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REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE : MAY 18, 2023
CITY OF UNION CITY : 4:30 P.M.



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

BOARD MEMBERS PRESENT:

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



APPEARANCES:
GERARD PIZZILLO, ESQ.,
Attorney for the Board.

ALSO PRESENT:
EXECUTIVE DIRECTOR STANLEY SANGER
JORGE RIDRIGUEZ, COMPTROLLER/ADMINISTRATION
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS

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

1 (Pledge of Allegiance recited at this time.)

2 EXECUTIVE DIRECTOR SANGER: In a way
3 it's nice to sit down and relax.

4 Well, welcome everyone and all Board
5 Members, members of the public, to the City of Union
6 City Housing Authority's May Board meeting, and
7 we're hoping everyone is enjoying the spring days
8 such as today, and a lot going on here at the
9 Housing Authority, which we're going to be reporting
10 to a little later and a lot happening.

11 So, we're glad you're all here today
12 and hopefully everyone is healthy, as I've written a
13 number of letters this week and I started them off,
14 "I hope everyone is healthy and enjoying the spring
15 season." So, I hope that the same is for you.

16 VICE-CHAIRPERSON GUTIERREZ: Thank you.
17 You, too.

18 EXECUTIVE DIRECTOR SANGER: With that
19 said, I'd like to have a roll call for today's
20 meeting.

21 Chairperson Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 EXECUTIVE DIRECTOR SANGER: Vice-
24 Chairperson Gutierrez?

25 VICE-CHAIRPERSON GUTIERREZ: Yes.

1 EXECUTIVE DIRECTOR SANGER:
2 Commissioner Mundorf?
3 COMMISSIONER MUNDORF: Yes.
4 EXECUTIVE DIRECTOR SANGER:
5 Commissioner Geldziler?
6 COMMISSIONER GELDZILER: Here.
7 EXECUTIVE DIRECTOR SANGER: Okay.
8 Commissioner Jetter? Absent.
9 Commissioner Elise D'Nardo? Absent.
10 Commissioner Diane Capizzi? Absent.
11 We do have four present and we do have
12 a quorum.

13 And this is a regular meeting of the
14 Union City Housing Authority.

15 In accordance with and pursuant to
16 Chapter 231 P.L. 1975, the Open Public Meeting Act
17 adequate notice of this meeting has been provided as
18 follows:

19 The annual schedule of Board meetings
20 set forth the date, time, and location of such
21 meeting and notice and agenda, to extent known, of
22 this meeting has been prominently posted on our
23 bulletin board in the front of our offices as well
24 as the Union City Housing Authority website.

25 At this time we would like to go into

1 closed session, and can I get a motion?

2 VICE-CHAIRPERSON GUTIERREZ: Motion.

3 EXECUTIVE DIRECTOR SANGER: Motion by
4 Ms. Gutierrez.

5 COMMISSIONER MUNDORF: Motion.

6 CHAIRPERSON PEDRAZA: Second by Ms.
7 Mundorf.

8 Vote.

9 Chairperson Pedraza?

10 CHAIRPERSON PEDRAZA: Yes.

11 EXECUTIVE DIRECTOR SANGER: Vice-
12 Chairperson Gutierrez?

13 VICE-CHAIRPERSON GUTIERREZ: 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: Thank you.

21 That's four yes. We will now go into closed
22 session. Any member of the public can please wait
23 outside and we'll call you for the open session.
24 Thank you.

25 (CLOSED SESSION HELD 4:38 P.M.)

1 (OPEN SESSION CONTINUES AT 4:52 P.M.)

2 CHAIRPERSON PEDRAZA: We're now in open
3 session and we will be getting any member of the
4 public to come in and join us.

5 (PUBLIC JOINS PROCEEDINGS AT THIS TIME.)

6 EXECUTIVE DIRECTOR SANGER: Okay.
7 Members of the public have arrived and are back in
8 session with us, and at this point as we do each and
9 every month, we'd like to go over some important
10 resolutions and some ratifications as to any
11 important day-to-day daily operations of the Union
12 City Housing Authority and this is Resolution 2023
13 number 24.

14 Resolution approving the Union City
15 Housing Authority to publish bids for boiler, hot
16 water heater fireside and waterside cleaning
17 services.

