sup>th</sup>, 2020 has been completed  
4 and filed with the Local Finance Board of State  
5 of New Jersey; and

6           Whereas, the annual audit report of the  
7 Authority's audit for year ending June 30<sup>th</sup>, 2020  
8 has been filed by -- by a Certified Public  
9 Accountant and a copy has been received by each  
10 of the Commissioner's for the Authority.

11           It is in your packet. And maybe you had a  
12 chance to peruse through it. If not, Mr. Jorge  
13 Rodriguez is here, our CFO, he will get a chance  
14 to explain anything to you about the audit.

15           And I will ask him in a few minutes, just  
16 to give you a brief clarification on this; little  
17 overview.

18           And, Whereas, the Commissioners of the  
19 Authority are required to within 45 days of the  
20 receipt of the annual report, to certify the  
21 resolu-- by -- certify by resolution to the Local  
22 Finance Board that each Commissioner personally  
23 reviewed the audit report and -- and specifically  
24 the sections of the audit report entitled,  
25 General Comments and Recommendations, and have

1 | evidenced the same by executing the group  
2 | affidavit in the form prescribed by the Local  
3 | Finance Board; and

4 |           Now, Therefore, Be It Resolved that the  
5 | Commissioners of the Union City Housing Authority  
6 | do hereby certify to the Local Finance Board,  
7 | State of New Jersey, that each of the  
8 | Commissioners of the Authority have personally  
9 | reviewed the annual audit reports for the fiscal  
10 | year ending June 30<sup>th</sup>, 2020 and have specifically  
11 | reviewed the section of the annual audit report  
12 | entitled, General Comments and Recommendations,  
13 | evidenced by the executed group affidavit; and

14 |           Be It Further Resolved that the Secretary  
15 | of the Authority -- which is myself, is hereby  
16 | directed to promptly submit to the Local Finance  
17 | Board of the State of New Jersey a copy of the  
18 | executed affidavit accompanied by a certified  
19 | true copy of this resolution.

20 |           And I would like to say, as you look  
21 | through the audit report, when it looks at  
22 | General Comments or Recommendations, there's  
23 | another term for that that we use is Findings.

24 |           Okay?

25 |           And many of you may know that term as



1 Findings.

2 In other words, are there some things that  
3 were recognized by the auditors that we have been  
4 deficient and that we may have to make  
5 improvement.

6 And we're happy to say that our whole audit  
7 report was 100 percent clean.

8 All right?

9 We did not have any Findings. We did not  
10 have any serious -- any serious General Comments  
11 or Recommendations.

12 And I'd like to say that is by the -- the  
13 management, by of course our whole team at the  
14 Housing Authority, but overseen by Jorge  
15 Rodriguez here.

16 Jorge is our Comptroller; he keeps a close  
17 eye on all our moneys and the things we do.

18 And when the auditor did -- did come to us,  
19 he did mention to us I just want to say to you,  
20 all of you here, that we went through all of the  
21 folders. They take a sample of folders. And we  
22 don't know what -- who -- who they're going to  
23 take.

24 Okay?

25 So they may take a sample of between 60 and

1 80 folders. And they'll have the members of the  
2 auditing team go through all those folders. And  
3 we're happy to say that everything that was  
4 required -- everything required was in their  
5 folders for all of the 60 to 80 people that they  
6 reviewed.

7           And they said -- and they went to our  
8 members of our staff before they left -- first  
9 they had an exit conference with us and then they  
10 went to members of our staff afterwards and said  
11 to them, we want to commend all you ladies in the  
12 office here and all of you who put this together,  
13 for an outstanding job; they're some of the best  
14 folders that we've had to review.

15           So, just goes to show, you know, --

16           And I'd like say that's because of good  
17 staff and the leadership of Jorge and Waldo.

18           Waldo's always on top of that. You know,  
19 the audit, as far as things that we have to get  
20 fixed, improvements, things done.

21           MR. RODRIGUEZ: Um-hum.

22           MR. SANGER: And we do it in a very -- you  
23 know, in a way that we -- we look at -- we just  
24 look at everything and try to see what we can do  
25 to repair, improve and do certain things that

1 will allow us to be as thrifty as possible and as  
2 fiscally responsible as possible and try to get  
3 things done.

