

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
_____ :

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, November 19, 2020
Commencing at 4:35 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER, (Via telephone)
ELISE DiNARDO, COMMISSIONER, (Via telephone)
JAY GELDZILER, COMMISSIONER, (Via telephone)
DOROTHY JETTER, COMMISSIONER, (Via telephone)
DEBRA MUNDORF, COMMISSIONER, (Via telephone)
MARGARITA GUTIERREZ, VICE CHAIRPERSON,
(Via telephone)
JOSE PEDRAZA, CHAIRPERSON, (Via telephone)

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

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR, (In Person)
GERARD D. PIZZILLO, ESQ., COUNSEL, (Via telephone)
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS,
(In Person)
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER, (In Person)

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1 MR. SANGER: Okay.

2 Okay, everyone, we're going to get started.

3 And, Jorge, as we -- as we are starting in
4 our -- now in the early part of our meeting,
5 Jorge Rodriguez will try to get Dottie on and --
6 Jetter on with us. But I -- you know, it's going
7 to take a few minutes.

8 So, first thing I -- I'd like to just thank
9 everyone for being with us this afternoon. This
10 is the November 19th meeting of the Union City
11 Housing Authority.

12 And I'd just like to thank all of you for
13 your understanding and cooperation as -- as,
14 again, this month we allowed for a telephonic
15 meeting. In my -- in my thought process, last
16 month we were able to meet and we were in person
17 at the Pavilion in the back of 3911 Kennedy
18 Boulevard but with the -- I guess with the
19 acceleration of the COVID virus again I thought
20 it best that we not have people come out, you
21 know, to a meeting and get together in any indoor
22 situation, regardless of the distancing and
23 whatever.

24 So we're hoping it's better for everyone.

25 Dottie, are you on with us now?

1 MS. JETTER: I'm on with you, --

2 MR. SANGER: Okay, great.

3 MS. JETTER: -- yup.

4 MR. SANGER: You'll be able to hear
5 everyone, Dottie.

6 MS. JETTER: (Indiscernible).

7 MR. SANGER: Okay great, Dottie
8 Thank you.

9 So Dottie is on with us. She's on a
10 separate phone but she's right next to our phone
11 and it seems like it's working.

12 COMMISSIONER MUNDORF: Hi, Dottie.

13 MR. SANGER: So, again, I'd like to -- like
14 to thank everyone for doing this. And as we see
15 the COVID accelerating, we may have to do this
16 additional times or additional months but we'll
17 wait and see. And as -- or as we always do with
18 the COVID, we'll see what the future brings us
19 and we'll make the proper adjustments as we go
20 along in order to keep the function of the Union
21 Housing Authority.

22 And thank you for your understanding and
23 cooperation.

24 Everyone is on today. And I just thank you
25 for that.

1 So what I'd like to do at this time is open
2 our meeting and at this time we would usually
3 have our flag salute; we're not going to do that.

4

5 **ROLL CALL:**

6

7 MR. SANGER: But what we're going to do is
8 I'm going to take the roll call now.

9 And ask Mr. Pedraza?

10 CHAIRPERSON PEDRAZA: Present.

11 MR. SANGER: Okay.

12 Miss Gutierrez?

13 VICE CHAIRPERSON GUTIERREZ: Present.

14 MR. SANGER: Okay.

15 Miss Jetter?

16 COMMISSIONER JETTER: Yes.

17 MR. SANGER: Present.

18 Miss DiNardo?

19 COMMISSIONER DiNARDO: Here.

20 MR. SANGER: Present.

21 Thank you.

22 Miss Capizzi?

23 COMMISSIONER CAPIZZI: Here.

24 MR. SANGER: Thank you. Here.

25 Miss Mundorf?

1 COMMISSIONER MUNDORF: Here.

2 MR. SANGER: Okay.

3 Mr. Geldziler?

4 COMMISSIONER GELDZILER: Here.

5 MR. SANGER: Okay.

6 Seven present; none absent. And we do have
7 a quorum.

8 Right now what do we do then is make our
9 announcement for the Sunshine Law that this is a
10 Regular Meeting, in accordance with the pursuant
11 -- and pursuant to the Chapter 231 P.L. 1975, the
12 Open Public Meeting Act.

13 Adequate notice of this meeting has been
14 provided as follows:

15 The annual schedule of Board meeting set
16 forth the time, date and location of the meeting
17 and the notice and the agenda of this meeting has
18 been prominently posted on our bulletin board.

19 And we weren't able to get it to The Jersey
20 Journal when we changed the meeting but it's also
21 -- it has been on file in the Office of the City
22 Clerk and it is also online that we have changed
23 the -- the date -- the date of our -- not the
24 date but we've changed the meeting into a
25 telephonic meeting.

1 So, with that being said, I would again
2 like to thank everyone for being here and ask at
3 this time if I could have a motion to go into our
4 Closed Session?

5 VICE CHAIRPERSON GUTIERREZ: Margarita
6 Gutierrez; motion.

7 MR. SANGER: Okay, Margarita Gutierrez
8 motions.

9 And second by?

10 COMMISSIONER MUNDORF: Debra Mundorf.

11 COMMISSIONER DINARDO: Elise.

12 I'm sorry.

13 MR. SANGER: Second by Deb-- second by
14 Debra Mundorf.

15 Okay, Miss Beshara, as a member of the
16 public will you then shut off your phone and
17 we'll call you back when we go back into Open
18 Session.