18 And whereas, the Union City Housing
19 Authority is seeking approval by the Union City
20 Housing Authority Board of Commissioners to publish
21 a request for proposal seeking services for boiler
22 and hot water heater fireside and waterside cleaning
23 services;

24 And whereas, the Authority has prepared
25 a bid package in accordance with the applicable

1 state law for boiler and hot water heater fireside
2 and waterside services inviting those qualified
3 entities to provide the necessary services;

4 Now, therefore, be it resolved that the
5 Commission of the Union City Housing Authority do
6 hereby approve and permit the Authority to publish a
7 bid for boiler and hot water heater fireside and
8 waterside cleaning services.

9 And as you well know it is a perfect
10 time of the year in the summer months when the
11 heating season is over and under the umbrella of
12 Vito and at direction of Vito Tattoli that we have
13 them come in and clean our hot water heaters, clean
14 our boilers, get everything prepared for the next
15 heating season that's come up. So, it's all part of
16 annual maintenance and getting things done. So,
17 this is an annual that we do all the time.
18 Certainly necessary for heating season.

19 Also Resolution No. 2023, No. 25. A
20 resolution approving the Union City Housing
21 Authority to publish a request for proposal for
22 services related to the replacement of entry ramp at
23 640 39th Street.

24 Whereas, the Union City Housing
25 Authority is seeking approval by the Union City

1 Housing Authority Board of Commissioners to
2 republish a request for proposal seeking services in
3 connection with services related to replacement of
4 the entry ramp at the Authority's property 640 39th
5 Street;

6 Whereas, the Authority had previously
7 published a RFP for the above services in which
8 several companies responded to, but however, the
9 Authority has ejected all submissions and is
10 requesting approval to republish an RFP in
11 accordance with applicable state law inviting those
12 qualified entities to provide the necessary
13 services;

14 Now, therefore be it resolved that the
15 Commissioners of the Union City Housing Authority do
16 hereby approve and permit the Authority to republish
17 a bid for services in connection with the services
18 related to the replacement of entry ramp at 640 39th
19 street. A few months back you may recall that you
20 had approved a ramp there to go out to for that. We
21 did go through the bidding procurement process, and
22 unfortunately we did not -- people who had submitted
23 we did not see what we felt were bidders that we
24 felt were satisfactory and met all our requirements,
25 especially our financial, fits into our financial

1 situation and our budget as well. So, we're looking
2 to do, always keeping in mind to do what's fiscally
3 right and with integrity we will republish this and
4 see if we can do it, you know, with additional bids
5 for that.

6 The next is a very resolution 2023-026.
7 Resolution approving 2023-24 budget for the Union
8 City Housing Authority.

9 And whereas, the annual budget and
10 capital budget program for the Union City Housing
11 Authority for the fiscal year beginning July 1,
12 2023, and ending beginning July 30?

13 COURT STENOGRAPHER: July?

14 EXECUTIVE DIRECTOR SANGER: June 1,
15 2023. I'm sorry. No, beginning -- I had it right
16 July 1, 2023, and ending June 30, 2024, has been
17 presented for adoption before the governing body of
18 the Authority at its Open Public Meeting held on
19 March 16th, 2023;

20 And whereas, the Annual Budget and
21 Capital Budget Program as presented for adoption
22 reflects each item of revenue and appropriation in
23 the same amount and title as set forth in the
24 introduced approval budget including all amendments
25 thereto which has been approved by the Director of

1 the Division of Local Government Services; and

2 Whereas, the annual budget as presented
3 for adoption reflects total revenue of the
4 15,273,645 total appropriations, including and
5 accumulated deficit of 15,069,176 and total
6 unrestricted net position utilized of zero; and

7 Whereas, the capital budget as
8 presented for adoption reflects total appropriations
9 of \$780,000 and total unrestricted net position to
10 be utilized of zero; and

11 Now, therefore, be it resolved by the
12 governing body of the Authority at its open public
13 meeting held on March 16th, 2023, that the Annual
14 Budget and Capital Budget Program of the Authority
15 for the fiscal year beginning July 1, 2023, and
16 ending June 30, '24, is hereby adopted and shall
17 constitute appropriations for the purposes stated;
18 and

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

1 Government Services.

2 And at this time just briefly and we
3 have gone over this, there's a number of steps to
4 our budget process that I'm going to have Jorge
5 explain to us, and Jorge certainly is the man
6 that -- Jorge Rodriguez certainly is man who is on
7 top of our budget and does an excellent job for us
8 with this, so because it is something as important
9 as the budget and, of course, something that you'll
10 see our budget now, if someone asks, we have a
11 budget of approximately \$15 million. If you were to
12 ask that question, if I'm asked that question, you
13 know, do we have an appropriate answer? But just to
14 give you a little bit of an overview, I'm going to
15 allow Jorge to just take a few minutes to do so,
16 Jorge. Thank you.