4 So, those are the -- all of the resolutions  
5 that I presented to you.

6 Jorge, would you just like to make one or  
7 two --

8 MR. RODRIGUEZ: Sure.

9 MR. SANGER: -- comments for us?

10 MR. RODRIGUEZ: Basically, --

11 Thank you, Director.

12 MR. SANGER: This is an important matter,  
13 so I would like --

14 MR. RODRIGUEZ: The -- like the Director  
15 said, there were no Findings.

16 Our internal controls of our books and  
17 records are -- are in line. And, frankly, these  
18 audits usually take about two days and this one  
19 took about a day and a half at most.

20 Maybe -- I think it was just barely a day.

21 Right?

22 MR. MORIN: Yeah.

23 MR. RODRIGUEZ: So, we're very pleased with  
24 the results.

25 In the audit report I usually like to turn



1 everyone's attention to page 20, which is the  
2 financial position of -- of the Authority.

3 And if you look at the bottom line, the  
4 Ending Net Position, you'll see that we are at a  
5 \$385,854.00 net position.

6 Now, that is the barometer of our financial  
7 condition. That is kind of like the temperature  
8 of -- of our Housing Authority and how we're  
9 doing with the finances.

10 And that's in a positive position, despite  
11 all the challenges that we've been facing with  
12 the pandemic.

13 As a matter of fact, we were six months  
14 into the -- the pandemic as the fiscal year  
15 ended, June 30, 2020.

16 So, having said that, we do feel confident  
17 that after this -- this fiscal, the next fiscal  
18 year we are also going to produce pretty good  
19 financial results as a result of help from the  
20 financial (sic) government -- I mean the federal  
21 government, I'm sorry -- with the COVID Act and  
22 the COVID funds.

23 Will there be future obstacles?

24 Probably, but at the most part right now  
25 we've heard today that we're getting some tenant

1 | rent help. And that will make a very big  
2 | difference as far as helping us out and the  
3 | bottom line for the next fiscal year.

4 |         More than that, I mean basically I'm -- I'm  
5 | confident that 2021 -- fiscal year 2021 will be a  
6 | -- a positive year also for the Housing  
7 | Authority.

8 |         And if any -- anyone has any questions, I'd  
9 | gladly go over the financial report with you at  
10 | anytime, anyway. Any of you can reach me through  
11 | the phone, email, any -- you know, I'm here for  
12 | your -- for your -- basically for your service.

13 |         And just one more thing I wanted to say,  
14 | with regards with the rents, just keep in mind  
15 | that even though these rents are -- are  
16 | delinquent, we do have reserves. That I -- you  
17 | know, I basically make sure that -- for a rainy  
18 | day that if we have to go through a month where  
19 | our bills are not -- you know, are not going to  
20 | be paid, I do have certain reserves to cover  
21 | bills as we face these rent challenges, these,  
22 | you know, rent constraints -- financial  
23 | constraints.

24 |         So, needless to say, it is an important  
25 | feature of our revenue stream. We do, you know,

1 | need the rents. But we -- but I've been very  
2 | careful to monitor our cash position and I do  
3 | that pretty much on a daily basis.

4 |         So by the end of the month if I feel that  
5 | we're going to be in a crunch, I have -- I can  
6 | turn to some -- some reserves to cover up any  
7 | major expenses.

8 |         MR. SANGER: Okay. Just two quick  
9 | comments.

10 |         In spite of the pandemic, in spite of the  
11 | delinquency report that we have, in spite of the  
12 | nonpayment of rents, we are still in the black by  
13 | \$385,000.00.

14 |         And that is something many places may not  
15 | be able to enjoy; that little -- that little, you  
16 | know, let's say that little buffer of money that  
17 | allows us to do that. And, again, that's Jorge's  
18 | managing.

19 |         Then some of you may say, wait, they did a  
20 | whole audit in a day and a half?

21 |         Some -- right? You -- you --

22 |         You know, if someone said that to me, I'd  
23 | say oh that can't be much of an audit; how much  
24 | was -- how thorough was that audit they did in a  
25 | day and a half?



1 MR. RODRIGUEZ: Right.

2 MR. SANGER: Keep in mind, so you know,  
3 because some of you may have thought that, that  
4 you know that much of an audit is done -- what we  
5 call a desk audit. And that is sent to the  
6 auditor's office -- a lot of the paperwork and  
7 background work and a lot of documentation is  
8 done prior to them coming here.