19 Okay?

20 MS. BESHARA: Yes.

21 Thank you.

22 Bye.

23 MR. SANGER: Thank you, ma'am.

24 Thank you, ma'am.

25 We appreciate that.

1

2 (NOTE: NO ROLL CALL VOTE WAS TAKEN; BOARD
3 MOVED TO EXECUTIVE SESSION.)

4

5 (Whereupon, the Board moved to Executive
6 Session at 4:39 p.m.)

7

8 (Whereupon, the Board returned to Open
9 Session at 4:57 p.m.)

10

11 MR. SANGER: Therefore, I'm going to ask
12 now for a motion to go back into Open Session.

13 CHAIRPERSON PEDRAZA: Jose Pedraza; --

14 COMMISSIONER DiNARDO: Motion.

15 CHAIRPERSON PEDRAZA: -- motion.

16 COMMISSIONER DiNARDO: Motion; Elise
17 DiNardo.

18 MR. SANGER: Okay.

19 Motion by Elise DiNardo.

20 And second by --

21 VICE CHAIRPERSON GUTIERREZ: Second;
22 Margarita Gutierrez.

23 MR. SANGER: And second by Jose Pedraza.

24 I heard Mr. Pedraza's voice.

25 CHAIRPERSON PEDRAZA: Yes.

1 MR. SANGER: Okay?

2 So second by Mr. Pedraza.

3 And we'll have a roll call to have -- go
4 into our Open Session.

5 Mr. Pedraza?

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: Miss Gutierrez?

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 MR. SANGER: Okay.

10 Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: Okay.

13 Miss DiNardo?

14 COMMISSIONER DiNARDO: Yes.

15 MR. SANGER: Okay.

16 Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: Okay.

19 Miss Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 MR. SANGER: Okay.

22 And Mr. Geldziler?

23 COMMISSIONER GELDZILER: Yes.

24 MR. SANGER: Okay, seven yes.

25 And I will be calling now Miss Beshara, a

1 member of our public.

2 I think most of you know Miss Beshara; she
3 comes to many of our meetings here. We're going
4 to call her to come back on with us to get into
5 the Open Session.

6

7 (Whereupon, the Board discussed the
8 following items:

9 **C. APPROVAL OF VARIOUS RESOLUTIONS**

10 RESOLUTION NO. 2020-29 - RESOLUTION
11 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
12 PUBLISH BID FOR ARCHITECTURAL AND ENGINEERING
13 SERVICES FOR THE 2020 CAPITAL FUND PROGRAM;

14 RESOLUTION NO. 2020-30 - RESOLUTION
15 APPROVING CONTRACT FOR GENERAL COUNSEL LEGAL
16 SERVICES FOR THE CALENDAR YEAR 2021;

17 RESOLUTION NO. 2020-31 - RESOLUTION
18 APPROVING CONTRACT FOR LABOR COUNSEL LEGAL
19 SERVICES FOR THE CALENDAR YEAR 2021; and

20 RESOLUTION NO. 2020-32 - RESOLUTION
21 ACCEPTING PROPOSAL FLOOR REPLACEMENT AT 3700
22 PALISADE AVENUE AND AUTHORIZING ENTERING INTO
23 CONTRACT TO PROVIDE SERVICES.)

24

25 MR. SANGER: All right, with the Open

1 Session, I do want to share with you four -- I
2 believe four Resolutions, four Resolutions that
3 are important to us and allows us to keep moving
4 forward with the operations at the Housing
5 Authority.

6 And -- and as I've said, in spite of the
7 COVID virus, we feel -- you know, we're -- we're
8 very proud of the fact that -- proud -- you know,
9 professionally proud that we've moved forward in
10 still all total operations. We really haven't
11 skipped a beat in the COVID virus.

12 You know?

13 Other than not having some, you know, face
14 to face meetings with people and things of that
15 nature, which of course is due to COVID, we've
16 really kept everything operational and kept --
17 keep -- you know, keeping everything going well.

18 So with that, we're going to have
19 Resolution 2020 number 29.

20 If you'd like to read along with me, you do
21 have copies of these Resolutions.

22 Resolution Permitting the Union City
23 Housing Authority to Publish Bid for
24 Architectural and Engineer Services for the 2020
25 Capital Fund Program.

1 And, Whereas, the Union City Housing
2 Authority is seeking request for proposals to
3 provide A and E Services in connection with the
4 2020 CF program; and

5 Whereas, the Authority has prepared a bid
6 package in accordance with applic-- applicable
7 state law for Architectural and Engineer Services
8 inviting those qualified entities --

9 MS. BESHARA: Hello, I'm in.

10 MR. SANGER: -- to provide the necessary
11 services.

12 MR. RODRIGUEZ: Okay.

13 MR. SANGER: Thank you.

14 Now, Therefore, Be It Resolved that the
15 Commissioners of the Union City Housing Authority
16 do hereby approve and permit the Authority to
17 publish a bid for Architectural and Engineering
18 Services in connection with the 2020 Capital
19 Fund.

20 And the Capital Fund, you -- if you recall
21 how we used some of the Capital Fund for the
22 2019, we used a lot of those funds for new
23 windows, for new boilers, for new tubs and --
24 and, you know, renovations of a lot of our
25 apartments and things of that nature.

1 And we'd like to continue for 2'20 as well.
2 And we will be addressing, again, new boilers,
3 new -- helping people to renovate new bathrooms
4 and new kitchens and things of that nature.

5 So we're going ahead with a lot of those
6 capital -- and this will allow us to go ahead
7 with those capital funds and utilizing them to
8 improve the quality for all the people in our --
9 in our Housing.