17 MR. RODRIGUEZ: Yes. Thank you. Thank
18 you, Director.

19 So briefly, Board Members, the budget
20 as you had approved back in March has now been --
21 had been submitted to the Department of Community
22 Affairs, whereby the Director of the Division of
23 Local Government Services has reviewed our budget,
24 and based on no changes and based on the numbers
25 that we're presenting to them, the Director of the

1 Division of Local Government Services has approved
2 our budget, our budget of \$15,273,645 in revenues,
3 when we say revenues that's the money that's coming
4 into -- that we project that's coming in based on
5 rents and subsidies, and then an outflow or the
6 money going out would be 15,069,176.

7 Overall, we basically are just asking
8 the Board Members here tonight that we request that
9 this budget now be adopted for purposes of then
10 submitting this budget back to the State of New
11 Jersey, Division of Local Government as an adopted
12 budget and only you, the Board of Commissioners, can
13 and have the authority to adopt this project for the
14 upcoming fiscal year.

15 So, that's basically it in a nutshell
16 and I briefly just wanted to let you know that the
17 budgets, obviously, are just projections, numbers
18 that we forecast into the future, and they're in no
19 ways a concrete number, but it is a guide for us
20 here at the Housing Authority to maintain fiscal, I
21 guess, fiscal responsibility, of course, and to
22 always have as a guide for future endeavors and
23 future projects if we have to go into in the future
24 as well.

25 So, having said that, that basically is

1 a small summary of what we're waiting for tonight as
2 we wait for your approval on that.

3 Director?

4 EXECUTIVE DIRECTOR SANGER: Okay.

5 Thank you, Jorge. Appreciate your --

6 MR. RODRIGUEZ: Sure.

7 EXECUTIVE DIRECTOR SANGER: --

8 overview.

9 Now, we'll move on to resolution -- are
10 there any questions to that resolution? I do think
11 I should take time. It's important as budget and a
12 major budget of \$15 million, I want to be sure that
13 all our Board Members are able to absorb that and
14 you feel very comfortable in a vote that you're
15 going to be casting in just a few minutes. Okay?

16 VICE-CHAIRPERSON GUTIERREZ: No, it's
17 okay.

18 EXECUTIVE DIRECTOR SANGER: No
19 questions?

20 We'll move forward to resolution 2023,
21 No 27.

22 VICE-CHAIRPERSON GUTIERREZ: You got to
23 do what you have to do.

24 COMMISSIONER MUNDORF: Right.

25 EXECUTIVE DIRECTOR SANGER: Resolution

1 approving telephonic ratification of the Union City
2 Housing Authority Board of Commissioners of
3 Resolution 2023 No. 21 and 2023 No. 22.

4 This alludes to the telephonic polls
5 that I take, and I had mentioned a few minutes ago
6 that have been very valuable for us as we move
7 forward.

8 Whereas, on the May 1, 2023, the
9 Executive Director conducted a telephonic poll of
10 the Union City Housing Authority of the following
11 actions;

12 Whereas, the Executive Director
13 received seven votes in authorizing the following
14 actions:

15 Whereas, the Authority is now seeking
16 ratification and memorialization of the following
17 resolution confirming the telephonic approvals
18 approving contracts with GJG Construction and
19 Consulting LLC for the repair and replacement of
20 four new public toilets at 3700 Palisades Avenue,
21 and Techno Time Business Solutions LLC for the
22 purchase and installation of security cameras and
23 equipment at 3700 Palisades Avenue.

24 Now, therefore, be it resolved that the
25 Commissioners of the Union City Housing Authority do

1 hereby memorialize and ratify the above
2 telephonically approved items.

