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2 REGULAR SESSION OF THE BOARD :
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HELD AT:
UNION CITY HOUSING AUTHORITY
UNION CITY, NEW JERSEY

BOARD MEMBERS:

CHAIRPERSON JOSE PEDRAZA
VICE-CHAIRPERSON MARGARITA GUTIERREZ (ABSENT)
COMMISSIONER ELISE DINARDO, ESQ.
COMMISSIONER DIANE CAPIZZI
COMMISSIONER DEBRA MUNDORF
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 (Pledge of Allegiance recited at this time.)

2 EXECUTIVE DIRECTOR SANGER: Good
3 afternoon, everyone, and welcome to the May meeting
4 of the Union City Housing Authority, and I'll start
5 by having our roll call.

6 Chairperson Pedraza?

7 CHAIRPERSON PEDRAZA: Here.

8 EXECUTIVE DIRECTOR SANGER:

9 Vice-chairperson Gutierrez? Absent.
10 Unfortunately, Ms. Gutierrez does have Covid, so
11 just for your interest.

12 COMMISSIONER DINARDO: Oh, no.

13 EXECUTIVE DIRECTOR SANGER:

14 Commissioner Jetter? Absent. She
15 called and she couldn't make it.

16 Commissioner DiNardo?

17 COMMISSIONER DINARDO: Yes.

18 EXECUTIVE DIRECTOR SANGER:

19 Commissioner Capizzi?

20 COMMISSIONER CAPIZZI: Here.

21 EXECUTIVE DIRECTOR SANGER:

22 Commissioner Mundorf?

23 COMMISSIONER MUNDORF: Here.

24 EXECUTIVE DIRECTOR SANGER:

25 Commissioner Geldziler?

1 COMMISSIONER GELDZILER: Here.

2 EXECUTIVE DIRECTOR SANGER: Okay. We
3 have five present, two absent, and we do a quorum.

4 This is a regular meeting of the Union
5 City Housing Authority and in accordance with and
6 pursuant to the Chapter 231 P.L. 1975, the Open
7 Public Meeting Act, adequate notice of this meeting
8 has been provided as follows: The annual schedule
9 of the Board meeting set forth the time, date, and
10 location of such meetings and the notice and the
11 agenda to the extent known of this meeting have been
12 prominently posted on the bulletin board and in
13 the Housing Authority, on the Housing Authority
14 website.

15 At this time we'd like to go right into
16 a closed session, and could we get a motion, please?

17 CHAIRPERSON PEDRAZA: Motion.

18 COMMISSIONER MUNDORF: Second.

19 EXECUTIVE DIRECTOR SANGER: Motion by
20 Mr. Pedraza. Second by Ms. Mundorf.

21 And roll call.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms.

25 DiNardo?

1 COMMISSIONER DINARDO: Yes.

2 EXECUTIVE DIRECTOR SANGER:

3 Commissioner DiNardo.

4 Commissioner Capizzi?

5 COMMISSIONER CAPIZZI: Yes.

6 EXECUTIVE DIRECTOR SANGER:

7 Commission Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 EXECUTIVE DIRECTOR SANGER:

10 Commissioner Geldziler?

11 COMMISSIONER GELDZILER: Yes.

12 EXECUTIVE DIRECTOR SANGER: Okay. We
13 have five yes to go into closed session. We will do
14 that now. We will ask any member of our public to
15 please exit the room temporarily and when we do come
16 back to open session, we'll be calling you in.

17 Thank you.

18 (Closed session held at 4:39 p.m. and
19 ended at 5:28 p.m.)

20 EXECUTIVE DIRECTOR SANGER: We are now
21 in open session and we do have a member of public
22 could come back in with us.

23 We'd like to get right to our
24 resolutions that we have in our open session.

25 The first is Resolution 2022, number

1 24. It's a resolution to approving the Union City
2 Housing Authority, the Capital Fund Program, and a
3 five-year plan as required by HUD regulations and
4 authorizing submission to HUD for approval.

