

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

Hillside Pavilion
3911 Kennedy Boulevard
Union City, New Jersey

Thursday, November 18, 2021
Commencing at 4:37 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
JAY GELDZILER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER
DOROTHY JETTER, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
GERARD D. PIZZILLO, ESQ., COUNSEL
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

Audio-Digital
Transcription Service, L.L.C.
audiots@aol.com



Transcription Service

29 Oak Avenue
West Orange, N.J. 07052
(973) 669-1222
Fax: (973) 669-0855

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1 (Whereupon, the Pledge of Allegiance was
2 said by all.)

3

4 MR. SANGER: Good afternoon.

5 Good evening, everyone; whatever it might
6 be.

7 And it is a beautiful day.

8 Thank all of you for being here.

9 And I do want to take this time -- November
10 is Thanksgiving month, and I want to take this
11 time to just extend a happy Thanksgiving and a
12 rested Thanksgiving for you and your family.

13 And certainly in our -- in our world today,
14 there are many things that are going on but I
15 know, as I look around this table and knowing
16 some of you individually and myself, that we all
17 have a lot to be thankful for.

18 And I know, as representing the Union City
19 Housing Authority as Director, our Administration
20 as well as all the people in Housing Authority,
21 we want to say thanks for you as well. You know,
22 give a Thanksgiving to you; thank you for all
23 that you do for the Union City Housing Authority.

24 I think today, when we go into our
25 Executive Director's session, I had an

1 opportunity to put together a lot of the -- the
2 last 18 months or so, a lot of our
3 accomplishments.

4 And you'll see listed there all the things
5 that you have done as a -- as a team, as a Board,
6 but also as a team working together with us and
7 what you have done to give -- great improvements
8 for the people of Union City and people who are
9 living in affordable housing.

10 So I want to take a time to say wish you a
11 great Thanksgiving for you and your families and
12 also at a -- a time to say thank you on behalf of
13 all the people who live under the auspices of the
14 Union City Housing Authority and under our
15 umbrella for the great things that you do.

16 I am very fortunate -- and I say this all
17 the time, I'm a grateful person.

18 I'm grateful for you and grateful for the
19 many things that we do have because, as we pick
20 up newspapers and turn on any type of social
21 media or television or what it might be, we have
22 a society that there -- there can be some
23 turmoil. There can -- you know, there can be a
24 lot of bumps in the road so-to-speak in life and
25 daily struggles of life so-to-speak. But

1 | certainly our life here is one that is -- one
2 | that's very stable and I thank you for that.

3 | So, with all that being said, I would like
4 | to take roll call for today. And we'll start
5 | that now.

6 |

7 | **ROLL CALL:**

8 |

9 | MR. SANGER: Mr. Pedraza?

10 | CHAIRPERSON PEDRAZA: Present.

11 | MR. SANGER: Okay.

12 | Miss Gutierrez?

13 | VICE CHAIRPERSON GUTIERREZ: Present.

14 | MR. SANGER: All right.

15 | Miss Jetter?

16 | Absent.

17 | Miss DiNardo?

18 | Absent.

19 | She may arrive; and then we will change --

20 | she may arrive and we -- we will change that one

21 | if that does happen.

22 | Miss Capizzi?

23 | COMMISSIONER CAPIZZI: Here.

24 | MR. SANGER: Miss Mundorf?

25 | COMMISSIONER MUNDORF: Here.

1 MR. SANGER: Mr. Geldziler?

2 MR. GELDZILER: Here.

3 MR. SANGER: Okay, five -- five present;
4 two absent.

5 We do have a quorum.

6 And let me say that this is a Regular
7 Meeting of the Union City Housing Authority in
8 accordance and pursuant to Chapter 231, P.L.
9 1975, the Open Public Meeting Act.

10 Adequate notice of this meeting has been
11 provided as follows:

12 The annual schedule of Board meetings set
13 forth for the time, date and location of such
14 meetings and the notice and the agenda to the
15 extent known of this meeting, has been
16 prominently posted on -- in the bulletin board in
17 the Union City Housing Office for the general
18 public, as well as the Union City Housing
19 Authority website, and posted in our local
20 newspapers as well.

21 I do want to say now, I -- we do start our
22 meeting by going into Closed Session.

23 And I would like to get a motion to go into
24 Closed Session.

25 Motion by Mr. Pedraza.

1 VICE CHAIRPERSON GUTIERREZ: Second.

2 MR. SANGER: Second by Miss Gutierrez.

3 Roll call.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Miss Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Miss Capizzi?