3 Next one, moving on. Resolution No.
4 2023-28.

5 Resolution approving the Union City
6 Authority to publish an RFP seeking financing for
7 immediate and long-term capital repairs at the
8 Hillside Terrace I. And this is an important
9 resolution.

10 Whereas, the Union City Housing
11 Authority is seeking approval to publish a request
12 for proposal for financing for immediate and
13 long-term capital repairs at Hillside Terrace I in
14 furtherance of the conversion to the RAD program;
15 and

16 Whereas, the Authority previously
17 retained the services of NW Financial LLC to assist
18 in the RAD concessioner program;

19 Whereas, NW Financial has prepared a
20 request for proposal inviting those qualified
21 entities to provide and submit a response to provide
22 the necessary financing to fund the immediate and
23 long-term capital repairs at Hillside Terrace I as
24 part of the conversion to RAD;

25 Wheres, the Authority has reviewed RFP

1 provided by NW Financial and can confirm that it is
2 in accordance with applicable state law;

3 Now, therefore, be it is resolved that
4 the Commissioners of the Union City Housing
5 Authority do hereby approve and permit the Authority
6 to publish the RFP seeking financial partners for
7 immediate and long-term capital repairs at Hillside
8 Terrace I as part of the RAD program.

9 Now, just again, I think this
10 resolution does deserve a little bit of a
11 clarification for you, a little more information and
12 clarification, and, Jorge, I'm just going to ask you
13 to give them a short --

14 MR. RODRIGUEZ: Sure.

15 EXECUTIVE DIRECTOR SANGER: -- little
16 overview of what we're doing here as far as seeking
17 this RFP.

18 MR. RODRIGUEZ: Sure. Thank you very
19 much.

20 Again, Commissioners, we are asking for
21 your approval to go out to publish and our request
22 for proposal on the financing for our RAD project.
23 As you may have heard that word before, RAD is the
24 project that we are using -- we're utilizing through
25 HUD where we are basically putting together a

1 private and public partnership and this private and
2 public partnership is consisting of HUD and the
3 private sector, meaning the banks coming together to
4 help us put together a financing package, a loan to
5 help us repair and basically modernize a lot of our
6 buildings, which over time have been basically
7 deteriorating slowly and we are now at a point where
8 we need to take on additional resources and find
9 additional resources to make these improvements that
10 we are seeking to do. Improvements such as new
11 bathrooms, new kitchens, new electrical, new
12 plumbing.

13 EXECUTIVE DIRECTOR SANGER: Elevators.

14 MR. RODRIGUEZ: New elevators. Thank
15 you. Thank you, Director.

16 And in this case we are looking, as we
17 spoke in previous Board meetings, we're looking for
18 approximately about \$10 million from banks to lend
19 us to help us with the buildings that are down the
20 hill here, 634, 640, and 660. Those \$10 million are
21 going to be slated again based on architectural
22 plans to help us modernize these apartments, also
23 help us relocate the individuals so that way tenants
24 are not impacted negatively during this process and
25 hopefully we will be able to solicit enough lenders

1 and bankers to come to the table and present that
2 to us and you will all be here when the moment comes
3 that we have NW Financial, our consultant, to
4 present those offers from the banks and give you,
5 the Board, a good idea of who is the right choice
6 for us, the Housing Authority, to partner, meaning
7 who we are going to choose as a banker to provide us
8 the funding.

9 So, again, what we're doing here
10 tonight is just slowly asking you the Board to give
11 us permission to go out and publish, as per
12 procurement laws, we need to publish this to the
13 public with at least 20 days before the public then
14 gets to act on, meaning the public, any interested
15 parties, in this case the banks.

16 So, the program of the RAD program, the
17 RAD project is moving along. We're now at that
18 stage where we're looking for lenders, as I stated.
19 Once the lenders come forward to us, we will invite
20 the NW Financial consultant and put together, who is
21 kind of like a broker, who put together the
22 financing proposal to the banks and then she will or
23 he will address us and tell us and propose to us
24 what is the right course of action and who we should
25 select as our banking partner.

1 EXECUTIVE DIRECTOR SANGER: Uh-huh.

2 MR. RODRIGUEZ: But that was down the
3 road, but for tonight all we're doing is asking you
4 all to please give us the authority to go and
5 publish for the RFP to all our -- the RFP to the
6 public in reference to soliciting proposals from
7 banks.