5 And whereas, the Union City Housing
6 Authority administers a public housing capital fund
7 program funded by the Department, by HUD;

8 And whereas, in order to be eligible
9 for these programs and pursuant to HUD regulations,
10 the Authority is required to submit a copy of the
11 annual proposed CF Program for each calendar year;
12 and

13 Whereas, HUD regulations also require
14 the Authority to submit a five-year plan on every
15 fifth year; and

16 Whereas, a qualified Public Housing
17 Authority, the CFO prepared the following documents
18 HUD-50075 and HUD-50077-CR, which will satisfy the
19 Authority's submission requirements to HUD; and

20 Whereas, the Authority has submitted
21 the proposed 2022 Capital Fund and five-year plan to
22 the Hudson County Division of Housing and Community
23 Development; and

24 Whereas, the Hudson County Division of
25 Housing and Community Development determined the

1 Authority's submission of Capital Fund Program and
2 the five-year plan complied with the County's
3 consolidated plan and was consistent with all County
4 of Hudson fair share housing obligations;

5 Whereas, since the County has approved
6 the documents, the Executive Director recommends the
7 Commissioners of the Authority to approve the
8 submission of the Capital Fund Program and five-year
9 plan to HUD; and

10 Now, therefore, be it resolved that the
11 Commissioners of the Union City Housing Authority do
12 hereby approve the documents to be submitted to HUD
13 and approve the Executive Director to hereby submit
14 the 2022 CF Program and the Authority's five-year
15 plan to HUD; and

16 Be it further resolved that the
17 Executive Director of the Union City Housing
18 authority is hereby authorized to execute any and
19 all documents necessary for the submission of the
20 2022 Capital Fund Program and the Authority's
21 five-year plan;

22 Be it further resolved that the
23 Executive Director and/or the CFO of the Authority
24 is hereby authorized to submit the 2022 Capital Fund
25 Program and five-year plan to HUD its approval.

1 MR. RODRIGUEZ: I just want to make a
2 quick, brief comment real quick on this. On the CFP
3 plan, the Capital Fund Plan for 2022 has been
4 announced. We've put in the submission, as the
5 resolution states. The new amount is 1.4 million in
6 Capital Funds, the 300,000 of that goes to a debt
7 that we're, still a mortgage that we're still
8 paying. So there has been an increase in the
9 Capital Fund, which we hope to use in the upcoming
10 year on the projects.

11 EXECUTIVE DIRECTOR SANGER: So in
12 Capital Funds we went from 1.3 to 1.4.

13 MR. RODRIGUEZ: Correct.

14 EXECUTIVE DIRECTOR SANGER: So we got
15 an additional \$100,000 this year towards capital,
16 you know, capital projects. Thank you.

17 MR. RODRIGUEZ: You're welcome.

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1 EXECUTIVE DIRECTOR SANGER: And the
2 next one is Resolution 2022-25. Resolution
3 approving 2022-2023 budget for the Union City
4 Housing Authority.

5 And whereas, the Annual Budget and
6 Capital Budget Program for the Union City Housing
7 Authority for the fiscal year beginning July 1,
8 2022, and ending on July 1, 2023, has been
9 presented.

10 COURT STENOGRAPHER: You said July.

11 EXECUTIVE DIRECTOR SANGER: June?

12 COURT STENOGRAPHER: It should be June.

13 EXECUTIVE DIRECTOR SANGER: July 1,
14 2022, and ending on June 30, 2023, has been
15 presented for adoption before the governing body of
16 the Authority at its open public meeting held on
17 March 17th, 2022; and

18 Whereas, the Annual Budget and Capital
19 Budget Program as presented for adoption reflects
20 each item of revenue and appropriation in the same
21 amount and title as set forth in the introduced and
22 approved budget including all amendments thereto,
23 which have been approved by the Director of the
24 Division of Local Government Services; and

25 Whereas, the Annual Budget, as

1 presented for adoption, reflects total revenues of
2 \$13,760,333 total appropriations, including an
3 accumulated deficit of \$13,629,590 and Total
4 Unrestricted Net Position utilized; and.

5 Whereas, the Capital Budget as
6 presented for adoption reflects the Total
7 Appropriate appropriations of the \$625,000 and Total
8 Unrestricted Net Positions to be utilized; and

9 Therefore, be it is resolved by the
10 governing body of the Authority at its open public
11 meeting held on March 17th, 2022, that the Annual
12 Budget and Capital Budget Program of the Authority
13 for the fiscal year beginning July 1, 2022, and
14 ending on June 30th, 2023, is hereby adopted and
15 shall constitute appropriations for the purposes
16 stated; and

17 Be it further resolved that the Annual
18 Budget and Capital Fund Program as presented for
19 adoption reflects each item of revenue and
20 appropriation in the same amount and title as set
21 forth in the introduced and approved budget
22 including all amendments thereto, which have been
23 approved by the Director of the Division of the
24 Local Government Services.