10 So that's the Architectural and Engineer
11 Services.

12 Number 2020 number 30.

13 Resolution Approving Contract for General
14 Counsel --

15 Well represented by Mr. Gerard Pizzillo,
16 our General Counsel.

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: -- Legal Services for the
19 Calendar Year 2021.

20 Whereas, Union City Housing Authority
21 sought bids for general counsel legal services;
22 and

23 Whereas, bids were picked -- by two
24 companies, and one company submitted a bid on the
25 due date of submission; and

1 Whereas, the submission was reviewed by the
2 Union City Housing Authority evaluation
3 committee.

4 And the evaluation committee has not met
5 for obvious reasons but we will be following up
6 with this and -- to be sure to -- with this and
7 with a recommendation that the -- the general
8 counsel --

9 And then this general counsel, the -- the
10 only person who -- or persons that put in --
11 agency that put in was the Genova Burns, which
12 Gerard -- who Gerard represents well.

13 So with the bid submitted by Genova Burns
14 was determined to be responsible bid and legal
15 sufficient fund; and

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

19 Therefore, Be It Resolved, that the
20 Commissioners of the Union City Housing Authority
21 do hereby approve a contract with Genova Burns
22 LLC for general counsel legal services in
23 accordance with the bid specifications.

24 Be It Further Resolved, that the Contractor
25 shall be paid in accordance with the bid not to

1 exceed \$68,500.00 and \$150.00 per hour for
2 attorney; and \$75.00 per hour for paralegal.

3 And I would like to say that that -- the
4 same amount of money we've had the last few
5 years, that money has not accelerated and that
6 money has not gone higher. So the count is still
7 68,000 -- \$68,500.00, which it's been for the
8 last number of years.

9 And Be It Further Resolved that the
10 Executive Director of the Union City Housing
11 Authority is hereby authorized to execute the
12 contract for general counsel legal services with
13 Genova Burns.

14 Our next -- as I thumb through these.

15 My next Resolution is Resolution 2020-31.

16 Approving Contract for Labor Counsel Legal
17 Services for the Calendar Year 2021.

18 And Whereas, the Union City Housing
19 Authority sought bids for labor counsel legal
20 services; and

21 Whereas, bids were picked up by two
22 companies, and two companies submitted a bid on
23 the due date of the submission;

24 Whereas, the submission was reviewed and
25 will be reviewed by the Union City Housing

1 Authority evaluation committee; and

2 Whereas, the bid submitted by Genova Burns
3 was determined to be a responsible bid and
4 legally sufficient bid; and

5 Whereas, the contractor shall be paid in
6 accordance with the rates set forth in the bid
7 proposal submitted to the Authority; and

8 Therefore, Be It Resolved that the
9 Commissioners -- Union City Housing Authority do
10 hereby approve contract with Genova Burns for
11 labor counsel legal services in accordance with
12 the bid specifications.

13 Be It Further Resolved, that the Contractor
14 shall be paid in accordance with the bid not to
15 exceed 48,000 the following rates, \$150.00 per --
16 for attorney; \$75.00 for a paralegal.

17 And again, this amount of money, 48,000, is
18 the same amount of money that we've had for a
19 number of years. So that cap -- the cap on that
20 has not accelerated or gotten higher.

21 So with these, we -- we Further Resolve
22 that the Executive Director of the Union City
23 Housing Authority is hereby authorized to execute
24 a contract for -- for labor counsel legal
25 services with Genova Burns, LLC.

1 We've been very happy with the performance
2 of our -- of these two and -- of these two, the
3 counsel -- the general counsel and the labor
4 counsel. And we're hoping to continue that
5 further -- continue that relationship.

6 And the final Resolution is 2020 number 32.

7 Resolution Accepting Proposal for Floor
8 Replacement at 3700 Palisade Avenue and
9 Authorizing Entering into Contract to Provide
10 Services.

11 Whereas, the Union City Housing Authority
12 has on at least two separate occasions published
13 and republished request for proposals for the
14 replacement and repair of flooring at 3700
15 Palisade Avenue.

16 And let me remind you that 3700 Palisade
17 Avenue is our senior citizen building and we're
18 always, of course, give a special attention there
19 because of the seniors and their age and the
20 health and safety issues that we must provide for
21 them.

22 And, Whereas, the Authority has been
23 unsuccessful in receiving responsible bid
24 considering the limited nature of available funds
25 earmarked for this Project; and

1 Whereas, the Authority is a member of the
2 Educational Service Commission Cooperative
3 Purchasing Program, --

4 Of which you had approved last month.

5 -- a State of New Jersey approved
6 facilitator of service providers to its members;
7 and

8 Whereas, the Authority received an estimate
9 from Commercial Interiors Direct Incorporated, an
10 approved vendor from the Program, to undertake
11 the replacement and repairs of the flooring at
12 3700 Palisade Ave;

13 Whereas, the estimate submitted by
14 Commercial Interiors Direct Inc. is within the
15 budget contemplated for the replacement and
16 repairs of floors at 3700 Palisade Ave; and

17 Whereas, since Commercial Interiors Direct
18 has been -- has been sourced through the Program
19 and based on the lack of responsible bids
20 previously received, the Executive Director is
21 seeking approval to accept the estimate and enter
22 into an agreement with Commercial Interiors
23 Direct for the amount not to exceed \$70,135.00.

24 Now, Therefore, Be it Resolved that the
25 Commissioners of the Union City Housing Authority

1 do hereby authorize the Executive Director to
2 negotiate and enter into agreement with
3 Commercial Interiors Direct for replacement and
4 repair of flooring at 3700 Palisade, in an amount
5 not to exceed \$70,135.65.