9 So they do a desk audit right in their  
10 facility -- in their office, the auditor's  
11 facility. We send it all to them electronically.  
12 They do the desk audit here (sic) -- there.  
13 They're able to peruse everything, look at  
14 everything, assess everything, evaluate  
15 everything, and then they come here to see the  
16 actual proof of it all, okay for a day and a  
17 half.

18 They look through the folders. They look  
19 -- they may interview a couple of people.  
20 Interview a few people in the office. Things of  
21 that nature.

22 So understand, it's just not a day and a  
23 half. It could be weeks of work behind the  
24 scenes by an auditor at a desk audit. So, I just  
25 wanted to stress that.

1           But with all that being said, I think it's  
2 time now for the Consent Agenda.

3           And keep in mind that you will be approving  
4 the Minutes -- not of April, you'll be improving  
5 (sic) -- approving the Minutes of March that we  
6 were not -- were not present in April and we  
7 didn't have the April Minutes.

8           So, we will be approving the March Minutes.

9           And also approval of the -- some of the  
10 bids and resolu-- the bids and also the  
11 Resolutions from here.

12           And, of course, the Payment of Bills with  
13 -- through Jorge.

14           And, of course, you don't have to vote on  
15 the delinquency report but everything there is,  
16 you know, thorough and you were able to get an  
17 understanding of that.

18           So, with that being said, I would like to  
19 go to a Consent Agenda.

20           And can I get a motion for that?

21           VICE CHAIRPERSON GUTIERREZ: I make a  
22 motion.

23           MR. SANGER: A motion by Miss Gutierrez.  
24           Second?

25           CHAIRMAN PEDRAZA: Yes.

1 MR. SANGER: Second by Mr. Pedraza.

2 Mr. -- Mr. Pedraza?

3 CHAIRPERSON PEDRAZA: Yes.

4 MR. SANGER: Okay.

5 Miss Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 MR. SANGER: All right.

8 Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: And Mr. Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 MR. SANGER: Okay, five yes.

15 That is the -- the vote on that for the

16 Consent Agenda.

17 Thank you very much for your support on all

18 those areas.

19

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

21

22 VICE CHAIRPERSON GUTIERREZ: And also --

23 MR. SANGER: Um-hum.

24 VICE CHAIRPERSON GUTIERREZ: -- I will --

25 MR. PIZZILLO: Public Comment.



1 MR. SANGER: Um-hum. Yes.

2 MR. PIZZILLO: Yeah.

3 MR. SANGER: Yes. I just want to --

4 Also, --

5 MR. PIZZILLO: So, --

6 MR. SANGER: -- before I do that, I just

7 want to get into the Director's Report.

8 Okay?

9 Just want to get to the Director's Report.

10 And then we will have time for any Public

11 Comment.

12 But just quickly with the Director's

13 Report, some things that we -- we have been doing

14 during the pandemic.

15 And if I find my notes, I'll be able to do

16 that with you.

17 Just real quickly; and I promise you I'll

18 only take two minutes with this.

19 New hallways and doors installed and

20 painted at 3700 Palisade Avenue by the senior

21 citizens.

22 Again, all painted, new floors, new walls,

23 new doors there. And a lot of our facilities

24 there have been, you know, what I call spring

25 clean-up, so it's been great.

1           New stairwells at 634 39<sup>th</sup> Street, the  
2 last --

3           During -- all this is going on during the  
4 pandemic. So the pandemic did not slow us down.

5           New boilers and heating at you voted upon  
6 this evening.

7           All right?

8           Spring clean-up and paint up in all of our  
9 properties.

10          We actually have a team of guys that are  
11 going now and -- in addition to our landscaping  
12 and trying to, you know, make those improvements  
13 here.

14          We have -- now have cameras that are  
15 installed at all of our properties and have --  
16 they have proved to be extremely beneficial.

17          We've added additional -- with the COVID  
18 moneys that we were allotted from the federal  
19 government, the COVID funding, we were able to  
20 put additional cameras downtown in -- in various  
21 places; and uptown here in all our stairwells  
22 here as well.

23          So, all of our properties at the Union City  
24 Housing Authority, --

25          We came here four, five years ago, there

1 | was not one camera here. Now all of our  
2 | properties have a whole, you know, array of  
3 | cameras and security system. And it has been  
4 | extremely beneficial.