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1 CHAIRPERSON PEDRAZA: Moving along.
2 Resolution 2022-26. Resolution approving and
3 certifying the 2021 Annual Report for Submission to
4 Local finance Government, which is our annual audit.

5 And whereas, the Union City Housing
6 Authority is required to cause an annual audit of
7 its accounts to be made; and

8 Whereas, the annual audit report for
9 the Authority for the fiscal year ending June 30,
10 2021, has been completed and filed with the Local
11 Finance Board of the State of New Jersey pursuant to
12 N.J.S.A. 40A5A-15; and

13 Whereas, the annual audit report of the
14 Authority's audit for the year ending June 30, 2021,
15 has been filed by a Certified Public Accountant
16 pursuant to N.J.S.A. 40A:5-6, a copy of which has
17 been received by each of the Commissioners for the
18 Authority;

19 Whereas, pursuant to the N.J.S.A
20 40A:5A-17, the Commissioners of the Authority to,
21 within 45 days of the receipt of the annual audit
22 report, to certify by resolution to the Local Finance
23 board that the each Commissioner personally reviewed
24 the annual audit report, of which you all have a
25 copy in your packets, and specifically the sections

1 of the audit report entitled "General Comments" and
2 "Recommendations" and have evidenced the same by
3 executing the group affidavit in the form prescribed
4 by the Local Finance board, and

5 Now, therefore, it be resolved that the
6 Commissioners of the Union City Housing Authority do
7 hereby certify to the Local Finance Board of the
8 State of New Jersey that each of the Commissioners
9 of the Authority has personally reviewed the annual
10 audit report for the fiscal year ending June 30,
11 2021, and have specifically reviewed the sections of
12 the annual audit report entitled "General Comments"
13 and "Recommendations" evidenced by the executed
14 group affidavit; and

15 Be it further resolved that the
16 Secretary of the Authority is hereby directed to
17 promptly submit to the Local Finance Board of the
18 State of New Jersey a copy of the executed group
19 affidavit accompanied by the certified true copy of
20 this resolution.

21 And I will be filling out that and
22 submitting that affidavit to them along with the
23 resolution that we have just read.

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1 EXECUTIVE DIRECTOR SANGER: And then
2 Resolution 2022, Number 27. Resolution approving
3 the Union City Housing Authority to publish bids for
4 repair and replacement of concrete pavers at
5 Columbian Terrace, Columbian Court; and

6 Whereas, the Union City Housing
7 Authority is seeking approval by the Union City
8 Housing Authority Board of Commissioners to publish
9 a request for proposal seeking services related to
10 the replacement and repair of concrete pavers at the
11 Columbian Terrace Court building; and

12 Whereas, the Authority has prepared a
13 bid package in accordance with applicable state law
14 for the replacement and repair of concrete pavers at
15 the Columbian Terrace building inviting those
16 qualified entities to provide the necessary
17 services;

18 Now, therefore, be it resolved that the
19 Commissioners of the Union City Housing Authority do
20 hereby approve and permit the Authority to publish a
21 for services relating to the replacement and repair
22 of the concrete pavers at the Columbian Terrace
23 buildings.

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1 EXECUTIVE DIRECTOR SANGER: And last
2 Resolution 2022, number 28. Resolution approving
3 telephonic ratification of the Union City Housing
4 Authority Board of Commissioners of Resolution 2022,
5 number 23.

6 Whereas, on or about May 6, 2022, the
7 Executive Director conducted a telephonic poll of
8 the Union City Housing Authority Board of
9 Commissioners seeking approval from the
10 Commissioners to approve publication of a Request
11 for Proposal of Landscaping Services; which is
12 basically this is the rebid.

13 Okay.

14 Whereas, the Executive Director
15 received seven votes in authorizing the entry into
16 the requested contracts; and

17 Whereas, the Authority is now seeking
18 ratification and memorialization by this Resolution
19 of the following telephonic approved resolution
20 items: Resolution 2022, number 23: Approving the
21 authorization and the publication of a Request for
22 Proposal for Landscaping Services.

23 Now, therefore, be it resolved that the
24 Commissioners of the Union City Housing Authority do
25 hereby memorialize and ratify the above

telephonically approved resolutions.