9 MS. CAPIZZI: Yes.

10 MR. SANGER: Miss Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Miss (sic) Geldziler?

13 MR. GELDZILER: Yes.

14 MR. SANGER: Okay, we will be going into

15 Closed Session now.

16 If there are any members of the public who
17 are here, we'd like you to please step outside.

18 And when we do have our Open Session, we'll
19 be happy to have you come back in.

20 (Whereupon, there was a pause in the
21 proceedings.

22

23 (Whereupon, the Board moved to Executive
24 Session at 4:41 p.m.)

25

1 (Whereupon, the Board returned to Open
2 Session at 5:17 p.m.)

3

4 MR. SANGER: We need a motion now to go
5 back into Open Session.

6 VICE CHAIRPERSON GUTIERREZ: Make a motion.

7 MR. SANGER: And can --

8 Motion by Miss Gutierrez.

9 Second?

10 Second by Mr. Pedraza.

11 Roll call.

12 Mr. Pedraza?

13 CHAIRPERSON PEDRAZA: Yes.

14 MR. SANGER: Miss Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. SANGER: Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: Miss Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Mr. Geldziler?

21 COMMISSIONER GELDZILER: Yes.

22 MR. SANGER: Five yes; two absent.

23 We -- now we'll be going back into Open
24 Session.

25 (Whereupon, there was a pause in the

1 | proceedings.)

2 | MR. SANGER: Okay, with members of our
3 | public being back with us, we are now in Open
4 | Session.

5 | We'd like to start the Open Session with
6 | some resolutions that are important to the -- the
7 | daily operation of the Union City Housing
8 | Authority.

9 |
10 | (Whereupon, the Board discussed the
11 | following item:

12 | RESOLUTION NO. 2021-60 - RESOLUTION
13 | APPROVING CONTRACT FOR LABOR COUNSEL LEGAL
14 | SERVICES FOR THE CALENDAR YEAR 2022.)

15 |
16 | MR. SANGER: Resolution 2021 number 60.

17 | If you'll follow along with me, Board
18 | members.

19 | And this is a Resolution to Approve
20 | Contract for Labor Counsel Legal Services for the
21 | Calendar Year 2022.

22 | Whereas, the Union City Housing Authority
23 | sought bids for labor counsel legal services;

24 | Whereas, bids were picked by two companies
25 | and two companies submitted a bid on the due date

1 of submission;

2 Whereas, the submission was reviewed by the
3 Housing Authority evaluation committee; and

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

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

10 Now, Therefore, Be It Resolved that the
11 Commissioners of the Union City Housing Authority
12 do hereby approve of a contract with Genova
13 Burns, LLC for labor counsel legal services in
14 accordance with the the bid specifications.

15 Be It Further Resolved, that the contract
16 shall be paid in accordance with the bid not to
17 exceed \$48,000.00 and at a rate of \$150.00 for
18 attorney and \$75.00 per hour for paralegal.

19 Be It Further Resolved that the Executive
20 Director of the Union City Housing Authority is
21 hereby authorized to execute the contract for
22 labor counsel legal services with Genova Burns,
23 LLC.

24 And I will say those -- those rates have
25 remained the same for a number of years for our

1 labor counsel.

2 And I'm happy to say that is not often that
3 we have to utilize the services of labor counsel.

4 And I'd like to think that is because we do
5 have a good stable -- working with our -- with
6 our staff -- working with all our workers and
7 staff and anything related, of course, to labor
8 within that. So, we're happy for that.

9 Maybe not happy for the firm but happy for
10 us.

11 Well said.

12 VICE CHAIRPERSON GUTIERREZ: You're doing a
13 great job.

14 MR. PIZZILLO: We're happy.

15 MR. SANGER: Next.

16 MR. PIZZILLO: We're happy.

17 VICE CHAIRPERSON GUTIERREZ: You're doing a
18 great job.

19

20 (Whereupon, the Board discussed the
21 following item:

22 RESOLUTION NO. 2021-61 - RESOLUTION
23 APPROVING CONTRACT FOR GENERAL COUNSEL LEGAL
24 SERVICES FOR THE CALENDAR YEAR 2022.)

25

1 MR. SANGER: One we're very happy with,
2 the next one, Resolution 2021 number 61.

3 Resolution Approving Contract for General
4 Counsel Legal Services for the Calendar Year
5 2022.

6 And, Whereas, the Union City Housing
7 Authority sought bids for general counsel legal
8 services; and

9 Whereas, bids were picked by one company,
10 and one company submitted a bid on the due date
11 of submission; and

12 Whereas, submission was reviewed by Union
13 City Housing Authority evaluation committee;

14 Whereas, the bid submitted Genova Burns,
15 LLC was determined to be responsible bid and
16 legally sufficient bid; and

17 Whereas, the contractor shall be paid in
18 accordance with the rates set forth in the bid
19 proposal submitted to the Authority;

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

25 Be It Further Resolved that the contract

1 shall be paid in accordance with the bid not to
2 exceed \$68,500.00 at the following rate of 165
3 per hour for attorney and \$75.00 per hour for
4 paralegal.