5 |         I get many comments from the -- a lot of  
6 | our tenants stating how comfortable feel -- and  
7 | they feel more comfortable with the cameras and  
8 | we're able to assist in many ways.

9 |         Also, the Pavilion used for COVID  
10 | vaccinations. The Pavilion you're in right now,  
11 | for the last four weeks. We've been working very  
12 | closely will Palisade Medical Center and  
13 | Thursdays and Fridays, from eight a.m. to four  
14 | p.m. Now it's down to 12 year olds. Many people  
15 | come through our facility here, as they did  
16 | today, and to be able to --

17 |         So this is our way of supporting the  
18 | community. Not only for Housing people but  
19 | everyone in the community. We have people come  
20 | from Bergen County that come here and get shots.  
21 | We have people come from Jersey City, North  
22 | Bergen, wherever it may be. So, you know, a lot  
23 | of -- again, thing -- good things that we're  
24 | doing.

25 |         And just to let you know that the Cantello



1 -- Cantello Street project was put on hold  
2 because of the pandemic. I've worked closely  
3 with the Mayor now; had conversation with him.  
4 They're having another meeting next week or so  
5 with -- with the contractors and some people.  
6 And we'd like to get the Cantello Street project  
7 going back to full operations --

8 COMMISSIONER JETTER: Excuse me?

9 MR. SANGER: -- within the first week in  
10 June, so.

11 COMMISSIONER JETTER: Could I say  
12 something?

13 MR. SANGER: Yes.

14 COMMISSIONER JETTER: He did the whole  
15 Cantello Street. All the gardening and stuff.  
16 There were about four or five guys. With the  
17 lawnmower and everything else.

18 MR. SANGER: Thank you, Dottie.

19 COMMISSIONER JETTER: No, he should be --  
20 he --

21 MR. SANGER: And --

22 COMMISSIONER JETTER: -- he deserves the  
23 credit. He did work very hard.

24 MR. SANGER: No, that's --

25 MR. PIZZILLO: I agree. That should be in

1 the report.

2 MR. SANGER: That's everyone.

3 MR. PIZZILLO: That should be -- that's  
4 part of --

5 MR. SANGER: That's -- that's everyone.  
6 Strike that, Debbie Dillon.

7 COMMISSIONER JETTER: No.

8 MR. SANGER: I'm only kidding.

9 COMMISSIONER JETTER: Keep that in.

10 MR. SANGER: What -- what -- but also, we  
11 did very well in the preparation of the audit,  
12 which you were able to -- this evening -- you  
13 know, see this evening.

14 And one thing I'd like to say, with  
15 everything we did for the pandemic, we're now on,  
16 I guess the 14<sup>th</sup> month of our pandemic, and  
17 everything we did, we did not have one member of  
18 our office -- administrative team, office staff  
19 or whatever, thank -- you know, thank God, that  
20 didn't get anything related to --

21 We had two of our maintenance people  
22 outside of our office get COVID. But, again, as  
23 we go further -- further into the pandemic we  
24 haven't had --

25 So just -- just goes to show, a lot of the,

1 | you know, safety procedures that we put in place  
2 | worked very well. I'm happy to say not one  
3 | member of our team, 44 employees, did get -- did  
4 | get the COVID.

5 |         So we're happy with that.

6 |  
7 | **PUBLIC COMMENT:**

8 |  
9 |         MR. SANGER: So, with all that being said,  
10 | it's now time for Public Comment.

11 |         Is there anyone here from the public who  
12 | would like to address our Board?

13 |         Please stand. And if you'd like to move a  
14 | little closer, that is okay.

15 |         Please state your name and address for  
16 | everyone.

17 |         MS. BESHARA: Toni Beshara, 305 44<sup>th</sup>,  
18 | Veteran's Housing.

19 |         I just heard you say that you had cameras  
20 | in all the sites.

21 |         Do you have them at the Veteran's as well?

22 |         MR. SANGER: Excuse me, ma'am?

23 |         MS. BESHARA: Do you have the cameras at  
24 | the Veteran's sites as well?