8 EXECUTIVE DIRECTOR SANGER: Okay.

9 MR. RODRIGUEZ: Thank you.

10 VICE-CHAIRPERSON GUTIERREZ: Thank you.

11 EXECUTIVE DIRECTOR SANGER: Bottom line
12 in all this, we're asking you to go out and get a
13 request for proposal --

14 MR. RODRIGUEZ: Yup.

15 EXECUTIVE DIRECTOR SANGER: -- so
16 financial institutions could come forward and put a
17 bid in, okay, a proposal or a bid in to us that
18 they'd like to back us financially. Before we vote
19 on anything like that or move forward with anything
20 like that, we're going to have the professionals
21 come to this table and explain this all to you step
22 by step, not only the financial people, but maybe
23 also the planners, the physical planners, architect,
24 engineer, all along the way, because before we do
25 something as large as this and as important as this,

1 I want you to have you a total understanding and get
2 an idea so you're comfortable in what you're doing.
3 Promise this from the beginning, we're getting in
4 different stages, this has been a long process, but
5 we're looking to three building down the hill, 634,
6 640, 660. These buildings haven't been -- basically
7 haven't had any major improvements since 1950.

8 VICE-CHAIRPERSON GUTIERREZ: Wow.

9 EXECUTIVE DIRECTOR SANGER: 1952 to be
10 exact. So we're talking 71 years right now, 71, 72
11 years, and the original piping that came 72 years
12 ago, it's still in the wall. You can imagine how
13 that breaks, what problems that causes throughout
14 our buildings and things like that. Sewage, water,
15 water damage, a whole slew of things that Vito could
16 tell you a lot of about.

17 Vito tells me that 80 percent of our
18 work orders derive from our poor piping system and
19 our poor drainage system, et cetera.

20 VICE-CHAIRPERSON GUTIERREZ: Wow.

21 EXECUTIVE DIRECTOR SANGER: And I'll
22 have Vito talk about a few other things with you
23 later, but that is basically it for our resolutions.

24 And now we wait till my report to go
25 over some other things with you.

1 So, at this time, I'm going to ask that
2 we do have a consent agenda and a vote for consent
3 agenda, and to remind everyone that you will be
4 voting on the minutes of the last meeting, both the
5 public and, of course, the private minutes approval
6 of the certain bids and resolutions that we just
7 presented, approvment of the bills and that's
8 basically what you're voting on and, of course,
9 you've received an overview, even though you're not
10 voting on it, but the delinquency account, et
11 cetera.

12 So with that being said, do I get a
13 motion to go into consent agenda.

14 VICE-CHAIRPERSON GUTIERREZ: Motion.

15 EXECUTIVE DIRECTOR SANGER: Motion by
16 Ms. Gutierrez.

17 CHAIRPERSON PEDRAZA: Second.

18 EXECUTIVE DIRECTOR SANGER: Second by
19 Mr. Pedraza.

20 Chairperson Pedraza?

21 CHAIRPERSON PEDRAZA: Yes.

22 EXECUTIVE DIRECTOR SANGER: Vice-
23 Chairperson Gutierrez?

24 VICE-CHAIRPERSON GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER:

1 Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 EXECUTIVE DIRECTOR SANGER:

4 Commissioner Geldziler?

5 COMMISSIONER GELDZILER: Yes.

6 EXECUTIVE DIRECTOR SANGER: Okay. For
7 yes. Thank you very much. As we are on the consent
8 agenda and it certainly allows us to move forward
9 with the many things we're doing.

10 At this time I'd like to go into a
11 little bit of a little presentation -- not
12 presentation, just a little overview with you as far
13 as number of projects.

14 You'll see in your folder you have a
15 yellow form, which I also sent everyone on the phone
16 maybe ten days ago or so, I sent a picture on the
17 phone, and I thought it best to put this in capsule,
18 put it together, and it's good for everyone here.
19 We work off this sheet as well and this gives you an
20 idea. You can look at this and say, "Wow, we voted
21 on all this?"

22 Okay. Here's a good capsule, an
23 overview of everything we're doing here, you know,
24 at the Housing Authority in the next few months.