5 Be It Further Resolved the Executive
6 Director, Union City Housing Authority, is hereby
7 authorized to execute the contract for legal
8 general -- general counsel legal services with
9 Genova Burns, LLC.

10 And I just want to mention that the not to
11 exceed of \$68,500.00 has remained the same as it
12 has been in the past. But we have increased the
13 hourly rate from \$150.00 to \$165.00 for the
14 attorney but the -- and the paralegal amount
15 stays the same.

16 Okay?

17 So there was an increase of \$15.00 per hour
18 for attorney and looking through that it is
19 something I -- I think we could -- we could all
20 realize in this day and age, for professional
21 services, after four or five years there can be
22 an increase of an hourly rate, which is very
23 minimal in -- very minimal in this -- in this
24 instance.

25 And congratulations, I just want to say --

1 I know you will vote on this but, of course,
2 Gerard is so much involved with that and we're --
3 we -- we appreciate that.

4 VICE CHAIRPERSON GUTIERREZ: Yay.

5 MR. SANGER: After our vote we will --
6 after our vote we will do that. But, of course,
7 representing Genova, Mr. Gerard Pizzillo.

8
9 (Whereupon, the Board discussed the
10 following item:

11 RESOLUTION NO. 2021-62 - RESOLUTION
12 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
13 PUBLISH RE-BID FOR ARCHITECTURAL AND ENGINEERING
14 SERVICES IN CONNECTION WITH CONVERSION TO RENTAL
15 ASSISTANCE DEMONSTRATION (RAD) PROGRAM.)

16
17 MR. SANGER: And Resolution 2021, number
18 62.

19 Resolution Permitting Union City Housing
20 Authority to Publish a Re-Bid for Architectural
21 Engineering Services in Connection with
22 Conversion to Rental Assistance Demonstration,
23 known as RAD Program.

24 Whereas, the Union City Housing Authority
25 is seeking approval to publish a Request for

1 | Proposals for Architectural Engineering Services
2 | in furtherance of and as a necessary requirement
3 | for the conversion to the RAD Program; and

4 | Whereas, the Authority previously received
5 | submissions to a prior Request for Proposal that
6 | was published but rejected the same as not being
7 | legally sufficient.

8 | In other words, we didn't have the
9 | sufficient amount of people where we felt that we
10 | could make a choice -- a responsible choice of a
11 | qualified person.

12 | So, therefore, we're asking for the re-bid.

13 | And, Whereas, the Authority's prepared a
14 | bid package in accordance with the applicable
15 | state law for Architectural Engineer Services
16 | inviting those qualified entities to provide the
17 | necessary services;

18 | Now, Therefore, Be It Resolved that
19 | Commissioners of Union City Housing Authority do
20 | hereby approve and permit the Authority to
21 | publish re-bid for Architectural Engineering
22 | Services in furtherance of and as a necessary
23 | requirement for the conversion to the RAD
24 | Program.

25 | So bottom line with this, we had put out

1 for A and E Services for the RAD Program and we -
2 - we did not get a sufficient amount of people
3 submitting proposals.

4 So, therefore, we're going out for a re-bid
5 again because, of course, we're looking for
6 quality to do that.

7 So that -- that is basically what we have
8 for our resolutions.

9 Are there any -- any questions towards
10 that?

11 Any comments?

12 All right.

13 Thank you.

14

15 (Whereupon, the Board discussed and took
16 action on the following items:

17 **CONSENT AGENDA:**

18 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING &**
19 **EXECUTIVE SESSION OF OCTOBER 21, 2021;**

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

21 **C. APPROVAL OF VARIOUS RESOLUTIONS RESOLUTIONS**

22 RESOLUTION NO. 2021-60 - RESOLUTION
23 APPOINTING CONTRACT FOR LABOR COUNSEL LEGAL
24 SERVICES FOR THE CALENDAR YEAR 2022;

25 RESOLUTION NO. 2021-61 - RESOLUTION

1 APPROVING CONTRACT FOR GENERAL COUNSEL LEGAL
2 SERVICES FOR THE CALENDAR YEAR 2022; and
3 RESOLUTION NO. 2021-62 - RESOLUTION
4 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
5 PUBLISH RE-BID FOR ARCHITECTURAL AND ENGINEERING
6 SERVICES IN CONNECTION WITH CONVERSION TO RENTAL
7 ASSISTANCE DEMONSTRATION (RAD) PROGRAM;
8 **D. APPROVAL OF PAYMENT OF BILLS; and**
9 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

10

11 MR. SANGER: I think at this time then,
12 just looking at that along with our -- just to be
13 sure, we have covered ourselves with our -- our
14 delinquent -- delinquency report.