25 |         MR. SANGER: Right now we do not have



1 cameras at the Veteran's site. But it looks --  
2 it's -- it's something in the future that we're  
3 looking to possibly do with our -- with some of  
4 our -- our funding for the future. And as -- as  
5 maybe an extension of what we're doing now.

6 Right now we're trying to get the -- the  
7 key items completed; the essentials. You know,  
8 to get everything redone and the improvements  
9 made at all the Veteran's. And if, later one, we  
10 could add on the cameras, --

11 Let's say this. It's something we'd like  
12 to do. It's something we will do. But I can't  
13 say it's right now for the immediate future.

14 First, we'd like to get, most importantly,  
15 is get the living conditions all improved, which  
16 is most important for our people. So everyone is  
17 healthy and safe within -- within those living  
18 quarters.

19 And then, later on, we'll work -- we'll  
20 move towards the cameras.

21 But it is something that has been in  
22 discussion. And has been in discussion also with  
23 the Chief of Police.

24 The Chiefs of Police has told me that  
25 there's been a tremendous -- less and less of,

1 | you know, calls coming from the Housing areas and  
2 | things of that nature.

3 |           Very happy with the progress we've made  
4 | here, you know, from a Police point of view;  
5 | things that they have to respond to that might be  
6 | going on. Vandalism and things of that nature.  
7 | So a lot of improvement.

8 |           And they'd like to see the cameras be  
9 | extended to Veteran's as well.

10 |           So, we -- we're trying to do that in the  
11 | future but not right now.

12 |           MS. BESHARA: Okay.

13 |           MR. SANGER: We'll find money.

14 |           MS. BESHARA: The -- regarding the progress  
15 | on the Veteran's improvements that you just  
16 | mentioned, you're doing Cantello now.

17 |           Will there be any time that we are able to  
18 | see some of that?

19 |           MR. SANGER: Yeah, sure. You asked me that  
20 | last -- I -- and said when we do get back in.

21 |           All right?

22 |           And I'm hoping to do that the first week of  
23 | June or so.

24 |           Okay?

25 |           First, second week in June we're looking to

1 get full operations back.

2 And when that happens, we'll allow people  
3 to --

4 For obvious reasons we don't want people  
5 going in and out of some of our units --

6 MS. BESHARA: Yes.

7 MR. SANGER: -- with the COVID.

8 But when we are going back, I -- I  
9 mentioned this to you last time we were together  
10 and I still, you know, --

11 I -- I realize that I made that commitment  
12 to you and we will be able to get together with a  
13 few people.

14 You're not the only one of -- who has  
15 expressed that desire. There are some other  
16 people that like to walk through as well.

17 So, we're looking to get maybe a night  
18 where we can all go over, you know, six, 6:30 at  
19 night, seven at night, and be able to go into one  
20 of our sample apartments to -- to show them to  
21 everyone.

22 Okay?

23 Like a showcase apartment.

24 Okay?

25 MS. BESHARA: Okay. And --



1 MR. SANGER: As soon as the pandemic is  
2 over.

3 MS. BESHARA: And do you have any idea  
4 regarding the general schedule of the rest of the  
5 rollout?

6 MR. SANGER: No, we can't -- we -- we do  
7 not know that.

8 Right now we've had approval from the  
9 courts for the first phase.

10 All right?

11 MS. BESHARA: Okay.

12 MR. SANGER: We are starting to put  
13 together now an assessment -- a physical  
14 assessment, a financial assessment, to present to  
15 the courts again for the second phase.

16 All right?

17 And, hopefully, the other Veteran's units  
18 throughout our -- our community will be addressed  
19 with the second phase.

20 But it has to go through the courts first  
21 and be -- the moneys have to be approved first.

22 MS. BESHARA: Okay.

23 MR. SANGER: So, we're in the process of  
24 doing that.

25 We have a team of people, architects,

1 attorneys, -- you know people that nature. You  
2 know what I call the suits. You know, the suits.

3 MS. BESHARA: Okay.

4 MR. SANGER: The suit people; our  
5 professionals. Our professionals who putting all  
6 that together for us. Yeah.

7 It's a lot of work. It's a lot of work.  
8 And to make sure it gets through the courts in  
9 the right way.

10 Gerard has put a lot of time into that the  
11 last two or three weeks for us. And making sure  
12 that we're going to -- when we go before the  
13 courts that we have our -- we have our act  
14 together. That we have everything together so we  
15 can be approved for the second phase.