6 And I think this -- it -- this Resolution
7 deserves a little bit of an explanation.

8 We have been paying particular attention
9 with our funding from CF and -- which is our
10 Capital Fund and also funding from our general
11 operations, to improve the 3700 site there.

12 We -- we're putting in new floors on the --
13 in the lobby area and the first floor. And the
14 lobby area also includes the arts and crafts
15 room, as well as the TV room.

16 And the first floor it also includes the
17 big conference room there or the big recreation
18 room there and community room that's there.

19 So what we're looking to do is improve the
20 flooring in all those places, improve the
21 painting of the walls and some -- you know,
22 improvements to walls, improvements to floors.

23 And just keep in mind that the floors
24 there, when we did the floors there, we had to --
25 there were three layers of flooring under the --

1 the tile. And we had to remove three layers of
2 flooring -- that was from many, many years.

3 As well as address any issues that may have
4 come up with the -- with the asbestos or anything
5 with environmental issues that might be there.

6 So all of that was taken care of. We are
7 all -- we are in total compliance with all of
8 those items. And you might see \$70,000.00 but to
9 do all the work that this involved, pulling up
10 three layers of flooring.

11 And in the past they just put one layer on
12 top of layer on top of layer. And they really
13 didn't do any removal at that time.

14 But we did the whole -- we did this right,
15 we -- we addressed all of the issues related to
16 environmental. We also did all the -- you know,
17 all the layers of the flooring that were pulled
18 out and had to be put in a -- you know, the cost
19 that it has with -- you know, with dumpsters and
20 things -- things of that nature.

21 So we really did the job right and -- to be
22 sure that all the floors and we have a beautiful
23 now, you know, modern grey -- you know, grey
24 floor we are going to have to have installed
25 there. And some painting to make it brighter.

1 And it really hasn't been done in about 25
2 years, Waldo?

3 MR. MORIN: Yeah.

4 MR. SANGER: Really hasn't been done in
5 about 25 years.

6 So we're looking to make improvements to
7 our senior citizens building that they deserve
8 very much.

9 So they'll have improved lobby area.
10 They'll have improved TV room. They'll have an
11 improved arts and craft room. They'll have an
12 improved community room. And they'll have
13 improved first floor --

14 MR. MORIN: Laundry room.

15 MR. SANGER: -- and -- and laun-- and
16 laundry room as well.

17 Thank you, Waldo.

18 And laundry room as well.

19 So that is what this Resolution is about.

20 So, is -- any -- any questions toward any
21 one of those Resolutions that any of our Board
22 members may have?

23 COMMISSIONER MUNDORF: No.

24 MR. SANGER: No?

25 Okay.

1 Thank you.

2

3 (Whereupon, the Board discussed and took
4 action on the following items:

5 **CONSENT AGENDA**

6 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING**
7 **AND EXECUTIVE SESSION OF SEPTEMBER 17, 2020;**

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

9 **C. APPROVAL OF VARIOUS RESOLUTIONS**

10 RESOLUTION NO. 2020-29 - RESOLUTION
11 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
12 PUBLISH BID FOR ARCHITECTURAL AND ENGINEERING
13 SERVICES FOR THE 2020 CAPITAL FUND PROGRAM;

14 RESOLUTION NO. 2020-30 - RESOLUTION
15 APPROVING CONTRACT FOR GENERAL COUNSEL LEGAL
16 SERVICES FOR THE CALENDAR YEAR 2021;

17 RESOLUTION NO. 2020-31 - RESOLUTION
18 APPROVING CONTRACT FOR LABOR COUNSEL LEGAL
19 SERVICES FOR THE CALENDAR YEAR 2021; and

20 RESOLUTION NO. 2020-32 - RESOLUTION
21 ACCEPTING PROPOSAL FLOOR REPLACEMENT AT 3700
22 PALISADE AVENUE AND AUTHORIZING ENTERING INTO
23 CONTRACT TO PROVIDE SERVICES;

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

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

1

2 MR. SANGER: I think now we'll -- we'll be
3 going into our Consent Agenda and what it --

4 Let me remind you in the Consent Agenda
5 that we will be, at this time, approving the
6 minutes.

7 And I just want to remind you about the
8 minutes. The minutes are not of the October
9 meeting -- because we did not have an October
10 meeting but the minutes are of the September
11 meeting that were put in your October packet.

12 So we are really approving the September
13 minutes tonight. And so with that --

14 Also, you're approving the Resolutions that
15 we spoke about and bids.

16 Okay?

17 And the -- the -- while you don't have to
18 approve the Payment of Bills, you will see -- you
19 know, you will get a chance, you know, always to
20 look at that.

21 But also, the Accounts Receivables and the
22 Delinquent Accounts. So these are the type
23 things that we -- we are voting on this evening.