15 We've also gotten the report -- we had an
16 opportunity to look through the -- the
17 transcripts of the -- the records from the
18 October meeting, for both the Regular Meeting and
19 -- and, of course, the Executive Session.

20 MR. RODRIGUEZ: The bills.

21 MR. SANGER: And, of course, the bills for
22 -- with -- from our Comptroller and our regular
23 bills.

24 And to let you know we'd like now to have a
25 -- you know, a official, you know, vote on this.

1 So with that vote keep those items in mind.

2 So, we'd like to do that -- that right now.

3 And I'll ask for a vote on these.

4 Mr. Pedraza?

5 MR. PIZZILLO: Yup. Wait. Wait.

6 MR. SANGER: Yup.

7 MR. PIZZILLO: Make a motion.

8 MR. SANGER: Oh, I'm sorry.

9 MR. PIZZILLO: Motion --

10 MR. SANGER: A motion --

11 MR. PIZZILLO: -- motion to approve the

12 Consent Agenda.

13 MR. SANGER: -- for Consent Agenda.

14 I'm sorry. I always forget one.

15 Motion for Consent Agenda.

16 VICE CHAIRPERSON GUTIERREZ: I'll make a

17 motion.

18 MR. SANGER: Miss Gutierrez.

19 COMMISSIONER MUNDORF: I make -- second.

20 MR. SANGER: Second by Mr. Geldziler.

21 Okay.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes, but I abstain on

24 the Minutes.

25 MR. SANGER: Okay.

1 Mr. Pedraza is saying yes but abstain,
2 because he was absent at our last meeting for the
3 Minutes.

4 Thank you, sir.

5 Okay.

6 Miss Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Okay.

9 Miss DiNardo?

10 I'm sorry.

11 Miss Capizzi?

12 COMMISSIONER CAPIZZI: Yes.

13 MR. SANGER: Miss Mundorf?

14 COMMISSIONER MUNDORF: Yes.

15 MR. SANGER: Mr. Geldziler?

16 COMMISSIONER GELDZILER: Yes.

17 MR. SANGER: Okay, we have five yes with
18 that one exception with Mr. Pedraza.

19 And we will now ask for the -- for the
20 Consent to go now with that.

21 And do we have to do that again now? Vote
22 again with that?

23 MR. PIZZILLO: No.

24 MR. SANGER: No?

25 Okay. Okay.

1 MR. PIZZILLO: No, no, no. You --

2 MR. SANGER: Just wanted to be sure.

3 MR. PIZZILLO: -- you made the motion to a
4 Consent Agenda.

5 MR. SANGER: Okay.

6 MR. PIZZILLO: You approved it.

7 MR. SANGER: Okay.

8 Just wanted to be sure.

9 MR. PIZZILLO: Voted. We're good.

10 MR. SANGER: Thank you.

11 MR. RODRIGUEZ: Okay.

12 MR. SANGER: Okay.

13

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

15

16 MR. SANGER: Now we'd like to move on to
17 something that I hope we could just take a few --
18 few minutes this evening to review and to go
19 over.

20 We have -- you have in your packets
21 achievements of the Union City Housing Authority.

22 All right?

23 And this is something that we take pride
24 in. And I'm hoping it's something you as well --
25 you can see through this is a capsule of all the

1 items that we have been able to achieve.

2 And some are things that we've been able to
3 do here and accomplish -- our accomplishments at
4 the Union City Housing Authority as of 11/1/21.

5 And the last time we had done this, if you
6 look at the dates that are here, the last time we
7 had done this was back in --

8 MR. RODRIGUEZ: Two thousand sixteen.

9 MR. SANGER: Yeah, it was -- no, 8/1/20.

10 MR. RODRIGUEZ: Oh.

11 MR. SANGER: So this is about -- this is
12 about 16 months -- 16 months of what we've done
13 and during the COVID period. We're happy to say
14 in spite of the COVID -- in spite of the COVID we
15 were able to achieve these things.

16 All right?

17 And I just want to go over them -- a few of
18 them with you. And at the same time you could
19 also be looking at some pictures that I was able
20 to provide for all of you, --

21 MR. RODRIGUEZ: Before.

22 MR. SANGER: -- all right, of before and
23 after of what we're doing at our COAH project at
24 Cantello Street.

25 You can see new bathroom; our first page

1 here.

2 Before I get into it, you can see one of
3 our -- our new kitchens that are here on the
4 first page.

5 And there's a picture of the old -- you got
6 the after picture and then the before picture of
7 that.

8 Then you have a picture of our bathroom.
9 That is a newly constructed and newly renovated
10 bathroom, as well as one of our older bathrooms.