16 Okay?

17 MS. BESHARA: Thank you.

18 MR. SANGER: Okay.

19 VICE CHAIRPERSON GUTIERREZ: Unbelievable.  
20

21 **ADJOURNMENT:**

22

23 MR. SANGER: Okay.

24 If there's no one else to address the  
25 Board, can I get a motion to --

1 VICE CHAIRPERSON GUTIERREZ: Hold on.  
2 MR. SANGER: -- close?  
3 VICE CHAIRPERSON GUTIERREZ: Hold on, --  
4 COMMISSIONER JETTER: Okay.  
5 VICE CHAIRPERSON GUTIERREZ: -- Mr. Sanger.  
6 I just want --  
7 MR. SANGER: Oh.  
8 VICE CHAIRPERSON GUTIERREZ: -- to thank  
9 you, Gerard, Mr. Rodriguez, and Waldo, for the  
10 great job that you guys do.  
11 MR. RODRIGUEZ: Oh, thank you.  
12 MR. SANGER: Thank you.  
13 Thank you.  
14 COMMISSIONER CAPIZZI: Yes, thank you.  
15 MR. MORIN: Thank you.  
16 MR. RODRIGUEZ: Thank you.  
17 COMMISSIONER JETTER: What did she say?  
18 MR. RODRIGUEZ: Very appreciate it.  
19 VICE CHAIRPERSON GUTIERREZ: I'm very, --  
20 MR. RODRIGUEZ: My pleasure.  
21 VICE CHAIRPERSON GUTIERREZ: -- very proud  
22 of you guys --  
23 COMMISSIONER CAPIZZI: She thanked them for  
24 the job they're doing.  
25 MR. SANGER: Thank you.



1 MR. RODRIGUEZ: Thank you.

2 MR. SANGER: Thank you.

3 COMMISSIONER JETTER: Oh.

4 VICE CHAIRPERSON GUTIERREZ: -- for the  
5 great job you've been doing.

6 COMMISSIONER CAPIZZI: Yes.

7 MR. RODRIGUEZ: We're trying.

8 COMMISSIONER CAPIZZI: Yes.

9 COMMISSIONER JETTER: Yeah.

10 MR. SANGER: Lot of support. You don't --  
11 you don't know how --

12 When we come to meetings like this, --

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: -- and we have an ongoing, --

15 MR. RODRIGUEZ: Discussion.

16 MR. SANGER: -- you know, partnership and  
17 we have an ongoing dialogue, really, it's a --  
18 it's a joy. It really is.

19 VICE CHAIRPERSON GUTIERREZ: When -- when  
20 you have a --

21 MR. SANGER: Makes --

22 VICE CHAIRPERSON GUTIERREZ: -- when you  
23 have a team, --

24 MR. SANGER: It's so much easier for us.

25 VICE CHAIRPERSON GUTIERREZ: When you have

1 a team, everything works.

2 MR. SANGER: Yes.

3 People working together makes it much  
4 easier for us --

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 MR. SANGER: -- as well.

7 VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

8 MR. RODRIGUEZ: Yeah.

9 MR. SANGER: Okay.

10 So can I get a motion to close?

11 VICE CHAIRPERSON GUTIERREZ: I'll make a  
12 motion.

13 COMMISSIONER JETTER: I --

14 MR. SANGER: Okay.

15 Roll call.

16 COMMISSIONER JETTER: (Indiscernible).

17 MR. SANGER: Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Yes.

19 MR. SANGER: Miss Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 MR. SANGER: Mr. Geldziler?

22 MR. GELDZILER: Yes.

23 MR. SANGER: Miss Capizzi?

24 COMMISSIONER CAPIZZI: Yes.

25 MR. SANGER: And Miss Jetter?

1 COMMISSIONER JETTER: Yes.

2 MR. SANGER: Okay.

3 Meeting is closed.

4 Thank you very much.

5 COMMISSIONER CAPIZZI: Thank you.

6 MR. SANGER: Thank you all --

7 COMMISSIONER JETTER: Thank you.

8 MR. SANGER: -- for your support --

9 VICE CHAIRPERSON GUTIERREZ: Thank you.

10 MR. SANGER: -- and everything.

11

12 (Whereupon, the proceedings were concluded

13 at 5:34 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

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, May 20, 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