25 So, just a few you'll. See here that

1 paving of the parking lot at 3700 Palisades
2 Avenue --

3 VICE-CHAIRPERSON GUTIERREZ: Yes.

4 EXECUTIVE DIRECTOR SANGER: -- was done
5 already. You'll see the pictures in your folder,
6 okay?

7 VICE-CHAIRPERSON GUTIERREZ: Yes.

8 EXECUTIVE DIRECTOR SANGER: You'll see
9 before and after pictures in your folder.

10 We were able to do that parking lot
11 there right behind 3700 and it came out very, very
12 nicely. Also, new laundry room improvements. All
13 our buildings. New modernized elevators at 3700 is
14 going to be coming up in June or July. New fencing
15 and parking lot at Kennedy Boulevard. Four new
16 public -- public modernized toilets at 3700
17 Palisades Avenue. New entrance and flooring and
18 stairs, new security cameras, tree trimming of all
19 properties. Painting of Columbia Court. New safety
20 ramps and then, of course, the exterior painting of
21 2601 Central Avenue, and you'll see the RAD, the RAD
22 projects at Amp 2, which Jorge just had alluded to.
23 So quite a few things going on here.

24 And I just want Vito, Vito maybe you
25 could look at a few of these and give -- I know you

1 can do this even though I didn't let him know that
2 he was going to be doing this, but he's our man.
3 He's a man that's -- he's well versed, he's on top
4 of this. He works on this each and every day and he
5 could just maybe give you an idea how we're going to
6 about putting the fencing in, Vito. How we're --
7 you know, how we're going about with the new
8 security cameras and things of that nature. So,
9 just to get an idea from you because you know more
10 about it than I do.

11 MR. TATTOLI: No problem. Thank you.
12 Thank you, Mr. Sanger.

13 EXECUTIVE DIRECTOR SANGER: A little
14 surprise.

15 MR. TATTOLI: As Mr. Sanger alluded, if
16 we just go down the list, as you could see you
17 already see the pictures of the parking lot, that's
18 been done. It took approximately three-and-a-half
19 days to do it. So, we really didn't leave any --
20 that much inconvenience to the tenants. They're all
21 happy. Everybody is happy, back in their clean and
22 beautiful parking lot.

23 VICE-CHAIRPERSON GUTIERREZ: Yes.

24 MR. TATTOLI: The laundry rooms are
25 done also, everyone. All our locations have brand

1 new, up-to-date, water-saving, energy-saving, all of
2 the above, washer and driers. It is taking some
3 time for the tenants to get used to because, as I
4 mentioned, these are new energy-efficient,
5 water-efficient, all of the above, so they're used
6 to seeing a lot of water and so forth, but the main
7 thing is a lot of this is all done through
8 technology, through a phone. So it's great new
9 machines. And so far I've been getting some great
10 feedback on that. The elevators as of today,
11 actually Mr. Sanger doesn't know this, I'm about --
12 as the same way I was surprised, now I'll surprise
13 Mr. Sanger on it. The permits were being applied
14 for today.

15 MR. RODRIGUEZ: That's right.

16 MR. TATTOLI: For the two elevators
17 being renovated at 3700.

18 VICE-CHAIRPERSON GUTIERREZ: Great.

19 MR. TATTOLI: So that is moving along.

20 EXECUTIVE DIRECTOR SANGER: And this
21 will make our city leadership very, very happy.

22 VICE-CHAIRPERSON GUTIERREZ: Yes.

23 EXECUTIVE DIRECTOR SANGER: Yes.

24 VICE-CHAIRPERSON GUTIERREZ: Because
25 there's a lot of complaints with those elevators.

1 EXECUTIVE DIRECTOR SANGER: To the tune
2 to somewhere around \$300,000. Even though the
3 elevators have been working very well the last three
4 months or so.

5 MR. RODRIGUEZ: Yes.

6 EXECUTIVE DIRECTOR SANGER: But we did
7 have a period where it was shaky and again all the
8 elevators need a whole new refurbishing,
9 re-modernization, et cetera, but...

10 VICE-CHAIRPERSON GUTIERREZ: Sure.

11 EXECUTIVE DIRECTOR SANGER: It's been
12 great for the last three months, but at the same
13 time we're looking from our capital funds are
14 putting about \$300,000 into that.