11 MR. RODRIGUEZ: Um-hum.

12 MR. SANGER: And you could see also a
13 picture of one of our bedrooms.

14 You could see the new floors, everything
15 well painted and clean. Those type things.

16 Okay?

17 So just to give you an idea and a snapshot
18 of a lot of the things that we have been doing
19 for the COAH project there. And a lot of good
20 things are happening there.

21 Happy to say, as of this week, we've
22 already finished 24 of the 40 units. So things
23 are moving along nicely now. And we're -- we're
24 happy with that.

25 But I just want to go over this list and

1 | maybe spend ten minutes or so just to go over
2 | this. Because this is a list that all of the --
3 | these things you have voted upon. These are the
4 | things that you have approved. These are the
5 | things that you've initiated and you the -- you
6 | were the spark.

7 | You were the -- really the spark that lit
8 | the fire to allow us to do these many things to
9 | improve the quality of life of the people here in
10 | the Union City -- in Union City Housing.

11 | And to start our first one, of course,
12 | 2020/21 our capital fund planning.

13 | We also procured for A and E for new
14 | boilers.

15 | We had new -- new benches adjacent to 660
16 | 39th Street in one of our parks -- our -- our
17 | small parks here.

18 | We had a new parking lot entrance gate at
19 | 3700 Palisade Avenue where the seniors are. A
20 | new gate there for safety and security within the
21 | parking lot.

22 | We -- we sent out letters to rent
23 | delinquent tenants during the Coronavirus, like
24 | we've gone over many times at these meetings.

25 | We've utilized the bi-lingual social worker

1 during the Coronavirus to help many different
2 people.

3 We've upgraded all our heat boilers at AMP
4 II -- I and II.

5 We have new parking lot gates at 2601
6 Central Avenue. We have entrance gates that are
7 up and we have exit gates that are up. And they
8 can only get in with a special key or a special
9 card to get through to improve the security there
10 as well.

11 We -- we've utilized the federal COVID
12 funding.

13 We've -- we painted the interior and
14 exterior of 3700 Palisade Avenue, which is our
15 senior citizen building.

16 We have new security cameras now in all the
17 stairwells in all of our buildings in Union City.
18 We're very proud of that.

19 And we have all interior and exterior
20 cameras. Five years ago there was not one camera
21 -- one security camera at Union City Housing
22 Authority.

23 Now they are interior -- interior, exterior
24 in all of our buildings and of all of our common
25 areas. And it has certainly improved and allowed

1 us to and improve with any type of vandalism and
2 any illegal activities that might be going on.

3 So, we're very happy with that.

4 Progress made with renovations at the
5 Cantello Street project, we spoke about.

6 Improvement to water drains at the Bergen
7 Crest Mausoleum with water coming into Union City
8 -- our property right here. Unfortunately, --
9 the mausoleum's been here for many years; their
10 whole drainage system was coming into our
11 property. The wintertime we were all iced and --
12 and things like that and flooded. And I got
13 together with them and worked things out with
14 them and they were able to make the improvements
15 there, but it helped us move -- improve our
16 parking lot.

17 Recertifications at 2601 Central Avenue
18 property.

19 We trained our staff with telephone
20 etiquette, which we all know is so important
21 during the everyday activity and every day
22 operations.

23 Attorney letters for high delinquency were
24 sent out.

25 We have a new Section 8 mailbox. You might

1 think that's a simple thing. But during the
2 pandemic it was important and we set up a Section
3 8 mailbox.

4 We -- we had a very successful 2020
5 financial audit that you people have heard before
6 and voted on that report on the audit. But --
7 and working with Jorge on that. And we're very
8 -- very happy with that.

9 We had COVID vaccinations for all senior
10 citizens and Union City High School here -- staff
11 here at the Union City Housing Pavilion.

12 I also want to let you know we did get a
13 call today, --

14 We -- we served this community last spring,
15 months of April, May and June, right at this
16 facility for COVID shots.

17 We got a call today that the local area and
18 the -- the local medical staffs and health
19 department in Union City would like to use our
20 facility again now for the booster shot.

21 So this facility here will be used three
22 days a week, starting December 1st, all right, to
23 allow people to get their booster shots and get
24 through, you know, the next shots during --
25 during the -- the vaccination process.

1 So we're happy -- not only we're servicing
2 people in the Housing, we're also servicing
3 people from our community to show that we are
4 sensitive to the needs of the community-at-large
5 and everyone as well.

6 So, we're happy with that.

7 We had successful RAD meetings with
8 residents.

9 We completed a new five year plan submitted
10 to HUD.

11 We had at AMP II, we had all laundry room
12 floors have been -- new floors have been
13 installed.

14 Section 8 leadership transition.

15 We had one or two people retire from our
16 department. We had new people come in. And it
17 was -- we didn't skip a beat. We're very happy
18 with that. It was a seamless transition as they
19 say and we're happy with that.