24 So with that being said, I would like to
25 take a Consent Agenda vote.

1 And Mr. Pedraza?

2 MS. DILLON: You need a motion.

3 CHAIRPERSON PEDRAZA: Yes.

4 MR. PIZZILLO: Make a motion. Yeah.

5 MR. SANGER: I'm -- I'm sorry. I'm sorry.

6 A motion please?

7 Yes.

8 VICE CHAIRPERSON GUTIERREZ: I make a
9 motion; Margarita Gutierrez.

10 MR. SANGER: Margarita Gutierrez makes a
11 motion.

12 Second by?

13 COMMISSIONER MUNDORF: Debra Mundorf.

14 MR. SANGER: Second by Debra Mundorf.

15 Thank you.

16 Mr. Pedraza?

17 CHAIRPERSON PEDRAZA: Yes.

18 MR. SANGER: Okay.

19 Miss Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 MR. SANGER: Okay.

22 Miss Jetter?

23 COMMISSIONER JETTER: Yes.

24 MR. SANGER: Okay.

25 Miss DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Thank you.

3 Miss Capizzi?

4 COMMISSIONER CAPIZZI: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Mr. Geldziler?

8 Okay, we have seven --

9 COMMISSIONER GELDZILER: Yes.

10 MR. SANGER: -- votes -- seven votes yes.

11 Thank you, sir.

12 And seven votes yes.

13 And no one against.

14 So I -- I thank you for all that support
15 that we're doing.

16

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

18

19 MR. SANGER: Now is the time that I come
20 out and do have a -- a bit of a Director's Report
21 for you.

22 And, as we had stated through some of our
23 Resolutions, we'll give you of course a little
24 follow-up of some of our Resolutions that we are
25 -- we are new -- painting the lobby and the first

1 floors at 3700 as we said.

2 We're putting new floors there. We're
3 putting -- painting the walls; new floors. All
4 -- all environmental issues have been addressed.
5 And it's going to improve the -- the quality and
6 the meeting places. And hopefully our seniors,
7 after COVID, will be able to get to some of the
8 these meeting places that they haven't been able
9 to get to the last nine months.

10 Such as the TV room. Such as the arts and
11 craft room. Such as the community room.

12 So all those places, you know, -- and they
13 do use the laundry room but we -- through our
14 security guards and people, we don't allow -- try
15 not to allow more than two people at a time in
16 the laundry room. You know, to use the laundry
17 room and whatever.

18 It is a new laundry room that you voted on
19 a few months back. And we have all new equipment
20 in the laundry room and new -- new washers, new
21 dryers. And the new flooring that's in there now
22 as well.

23 But, again, we're now allowing more than
24 two seniors or two people in the laundry room at
25 a time to -- to do their laundry.

1 So we have a lot of new things happening
2 there.

3 We have new windows at our AMPs down here
4 on the hill at 634 and 640. We have new windows
5 that were put in there. And that was by your --
6 your approval as well. So improvements there.

7 Also, on Cantello Street, which you know is
8 our -- our Veterans Cantello Street Improvement
9 Project. We've talked about this for the last
10 two years or so. It's finally come to fruition.

11 Yes, the contractors are working there. If
12 you've gone by the site --

13 And I know Miss Jetter, who lives there
14 could attest to this.

15 We have new sidewalks that we're putting in
16 there. We're putting in new railings. New
17 stepping -- new steps for the -- for all the
18 people living there -- the tenant/residents who
19 are living there. New steps. New walkways. New
20 railings for everyone on the exterior.

21 On -- right now we are doing two model
22 apartments that we're going to consider as model
23 apartments and they will be finished by this
24 coming Wednesday, prior to Thanksgiving.

25 So right after Thanksgiving we can show

1 | these apartments to all of the tenants and all of
2 | the tenants -- residents will be able to see the
3 | model apartment.

4 | So they're going to be going through pain
5 | for a couple of weeks in each one of their
6 | apartments and, you know, an inconvenience -- a
7 | little bit of pain, a little bit of convenience,
8 | but we want to show it's worth the inconvenience
9 | and pain because you're going to have these
10 | beautiful new apartments -- apartments and units.
11 | With the two bedrooms, new kitchens, new bath--
12 | new kitchens, new bathrooms, new flooring, new
13 | electric, new windows, new roofing.

14 | Eventually we're going to have new siding.

15 | And the canopies outside have all been
16 | fixed.

17 | And all new doors on their bedrooms and
18 | their front doors.

19 | The front -- the two -- the doors to the
20 | apartments now and the front door and the
21 | basement are all going to be fire doors, which
22 | they never had before in the Vet's housing.

23 | So we're following all the Codes. We're
24 | making these great improvements there. And this
25 | is -- and it's something we want to keep a close

1 eye on because with COAH funding it's almost --
2 it's close to \$1.4 million.

3 So it's 1 million, you know, 400,000
4 dollars' worth of money. Of course, we want to
5 be sure we do this right and keep a close eye on
6 it.

7 So just to let you know these things are
8 happening.

9 And I would love, when we finish with a few
10 of the model apartments, that maybe we can even
11 invite some of you there on a night when it's
12 done and at a time, if you could make it and put
13 it into your schedules.

14 I'd love for you to see what you voted
15 for --

16 COMMISSIONER MUNDORF: That's a good idea.
17 That's --

18 MR. SANGER: -- and it's something that you
19 all can -- you all can be very proud of.

20 All right?

21 You know, besides pictures -- because
22 pictures -- you know, pictures don't tell the
23 true story. But you go in and you see it
24 visually and you get -- get a chance to see it
25 all, I think it's something we're all going to be

1 very proud of.

2 That eventually, down the road within the
3 next few years to come, that we can do in all of
4 our Veterans, you know, with the COAH funding.

5 And, of course, thank Mayor Stack for
6 providing that COAH funding for it. And I think
7 it's something we'll all be proud of.

8 So I -- I'd like to maybe do that in the --
9 maybe right after the holidays, in early -- early
10 January, whatever, when things calm down. As
11 long as the COVID doesn't get worse and worse.
12 That may limit us on some of the things we can
13 do. But I'd like you to be -- to go over there
14 and see it as well. And -- and, of course, have
15 our resident there to see it as well.

16 We are being extra cau--

17 COMMISSIONER JETTER: You're over here --

18 MR. SANGER: We are --

19 COMMISSIONER JETTER: -- every day --

20 (indiscernible) -- that you're here practically
21 every day watching.