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1 CHAIRPERSON PEDRAZA: Do we have any
2 comments or any thoughts or any clarifications that
3 you may want at this time? Okay. With that -- with
4 none being brought forth, no questions being brought
5 forth, I will ask now that if we can go into consent
6 agenda for all of these items.

7 Let me remind everyone that in the
8 consent agenda that you will be -- let me just refer
9 to this, Gerard, if you would. You will be voting
10 on the approved minutes of last month's meeting,
11 both the closed session and the open session, the
12 approval of the various resolutions that we have
13 just read, the approval of the payment of bills that
14 are also included in your packet, and while we don't
15 have to vote on that we always keep in mind our
16 accounts receivable and delinquency accounts.

17 So with that being said, I would like
18 to have a roll call for consent agenda.

19 Mr. Pedraza?

20 CHAIRPERSON PEDRAZA: Yes.

21 COMMISSIONER DINARDO: Do you need a
22 motion?

23 EXECUTIVE DIRECTOR SANGER: Motion.
24 I'm sorry.

25 CHAIRPERSON PEDRAZA: Motion.

1 COMMISSIONER DINARDO: Second.
2 EXECUTIVE DIRECTOR SANGER: Motion by
3 Mr. Pedraza. Second by Ms. DiNardo.
4 Chairperson Pedraza?
5 CHAIRPERSON PEDRAZA: Yes.
6 EXECUTIVE DIRECTOR SANGER:
7 Commissioner DiNardo?
8 COMMISSIONER DINARDO: Yes.
9 EXECUTIVE DIRECTOR SANGER:
10 Commissioner Capizzi?
11 COMMISSIONER CAPIZZI: Yes.
12 EXECUTIVE DIRECTOR SANGER:
13 Commissioner Mundorf?
14 COMMISSIONER MUNDORF: Yes.
15 EXECUTIVE DIRECTOR SANGER:
16 Commissioner Geldziler?
17 COMMISSIONER GELDZILER: Yes.
18 EXECUTIVE DIRECTOR SANGER: Five yes.
19 Consent agenda is approved. Thank you for that.
20 The next part would be our -- the
21 little bit of a, I guess, make a little presentation
22 to you as the Director's report, and I would like to
23 say maybe some of you have gotten an opportunity to
24 go through the parking lot just now, we did have a
25 new parking lot, but in recent days we had Public

1 Service here doing some major work, and what we're
2 happy to announce and say to you is that in these
3 two main buildings that are here, 3901 and 3911,
4 what they are doing and is putting in gas lines.
5 Okay. So Union City Housing Authority, in all of
6 our buildings, PHA buildings other than one that we
7 will be working on the near future, will now have
8 gas lines. No longer the oil, the antiquated oil
9 and, of course, knowing the cost of oil now is
10 astronomical, and we'll just be going to better
11 efficiency, it's the whole thing, cleanliness,
12 efficiency, and just overall better in costs, cost
13 efficiency. So we're very happy to say we'll be
14 getting gas lines, putting in now, we'll be going --
15 except for one building that will be happening
16 shortly, turning over shortly, going from oil to
17 gas. So we're happy to say that. So we're moving
18 with the times, so to speak.

19 MR. RODRIGUEZ: And I just wanted to
20 add, and I really want to just point out that I,
21 and, you know, it's been a collaborative effort
22 really.

23 EXECUTIVE DIRECTOR SANGER: Sure.
24 Absolutely.

25 MR. RODRIGUEZ: But I really appreciate

1 Vito's help and assistance with this. He really
2 made the coordination happen with PSE&G, which
3 sometimes, we all know, you call the utility company
4 and say they'll come one day, but they don't, they
5 come another day or whatever, and sometimes we need
6 some sort of, you know, solid, I guess, if you want
7 to call it or a good set date when they're going to
8 come so that we can try to keep the disruption to
9 our tenants to the minimum not parking in the
10 parking lot and so forth. But, Vito, thankfully
11 was, you know, was able to coordinate that very,
12 very well, and I, you know, I really wanted to just
13 point that out in the meeting tonight. I appreciate
14 that very much, Vito.

15 EXECUTIVE DIRECTOR SANGER: We've been
16 saying for a number of years we're looking to change
17 the gas, so it's happening.