15 Vito, go right ahead.

16 MR. TATTOLI: So, yeah. Those permits
17 were being applied for today. The parking lot,
18 which the starting date is this coming Monday,
19 they're replacing it, the whole parking lot, which
20 is roughly about 400 to 450 feet, running feet, so
21 basically from Kennedy Boulevard down to right
22 behind where the pavilion ends, they're going to do
23 it in increments because of the fact that it is a
24 big job, so, starting Monday they're going to take
25 it all down and then they're going to do it in a

1 hundred feet increments so that way we can give some
2 parking spots right back to the tenants. We don't
3 want to inconvenience them too much.

4 EXECUTIVE DIRECTOR SANGER: By the way,
5 that fence separates us from North Bergen, by the
6 way.

7 MR. TATTOLI: Yes. It's also a
8 borderline.

9 EXECUTIVE DIRECTOR SANGER: The one
10 side is North Bergen and the other side is Union
11 City, but go ahead.

12 MR. TATTOLI: The four bathrooms at
13 3700, as Mr. Sanger alluded and you guys approved,
14 it's been approved and it's going to get started
15 very shortly. It's just a matter of permits and so
16 forth.

17 The flooring, same thing. We're just
18 waiting to pick out colors and tiles of colors, but
19 it's been approved. There is really no starting
20 date on that yet, but it's coming really shortly.
21 Monday is another job that's starting, Monday is a
22 busy day for me, I guess.

23 EXECUTIVE DIRECTOR SANGER: You got
24 three of these projects. Three of these projects
25 starting Monday.

1 MR. TATTOLI: Yeah. So the security
2 cameras are starting Monday at 3700 and that is not
3 only great improvements for safety and control, but
4 it's actually mandatory due to the new legal that is
5 being implemented that the police department needs
6 to have access.

7 EXECUTIVE DIRECTOR SANGER: New city
8 ordinance from the Mayor and the Board of
9 Commissioners.

10 MR. TATTOLI: Yeah.

11 EXECUTIVE DIRECTOR SANGER: All senior
12 citizen buildings in Union City regardless if
13 they're public or private, because there are some
14 privately owned senior buildings in Union City, must
15 have a total array of security cameras interior and
16 exterior. So, we're meeting that ordinance. Okay.

17 MR. TATTOLI: We're not only meeting
18 it, but it's also great for the tenants. It's for
19 our end, so that way everything is secure and
20 they're happy.

21 The tree trimming is just something
22 that's going to start definitely this summer. A lot
23 of these trees have overgrown and they're touching
24 the buildings or the windows and we're getting some
25 feedback on that, but that will be taken care of.

1 The stairwell and the railings downtown at Columbia
2 Court, I'm actually meeting with the contractor
3 tomorrow to go look at it and hopefully we'll get an
4 estimate on that.

5 The ramp, as Mr. Sanger alluded, we're
6 putting it out for bid again because there was some
7 situations where we weren't happy with the financial
8 end of it, so I think we could do better.

9 EXECUTIVE DIRECTOR SANGER: ADA,
10 American Disabilities Act required now that you have
11 a ramp for all your disabled people, wheelchair
12 bound, whatever it may be, right into our building
13 right into the front stair, front entrance, which
14 we're also fixing up all our main entrances, all our
15 floors or whatever, and a person could go right to
16 the elevator uninterrupted in any way. So, we're
17 following all the ADA requirements and certainly
18 something much needed in our older buildings.

19 Go ahead.

20 MR. TATTOLI: And then the last project
21 is the RAD, which Jorge and Mr. Sanger have alluded
22 to. So, yeah, it looks like great improvements,
23 needed improvements, but it's going to be a busy
24 summer for us, I guess.

25 EXECUTIVE DIRECTOR SANGER: And the

1 last one I didn't have on here, but I wrote it in,
2 exterior painting of 2601 Central Avenue, the big
3 building there, that's our building, but we're going
4 to be painting that a nice a greenish gray color,
5 different than what it is now. And so next week,
6 this Monday, we're starting with new fencing here,
7 we're starting with cameras at 3700, and we'll be
8 doing exterior paint at 2601, just this Monday. So,
9 then this next month, four to eight weeks at the
10 Housing Authority, all these projects you voted on
11 at one time or another, and you really see a nice
12 list of where we're going, and it's going to be a
13 productive summer for all of us, you know, in what
14 we're doing.