22 MR. SANGER: Oh, thanks for --

23 Thank you.

24 COMMISSIONER JETTER: (Indiscernible).

25 MR. SANGER: Thank you, Dottie.

1 Did everyone hear that?

2 Thank you.

3 COMMISSIONER MUNDORF: Yes.

4 COMMISSIONER CAPIZZI: Yes.

5 MR. SANGER: All right, --

6 VICE CHAIRPERSON GUTIERREZ: Yes.

7 MR. SANGER: -- thank you, Dottie. I --

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 MR. SANGER: -- I appreciate that, Dottie.

10 COMMISSIONER JETTER: No, it's --

11 MR. SANGER: Thanks.

12 COMMISSIONER JETTER: -- true.

13 I don't -- I don't just say things. You're
14 here --

15 I see you from my window.

16 MR. SANGER: Um-hum.

17 COMMISSIONER JETTER: You're looking at
18 everything.

19 MR. SANGER: Um-hum.

20 COMMISSIONER JETTER: You're checking it
21 out, --

22 MR. SANGER: Yeah.

23 COMMISSIONER JETTER: -- which is a great
24 thing.

25 MR. SANGER: Well, if I'm not there,

1 Waldo's there or Jorge is there.

2 COMMISSIONER JETTER: Well, I --

3 MR. SANGER: And Waldo and --

4 COMMISSIONER JETTER: -- (indiscernible) --

5 MR. SANGER: Waldo and Jorge have been --

6 COMMISSIONER JETTER: -- Waldo I'll say it.

7 MR. SANGER: Right.

8 Thank you.

9 COMMISSIONER JETTER: I saw you all the
10 time. You're tall, so I could see you.

11 MR. SANGER: Thank you, Dottie.

12 Thank you, Dottie.

13 And --

14 So, Jorge and Waldo, I have to put a little
15 bit of a -- for them; they've been great with
16 this. You know, and --

17 COMMISSIONER JETTER: Waldo

18 -- (indiscernible) --

19 MR. SANGER: As you know, when you're
20 dealing with so many people in different, you
21 know, -- where -- you know, they're really
22 helping us as we move forward.

23 We've also, with COVID money, the Union
24 City Housing Authority got approximately --

25 How much money was it, Jorge? The figure

1 with COVID?

2 MR. RODRIGUEZ: We -- in COVID money we --
3 we received about approximately \$260,000.00.

4 MR. SANGER: Two hundred and sixty thousand
5 dollars of COVID money from the federal
6 government, which allows us to have extra
7 security people. To -- allows us to keep, you
8 know, the different cleaning -- all of our
9 facilities. Having outside companies coming in
10 disinfecting. You know, just many different
11 things.

12 And what we were able to do with that COVID
13 money, we were also able to to install 45
14 additional cameras.

15 If you recall, three years ago, we put
16 cameras in that have been a tremendous help here.
17 And -- 44 additional cameras here on 39th Street.
18 So all of our stairwells will have cameras now.
19 That is paying -- that's not -- no cost in Union
20 City Housing Authority; just through the COVID
21 money.

22 Because they want everything secure because
23 they don't want people coming into buildings or
24 outside people trespassing that may, in some way,
25 -- or, you know, impacts or have any, you know,

1 acceleration of COVID or issues related to COVID.
2 So they're allowing that money.

3 So part of that 260,000, there's 45 new
4 additional cameras.

5 Also, we're buying a new van that could be
6 used by our maintenance staff for the -- mainly
7 for the person who takes care of all the heating
8 and the -- for all of our buildings. And COVID
9 is also paying for that because they -- you're
10 going around to different buildings, you're going
11 into buildings and apartments to keep peoples'
12 heat up and which, of course, is vital and of
13 importance. So that comes under -- over -- that
14 -- that's allowed under COVID as well.

15 So, as you could see, you know we're coming
16 up with as many ideas as possible to utilize that
17 money, you know, in a way that's -- that will,
18 you know, benefit the Union City Housing
19 Authority and its people.

20 So we've done that. An we're -- we're
21 always looking to come up with ways.

22 If you could think of anything, you want to
23 give me a call, that you think might be able to
24 be covered by COVID, you know, I'm happy to hear
25 you out. Because we do have some additional

1 funds and we do have a year or so to -- more to
2 spend that money.

3 So, we're all trying to get ideas. Of
4 course they have to be within the framework of
5 what's -- what -- what's allowed by the federal
6 government.

7 But the new cameras are allowed.

8 The van is allowed.

9 The disinfecting -- the companies coming in
10 and disinfec-- you know, disinfecting all of our
11 buildings and facilities.

12 And just -- you know, just quite a few
13 other things as well, just to mention -- mention
14 a few.

15 So the other thing, too, that I do want to
16 mention, that so far this year -- and I know
17 we're just getting into the heating season but
18 there have been a lot of cold nights, we haven't
19 had one complaint about our heat.

20 And I'm --

21 COMMISSIONER MUNDORF: Oh, that's --

22 MR. SANGER: -- I'm -- I'm very happy with
23 that. And you could be happy with that.

24 Because I know you might meet people on the
25 street or around, oh we didn't have heat, we

1 | didn't have this, we didn't have that.

2 | I didn't have the Mayor's Office or the
3 | Board of -- or the Health Department call us
4 | about heat, you know, one time. So we haven't
5 | had one complaint.

6 | And we're -- why we're able to -- part of
7 | that is because we had new boiler down on
8 | Columbian Courts that you approved.

9 | And, also, we'll be putting in a new boiler
10 | up here. You voted on that Resolution tonight to
11 | -- with the A and E because they're -- they're
12 | the architect for that.