20 We have new plumbers -- new plumber on our
21 staff, too. That has helped us tremendously in
22 -- in making -- you know, with all things that we
23 have to do with our work orders.

24 We have a new groundskeeper on staff that
25 is helping us. So we -- some things that we did

1 with new staff.

2 New interior (sic) spotlights at 519-521 --
3 exterior spotlights at 519-21 Summit Avenue.

4 Partnered with Palisade Medical Center
5 utilized Pavilion, administered vaccine shots --
6 we just mentioned that -- to general public,
7 April, May and June.

8 New water pump/circulation pumps at 640
9 39th Street. These are very, very important.
10 During the storm of Ida and how water gets there
11 and -- and just to keep our overall heating
12 going, you know, properly.

13 New lobby floors and improvements in all
14 our stairwells at 640 39th Street.

15 We got more Section 8 vouchers out into our
16 community.

17 We gave 102 new refrigerators to 3700
18 Palisade Avenue senior citizens. Sounds like a
19 small thing but they're very grateful people.
20 Very grateful the seniors that every one of them
21 got a new refrigerator.

22 New exterior lighting for AMPS II and III.

23 Trimming trees at all -- all areas at 3700
24 Palisade Avenue and all areas of Hillside
25 Terrace.

1 By the way, it's all of our properties
2 -- Housing properties had all tree --
3 professional trees trimmed and made, you know,
4 that it was very important to trim the trees
5 because what was happening, the trees were
6 expanding and growing and it was blocking the
7 vision of all our cameras. So we weren't getting
8 the -- the true panoramic from our cameras that
9 we -- that we needed, so we had to trim a lot of
10 the trees to make sure we got full, you know,
11 full usage of all our cameras. Very simple thing
12 but very important.

13 All apartment doors and utility doors
14 painted in all of our AMPS. So all the doors to
15 all the apartments were painted. People were
16 very happy with that.

17 New parking lot and drainage at 3911
18 Kennedy Boulevard. You see that happening right
19 now. As -- as you came in today, we had the
20 whole parking lot milled today. Two weeks ago, a
21 week ago we had new drainage system put in. A
22 whole new drainage system. And I'll tell you
23 that wasn't touched in over 25 years.

24 You know?

25 Of what they found in some of these drains

1 and what was done and -- and whatever it might
2 have been.

3 But that's okay. That's okay. We'll move
4 forward.

5 We had that all -- that whole drainage
6 system taken care of and now we're milling.
7 We'll be paving the parking lot Monday and the
8 striping will be Tuesday and it will all be
9 completed by Thanksgiving, which was our goal.
10 Get this all completed by Thanksgiving.

11 Let see, too.

12 The new boiler at 3901 and 3911 Kennedy
13 Boulevard. Big cost factor but you voted on that
14 a few months ago and we -- we're very secure for
15 the heating season now this -- this wintertime,
16 as this winter comes upon us.

17 New HVAC at the Union City Housing
18 Administra--

19 MR. RODRIGUEZ: Yeah.

20 MR. SANGER: -- Administration offices.
21 Right here above our offices outside.

22 New common area bathrooms at 3700 Palisade
23 Avenue.

24 Prepare snow equipment for the winter. Got
25 new -- some new equipment; some snowblowers,

1 things of that nature.

2 Applied for FEMA funds after storm Ida.

3 Thank you, Jorge.

4 MR. RODRIGUEZ: Yup.

5 MR. SANGER: We're looking to get
6 reimbursed from FEMA for a lot of the things that
7 were ruined during Ida.

8 VICE CHAIRPERSON GUTIERREZ: Okay.

9 MR. SANGER: And for what amount are we
10 looking for, Jorge?

11 MR. RODRIGUEZ: We're looking at over
12 \$220,000.00 of damage as far as --

13 VICE CHAIRPERSON GUTIERREZ: Wow.

14 COMMISSIONER MUNDORF: Wow.

15 VICE CHAIRPERSON GUTIERREZ: Not bad.

16 MR. RODRIGUEZ: So, hopefully, we can, --

17 VICE CHAIRPERSON GUTIERREZ: Good job,
18 Jorge.

19 MR. RODRIGUEZ: -- yeah.

20 MR. SANGER: So, we're looking --

21 VICE CHAIRPERSON GUTIERREZ: Yay.

22 MR. SANGER: -- to recoup that money.
23 Jorge -- Jorge has worked hard on that.

24 VICE CHAIRPERSON GUTIERREZ: Yay.

25 MR. SANGER: And I know -- I know I refer

1 to Jorge a lot like that but really has done an
2 excellent job.