15 So that's about it as far as my report.
16 And now it's any questions from anyone?

17 If not.

18 VICE-CHAIRPERSON GUTIERREZ: Thank you
19 very much for the great job you guys are doing.

20 COMMISSIONER MUNDORF: Yeah.

21 MR. RODRIGUEZ: Thank you.

22 MR. TATTOLI: Thank you.

23 EXECUTIVE DIRECTOR SANGER: Thank you.

24 VICE-CHAIRPERSON GUTIERREZ: You make
25 the buildings better.

1 EXECUTIVE DIRECTOR SANGER: We. We are
2 doing it. It's a we thing. It's a we thing. All
3 of us.

4 And at this time if there's any member
5 of the public who would like to come forward and
6 address the Board, please do so now and state your
7 name and address.

8 MS. BESHARA: Toni Beshara, Veterans
9 Apartments on 44th.

10 Just once again, I heard about all the
11 developments that are coming.

12 I didn't hear anything about the
13 veterans buildings that are going to be taken care
14 of with the COAH money, and I'm just wondering if
15 there's any new developments or plans.

16 EXECUTIVE DIRECTOR SANGER: Yes. There
17 is. Let's say this, there's a little bit of action,
18 yes, okay? Nothing profound, but at the same time
19 it's steps that you have to take. Right now
20 we've -- without coming -- without any -- nothing
21 definitive, nothing for sure, nothing concrete, but
22 I was in speaking with our community leadership, and
23 the Board of Commissioners, and who, of course,
24 award us the COAH funding and allow us to have the
25 COAH funding, I've been asked to have our architect

1 engineer to give what they call a cost assessment, a
2 physical, a PCA, physical cost assessment, of the
3 different -- because as what we did and we did an
4 assessment for what we did at Cantello Street, that
5 was three years ago already. Of course costs and
6 everything has changed so much since the pandemic.
7 The amount of money, people that are in the business
8 know things have gone ding up 40, 50 percent, so
9 some crazy figures and things of that nature, but
10 the bottom line, our architect engineer is going to
11 do a physical needs assessment and try to come up
12 with a possible cost as to all of the, you know, at
13 our different sites and something that when they do
14 go to court and they decide when to go to court,
15 they have more of an accurate, an accurate detail as
16 to monies that would be needed to make the
17 improvements at the Housing Authority.

18 So, that's where we are now. Physical
19 cost assessment.

20 MS. BESHARA: Thank you.

21 EXECUTIVE DIRECTOR SANGER: Step in the
22 right direction. Got to start somewhere.

23 MS. BESHARA: Thank you.

24 EXECUTIVE DIRECTOR SANGER: I think we
25 expect things to change tremendously from what we

1 did three years ago. Just a cost factor, you know,
2 easily 34 percent -- 30 to 40 percent difference,
3 you know, in just -- in the two, three year period
4 With all the costs going up.

5 So, that is all.

6 Is that it?

7 MS. BESHARA: Yes.

8 EXECUTIVE DIRECTOR SANGER: Okay.

9 With that being said, can I get a
10 motion to adjourn?

11 VICE-CHAIRPERSON GUTIERREZ: Motion.

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

14 COMMISSIONER MUNDORF: Second.

15 EXECUTIVE DIRECTOR SANGER: Second by
16 Ms. Mundorf.

17 And we'll go right through.

18 Chairperson Pedraza?

19 CHAIRPERSON PEDRAZA: Yes.

20 EXECUTIVE DIRECTOR SANGER: Vice-
21 Chairperson Gutierrez?

22 VICE-CHAIRPERSON GUTIERREZ: Yes.

23 EXECUTIVE DIRECTOR SANGER: Okay.

24 Commissioner Mundorf?

25 COMMISSIONER MUNDORF: Yes.

1 EXECUTIVE DIRECTOR SANGER: And
2 Commissioner Geldziler?

3 COMMISSIONER GELDZILER: Yes.

4 EXECUTIVE DIRECTOR SANGER: Okay. That
5 is our meeting. Thank you very much, everyone, and
6 great. We do have some refreshments in the back and
7 in our area.

8 Please stay and have some refreshments.

9 (Concluded at 5:23 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.

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