13 | So, you know, a lot of good things we're
14 | providing. We're trying to upgrade and renovate.

15 | So, basically, that is my report, everyone.

16 | You have any questions to my report?

17 | VICE CHAIRPERSON GUTIERREZ: No but you
18 | guys doing a great job. Margarita; good job.

19 | COMMISSIONER CAPIZZI: Yup.

20 | COMMISSIONER MUNDORF: Yup, you're doing
21 | good.

22 | MR. SANGER: Okay.

23 | Thank you.

24 | Thank you very much for all your support,
25 | everyone.

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PUBLIC COMMENT:

MR. SANGER: And at this time it is the public portion of our meeting.

Is there a member of the public that's on with us who would like to address the Board?

MS. BESHARA: Yes. This is Toni Beshara. You mentioned --

At -- at 305 44th Street.

-- you mentioned that we might be able to go and look at the model apartments.

MR. SANGER: Yes, ma'am.

MS. BESHARA: Does that include me? Or just --

MR. SANGER: That -- that would --

MS. BESHARA: -- the -- maybe the Board --

MR. SANGER: Yes, ma'am. That would -- that would include anybody.

We will get letters out --

And I'm glad you mentioned that.

Thank you.

We will get letters out to all people in -- that live in Veterans; regardless if they live on 5th Street or 44th Street, whatever. We want

1 | them to see what the future is for them.

2 | You know?

3 | And what the apartments are going to look
4 | like.

5 | Because I think once they see that it's
6 | going to ease the pain a little bit that -- you
7 | know, they're going to be inconvenienced,
8 | et cetera, et cetera. But we could have -- you
9 | know, improve our relationship with them, as well
10 | as, you know, explain and give them the
11 | appropriate an accurate information. And it's
12 | going to allow for, you know, everyone to be a
13 | little more comfortable during the transition
14 | time.

15 | So, yes, Miss -- the answer to your
16 | question is yes, Miss Beshara, we will have
17 | people and they'll be happy to take you there
18 | or --

19 | We're going to have a few nights that we're
20 | going to send out where Waldo and I or Jorge
21 | might be at the model apartments. We're going to
22 | tell people these four nights or these five
23 | nights, from five o'clock to seven o'clock at
24 | night or eight o'clock at night, you'll be able
25 | to come and see the apartment.

1 So, we'll be there quite a few times to
2 open up the apartments; show it to them. We're
3 even going to furnish some of the apartments and,
4 you know, put some furniture in there and put
5 some kitchen furniture in and some things to make
6 it look as -- you know, as real as possible. You
7 know an as lively as possible.

8 So we're doing that, yes, ma'am.

9 MS. BESHARA: Thank you.

10 COMMISSIONER JETTER: Are we --

11 (indiscernible) --

12 MS. BESHARA: One other question.

13 Again, will this --

14 COMMISSIONER JETTER: -- (indiscernible) --

15 MR. SANGER: Okay, one second, --

16 MS. BESHARA: -- or any --

17 MR. SANGER: -- Miss Jetter. One second,
18 Miss Jetter.

19 Okay. And I'll answer your question, yes.

20 Go ahead, ma'am -- Miss Beshara.

21 MS. BESHARA: Okay.

22 Will this or anything else somehow impact
23 the rent that we're --

24 MR. SANGER: No.

25 MS. BESHARA: -- currently paying --

1 MR. SANGER: No.

2 MS. BESHARA: -- the -- the structure that
3 we pay the increments as well?

4 MR. SANGER: As -- as of this moment there
5 will be no rent increase.

6 MS. BESHARA: Okay.

7 MR. SANGER: And I know -- I know that's
8 something that our Board is very interested in,
9 our City leadership -- as it's not related to
10 Housing but City leadership doesn't -- has -- has
11 all over Union City.

12 And if you recall, this year, -- and Jorge
13 -- this was Jorge Rodriguez who does our -- he's
14 our Comptroller who, of course, you know,
15 oversees our finance, that we did not increase
16 the rent for Veterans.

17 We did not increase the rent for 5 -- 2601
18 Central Avenue.

19 We did not increase the rent for 519 21st
20 Street.

21 And we did not increase the rent in any of
22 our PHA facilities, which is all of our big
23 buildings.

24 MS. BESHARA: Um-hum.

25 MR. SANGER: So we -- we froze all the rent

1 for people with COVID and then, in the future, we
2 are not looking to increase the rent.

3 Unless something unforeseen happens, that
4 strains things, you know, that comes up, we are
5 not looking to increase the rent.

6 And I know that's the philosophy of our
7 Board, Miss Beshara, and of any leadership in the
8 City is try to ease the burden on the people who
9 do pay their rent.

10 And that's always something that's on our
11 mind to try to, you know, the financial burden
12 that may come on people.

13 So we've made every poss-- you know every
14 effort possible the last nine months and for the
15 foreseeable future to hold that down for
16 everyone.

17 And I thank the -- you know, I thank the
18 Board for that and I thank our leadership. And
19 -- that we're in concert with everyone in Union
20 City, you know, in this and showing people that,
21 you know, we do have a sensitivity to what their
22 -- what their issue can be.

23 Okay?

24 MS. BESHARA: Yes.

25 Thank you very much.

1 And thank you --

2 I am one of the people whose rent was not
3 raised this year with -- you know, I live on 44th
4 in Veterans housing, so I do appreciate that.

5 Thank you.

6 MR. SANGER: Thank you, ma'am.

7 Thank you.

8 Miss Jetter, you had a comment? Before we
9 close.

10

11 (Whereupon, there was an interruption with
12 the host Zoom connection.)