18 MR. RODRIGUEZ: Yes, it's finally
19 happening.

20 EXECUTIVE DIRECTOR SANGER: Vito's been
21 very helpful.

22 MR. RODRIGUEZ: I can't tell you the
23 oil bills, it's at least triple the cost of what we
24 were paying, so it really put a tight, tight squeeze
25 on our funds, but things are moving in the right

1 direction in that regard. Thank you.

2 EXECUTIVE DIRECTOR SANGER: And, of
3 course, we mentioned before about the COAH over in
4 Cantello Street and the vinyl siding that is going
5 to be going up there.

6 Also, I'd like to say that, as we all
7 know, the Mayor of Union City goes around and has a
8 neighborhood meetings and he has neighborhood
9 meetings that might be within our -- some of our,
10 you know, buildings and in our areas. He did have a
11 neighborhood meeting at 2601 Central Avenue, and one
12 of his -- and at that time the residents there that
13 are part of our program and under our umbrella, and
14 they were asking for additional security cameras in
15 hallways, and even though we did have many cameras
16 there already, they asked for additional, and I'm
17 happy to say, and this was something for Jorge, that
18 Jorge had done very well in getting this done in a
19 very efficient way, within ten days of that meeting,
20 they had 12 new cameras there at 2601 Central, which
21 is our property. So now we have cameras interior,
22 exterior, all hallways, all stairwells, all common
23 areas, and things of that nature. So we're happy to
24 say there's a full -- again, a full group of cameras
25 there at 2601 Central.

1 And the other thing so, for your
2 interest that you hear a lot about lead paint and
3 lead in water and things of that nature. We are
4 presently going through an inspection that we're
5 required by HUD for lead paint in all of our PHA
6 apartments, units. So that's a long process. It
7 takes quite a while, but we're cooperating
8 100 percent, of course, with the HUD people and
9 we're required to do this. And this is another
10 thing now. It seems like after the pandemic many
11 things are coming forward from HUD, are being, you
12 know, sent to us, requirements that have to be done.
13 So a lot happening. And, again, these are some of
14 the things that happened in the last month or so.
15 We try to keep you abreast of things happening in
16 the last month. So that's all from me.

17 Does anyone else have any questions?
18 Ideas? Thoughts? Anything that might be -- okay.

19 At this time we'd like to hear from the
20 public.

21 Is there anyone here from the public
22 who would like to address the Board? If you would,
23 please stand, and if you'd like, you could state
24 your name and address.

25 MS. BESHARA: Thanks. Toni Beshara.

1 Veterans apartments on 44th Street.

2 Just, I guess, asking what I've been
3 asking. Do you have any idea of the timeline of the
4 next phase after Cantello's vinyl siding?

5 Do you have the plans for that yet or
6 timeline?

7 EXECUTIVE DIRECTOR SANGER: I could not
8 give you a definitive timeline, only because the
9 most important thing is that second phase has to be
10 approved by the courts first.

11 MS. BESHARA: So that hasn't been done.
12 Okay.

13 EXECUTIVE DIRECTOR SANGER: We have
14 already had -- we've already had a PCA for the
15 second phase.

16 MS. BESHARA: What is a PCA?

17 EXECUTIVE DIRECTOR SANGER: What that
18 allows you, the PCA is a conditions assessment,
19 okay, physical conditions assessment. So they go in
20 and look at it within -- you know, our architects
21 and engineers go in and they come up with a price,
22 basically, a guesstimate, basically, a guesstimate
23 price, try to be as accurate as possible, so the
24 thing's ever changing with inflation and many things
25 that are going in the costs now, increasing costs,

1 EXECUTIVE DIRECTOR SANGER: Mr. Pedraza
2 second by Mr. Pedraza?

3 CHAIRPERSON PEDRAZA: Yes.

4 EXECUTIVE DIRECTOR SANGER: Okay, to
5 close meeting.

6 Chairperson Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 EXECUTIVE DIRECTOR SANGER:

9 Commissioner DiNardo?

10 COMMISSIONER DINARDO: Yes.

11 EXECUTIVE DIRECTOR SANGER:

12 Commissioner Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 EXECUTIVE DIRECTOR SANGER:

15 Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 EXECUTIVE DIRECTOR SANGER:

18 Commissioner Geldziler?

19 COMMISSIONER GELDZILER: Yes.

20 EXECUTIVE DIRECTOR SANGER: Okay. Five
21 yes. Thank you very much. Thanks for your support
22 and have a nice spring and summer, everyone.

23 (Concluded at 5:46 p.m.)

24

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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