3 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.
4 Yeah.

5 MR. SANGER: He's on top of those things.

6 MR. RODRIGUEZ: Oh. Thank you.

7 MR. SANGER: He's working with people.

8 VICE CHAIRPERSON GUTIERREZ: That's what we
9 need.

10 MR. SANGER: And, matter of fact, a FEMA
11 representative is coming to visit --

12 MR. RODRIGUEZ: Next week, yes.

13 MR. SANGER: -- next week --

14 VICE CHAIRPERSON GUTIERREZ: Okay.

15 MR. SANGER: -- to see exactly what was
16 done.

17 You know?

18 And we have pictures galore for him, before
19 and after, things of that nature.

20 VICE CHAIRPERSON GUTIERREZ: I know you do.

21 MR. SANGER: So, --

22 MR. RODRIGUEZ: Yeah, they've been very --

23 MR. SANGER: But the bottom line is we're
24 looking to get reimbursed from FEMA, --

25 VICE CHAIRPERSON GUTIERREZ: Yeah. Okay.

1 MR. SANGER: -- which is a big step.

2 Okay?

3 Which, of course, would be no cost then to
4 the Union City Housing Authority.

5 Painted and repairs entrance to 2601
6 Central Avenue.

7 We had gutter and roof repair at AMP I
8 after storm Ida. They were some of the things
9 that Ida -- was damaged.

10 MR. RODRIGUEZ: Damaged.

11 MR. SANGER: Twenty-four units renovated at
12 Cantello Street already with our COAH.

13 Relocated Cantello Street residents to
14 hotel during renovations. We work with Extended
15 Day (sic) hotel right in Secaucus.

16 Many of the people that went there are very
17 happy with it. And, you know, initially we had -
18 - you know, you have a -- you stumble a little
19 bit in the beginning. You know, you have to
20 crawl before you walk a little. And now things
21 are going very well.

22 That whole process of putting people into
23 -- moving -- moving -- they're actually
24 physically moving all their items out of their
25 apartment, putting them into hotels, bringing

1 | them back, bringing their furniture back and
2 | everything of that nature.

3 | MR. RODRIGUEZ: Then coming back to nice --

4 | MR. SANGER: And then coming back into a
5 | beautiful new --

6 | VICE CHAIRPERSON GUTIERREZ: Brand new
7 | unit.

8 | MR. SANGER: -- and new apartment such as
9 | this.

10 | VICE CHAIRPERSON GUTIERREZ: Yeah.

11 | MR. SANGER: So, many of them are, you
12 | know, very -- extremely happy.

13 | Attorney applied to court master for
14 | additional COAH funds that we're looking for.
15 | And Gerard has led that -- led that initiative
16 | for us.

17 | I.D. -- I.D. badges for all our staff.

18 | New hot water heaters for 18 veteran units
19 | after storm Ida. That's part of -- we had to put
20 | in --

21 | MR. RODRIGUEZ: Um-hum.

22 | MR. SANGER: -- new boiler heaters and hot
23 | water heaters because their basements were
24 | flooded out.

25 | A lot of that is the reason why we're

1 asking for two hundred and twenty --

2 MR. RODRIGUEZ: Thousand.

3 MR. SANGER: -- thousand dollar
4 reimbursement.

5 All right?

6 New smoke and carbon monoxide detectors at
7 various sites, as per Fire Department inspection.
8 Following the guide of the Fire Department.

9 RAD project approved by HUD. We're taking
10 our next steps for that.

11 And we have plans to add 3900 Palisade
12 Avenue, as -- as possible project based voucher,
13 which means a Section 8 building, into our
14 community.

15 So these a lot of the things that were
16 done. When you look at all you'd say, wow, you
17 know.

18 And -- and I mean this sincerely, none of
19 this could have been done without you. And I
20 mean that. Your approval, your cooperation, you
21 allowing us the green light.

22 And also the fact that, you know, you --
23 you ask -- you do ask intelligent questions at
24 times; it keeps us on the ball as well.

25 So we do -- we do appreciate that.

1 One thing I do want to mention, I just had
2 a -- another slip, yeah, we're going to be using
3 this COVID site this summer.

4 Another thing we started doing two weeks
5 ago to service the community, as many of -- as
6 many of you know, Mother Seton School in Union
7 City closed down.

8 Okay?

9 After many, many years. Known --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- was known as Saint
12 Michael's for all those years.

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: Miss Capizzi.

15 COMMISSIONER CAPIZZI: Um-hum.

16 MR. SANGER: A Michaelian (phonetic).

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. RODRIGUEZ: Really?

19 MR. SANGER: Known as Saint Michael's; then
20 Mother Seton it closed down.

21 VICE CHAIRPERSON GUTIERREZ: Wow.

22 MR. SANGER: Many of those parents there,
23 for whatever reason, chose to home school their
24 children.

25 All right?

1 Now, with home schooling they have a
2 complete curriculum -- diverse curriculum just
3 like any of the schools they have to follow.
4 Part of that is physical education and leisure
5 activities.

6 So what we're doing is we're allowing the
7 home schooling group in Union City, which last
8 week they had 19 kids here, on Wednesday and
9 Friday, utilizing right here, okay our Pavilion,
10 so the kids that are home schooled can get their
11 physical education and get their leisure
12 activities and their fun time and for them a lot
13 of socialization with other kids as well, you
14 know, that they may not have being home schooled.

15 So this is another service that we're
16 providing for the community. Just not for Union
17 City Housing people but for community people to
18 show that we're -- we are sensitive to the needs
19 of the community in what we're doing.

20 So, with all that being said, I don't know
21 if you have any comments towards that but I
22 thought this was a piece you'd be very proud of.

23 And you may say, now how do we get -- how
24 do you put this together, Mr. Sanger?

25 How do you remember all these things?

1 How do you put this together?

2 What we do is we meet once a month with
3 something called Administrative Team Meeting. We
4 make an agenda.

5 All right?

6 Waldo, Jorge, Section 8 representative.

7 Okay, the -- the --

8 MR. RODRIGUEZ: Diana.

9 MR. SANGER: Diana when it comes to capital
10 funds. We all get together. And we all make on
11 a section for the agenda what we do and we go
12 over it all.

13 No one can do anything in the Union City
14 Housing Authority, including me, unless it's on
15 the agenda that we all go over. This way
16 everyone knows what we're doing.

17 Okay?

18 Of course, you know, --

19 And then prior, we ask you for the vote of
20 course. We plan a lot of things and we ask you
21 for the vote.

22 So all those things are on those agendas.
23 So I'm able to pull agendas for the last 10, 12,
24 14 months and -- and then make this list.

25 But we do -- so we have an organized ATM

1 meeting we call it -- Administrative Team
2 Meeting, every month. So you know that we say no
3 one can start an initiative here unless it's
4 approved at the ATM meeting. And everyone knows
5 what's going on at the Housing Authority.

6 No one could say, oh I didn't know that
7 project was happening here. Oh, I didn't know
8 that project wasn't happening there. Or
9 whatever.

10 So we all know what's happening. We all
11 have input into it. And it gives us an idea now
12 to really address the needs in an organized
13 fashion and address the needs of the -- of our
14 whole area.

15 So that's how we do it, you know, with
16 that. And it's an interesting way to do it and
17 it allows everyone to become involved. And
18 everyone's, you know, thoughts and their ideas --
19 you get some great ideas from people and their
20 ideas are valued through that.

21 So, that's my -- that's my report.

22 Is there any -- any comments from the Board
23 members or anything?

24

25 **PUBLIC COMMENT:**

1

2 MR. SANGER: Okay.

3 At this time we're in the public portion of
4 our meeting.

5 And if there's anyone from the public who
6 would like to make any comments to the Board or
7 anything they'd like to say, please step forward,
8 state your name and your address and we'll be
9 happy to hear from you.

10 MS. BESHARA: Not at this time.

11 Thank you.

12 MR. SANGER: Okay.

13 Thank you.

14 Okay, no one from the public coming
15 forward.

16

17 **ADJOURNMENT:**

18

19 MR. SANGER: Therefore, I'd like to get a
20 motion to adjourn?

21 VICE CHAIRPERSON GUTIERREZ: I'll make a
22 motion.

23 MR. SANGER: A motion to adjourn by Miss
24 Gutierrez.

25 Okay and --

1 MR. PIZZILLO: Second?

2 MR. SANGER: Okay.

3 Second by Mr. Geldziler.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Miss Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Miss Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Miss (sic) Geldziler?

13 MR. GELDZILER: Yes.

14 MR. SANGER: Okay.

15 Thank you.

16 Five -- five yes; two absent.

17 And thank you for a very good meeting.

18 Thanks so much.

19 COMMISSIONER CAPIZZI: Happy Thanksgiving.

20 VICE CHAIRPERSON GUTIERREZ: Happy

21 Thanksgiving.

22

23 (Whereupon, there was a chorus of Happy

24 Thanksgiving.)

25

1 (Whereupon, the proceedings were concluded
2 at 5:43 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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 18, 2021
10 and digitally recorded.

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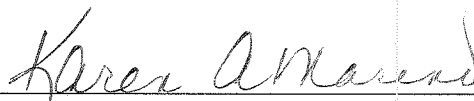
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Karen A. Marino AOC 493

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25 Proofread by: 
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