13

14 COMMISSIONER MUNDORF: Hello?

15 COMMISSIONER CAPIZZI: Yes. Hello?

16 COMMISSIONER MUNDORF: Hello.

17 COMMISSIONER CAPIZZI: I'm here.

18 COMMISSIONER DiNARDO: We're -- I think
19 we're all here. What happened to everybody else?

20 COMMISSIONER CAPIZZI: Right.

21 COMMISSIONER DiNARDO: Mr. Sanger?

22 COMMISSIONER CAPIZZI: I don't know.

23 MR. PIZZILLO: I'm -- Gerard's here still.

24 MS. BESHARA: Toni's here.

25 VICE CHAIRPERSON GUTIERREZ: Oh my God.

1 CHAIRPERSON PEDRAZA: Pedraza.

2 COMMISSIONER DiNARDO: All right, so all
3 the Commissioners and the lawyer's still here.

4 COMMISSIONER CAPIZZI: Yes.

5 VICE CHAIRPERSON GUTIERREZ: Yeah, we --

6 MS. BESHARA: Oh, so they -- the people in
7 the -- in the Housing room --

8 VICE CHAIRPERSON GUTIERREZ:

9 (Indiscernible) --

10 MS. BESHARA: -- might have got cut off.

11 COMMISSIONER CAPIZZI: Oh, okay.

12 MS. DILLON: Could -- can --

13 MR. PIZZILLO: And Dottie, right,
14 because she --

15 MS. DILLON: -- can I -- can I ask you to
16 please --

17 COMMISSIONER DiNARDO: Dottie --

18 COMMISSIONER CAPIZZI: This is so weird.

19 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

20 And Dottie, --

21 MS. DILLON: Mr. Pizzillo?

22 COMMISSIONER MUNDORF: And Dottie, --

23 MS. DILLON: Mr. Pizzillo?

24 COMMISSIONER MUNDORF: Dottie.

25 MR. PIZZILLO: Well, I guess the only --

1 | once they come back -- once they come back --

2 | MS. DILLON: Excuse me?

3 | MR. PIZZILLO: -- on, I would suggest a
4 | motion to close -- or adjourn the meeting is
5 | really the only way to --

6 | COMMISSIONER CAPIZZI: Right.

7 | COMMISSIONER DiNARDO: If they ever come
8 | back.

9 | MR. PIZZILLO: And, of course, Commissioner
10 | Jetter's question and -- and/or comment that she
11 | has.

12 | COMMISSIONER DiNARDO: This is so weird,
13 | isn't it?

14 | MR. PIZZILLO: Yeah.

15 | COMMISSIONER CAPIZZI: Yeah.

16 | VICE CHAIRPERSON GUTIERREZ: Yeah, it's
17 | weird.

18 | MS. DILLON: Can -- can I ask the Board to
19 | limit comments because this is going in the
20 | record. We -- I wasn't told to go off.

21 | COMMISSIONER DiNARDO: Oh, yes.

22 | MS. DILLON: So just --

23 | COMMISSIONER DiNARDO: Yes, Debbie.

24 | MS. DILLON: -- while we're waiting.

25 | COMMISSIONER DiNARDO: Yes, you're right.

1 MS. DILLON: Okay.

2 Thank you.

3 COMMISSIONER DiNARDO: Okay.

4 MS. DILLON: Is someone calling Mr. Sanger?

5 COMMISSIONER DiNARDO: Not that -- not that

6 I want to tell Gerard how to do his job but the

7 record should reflect that there was -- the

8 connection was lost.

9 MR. PIZZILLO: Yeah.

10 MS. DILLON: I -- I will -- I will do that,

11 Miss DiNardo.

12 COMMISSIONER DiNARDO: Okay.

13 MS. DILLON: But, again, --

14 COMMISSIONER DiNARDO: Thank you.

15 MS. DILLON: -- I'm still running the

16 record. So --

17 COMMISSIONER DiNARDO: Understood.

18 MR. PIZZILLO: Well, Debbie, -- Debbie, we

19 could stop the record now and just continue when

20 they --

21 MS. DILLON: Okay.

22 MR. PIZZILLO: -- sign back on.

23 MS. DILLON: All right.

24 I'll -- so you're telling me to go off

25 then?

1 MR. PIZZILLO: Yeah.

2 MS. DILLON: Okay.

3 MR. PIZZILLO: Yes, you can go off the
4 record.

5

6 (Whereupon, the Board went off the record.)

7

8 (Whereupon, there was an interruption in
9 Audio-Digital's Zoom connection.)

10

11 (Whereupon, the Zoom connection resumed and
12 proceedings continued at 5:31 p.m.; Audio-
13 Digital's Zoom connection continued to be
14 interrupted.)

15

16 **ADJOURNMENT:**

17

18 (Whereupon, there was a motion to adjourn
19 the proceedings by Commissioner Elise DiNardo;
20 seconded by Vice Chairperson Margarita
21 Gutierrez.)

22

23 (A roll call vote occurred as follows:

24

25 COMMISSIONER CAPIZZI: Yes.

1 COMMISSIONER DiNARDO: Yes.

2 COMMISSIONER GELDZILER: (Abstention; did
3 not rejoin proceedings).

4 COMMISSIONER JETTER: (Abstention; did not
5 rejoin proceedings).

6 COMMISSIONER MUNDORF: Yes.

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 CHAIRPERSON PEDRAZA: Yes.)

9

10 (Whereupon, the proceedings were concluded
11 at 5:33 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, November 19, 2020
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon