

1
2 REGULAR SESSION OF THE BOARD :
3 OF COMMISSIONERS OF THE UNION : THURSDAY
4 CITY HOUSING AUTHORITY OF THE :
5 CITY OF UNION CITY : NOVEMBER 17, 2022
6 : 4:30 P.M.

7 HELD AT:
8 UNION CITY HOUSING AUTHORITY
9 UNION CITY, NEW JERSEY

10 BOARD MEMBERS:

11 CHAIRPERSON JOSE PEDRAZA
12 VICE-CHAIRPERSON MARGARITA GUTIERREZ
13 COMMISSIONER ELISE DINARDO, ESQ. (ABSENT)
14 COMMISSIONER DIANE CAPIZZI (ABSENT)
15 COMMISSIONER DEBRA MUNDORF
16 COMMISSIONER DOROTHY JETTER
17 COMMISSIONER JAY M. GELDZILER

18 A P P E A R A N C E S:

19 GERARD PIZZILLO, ESQ.,
20 Attorney for the Board.

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

22 EXECUTIVE DIRECTOR STANLEY SANGER
23 VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS
24 JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION

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375 THERESA L. TIERNAN, CCR, RMR
376 CERTIFIED COURT REPORTER
377 (201) 925-7474

1 EXECUTIVE DIRECTOR SANGER: Okay, if we
2 could, can we all stand and salute our flag?

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR SANGER: Okay.
5 Thank you, everyone, and we'd like to welcome
6 everyone to the November 17th, 2022, meeting of the
7 Union City Housing Authority Board of Commissioners.
8 And I would just like to take this time to, of
9 course, welcome everyone that is here, and we want
10 to take a moment to wish everyone and your families
11 a very grateful and thanks of Thanksgiving coming up
12 for you and your families and this is the time of
13 year that many people love, I know myself included,
14 because it is family oriented and it's not
15 commercial oriented, you know, which is a great
16 thing. You know, so I just want to wish all of you
17 and most of all, you know, in this world today good
18 health to all.

19 VICE CHAIRPERSON GUTIERREZ: Thank you.
20 Thank you.

21 CHAIRMAN PEDRAZA: To you, too.

22 EXECUTIVE DIRECTOR SANGER: Good health
23 is to vital at Thanksgiving time and always take a
24 moment to thank you for all you do for all the
25 people in Union City and most importantly the people

1 that work with -- that live within the Union city
2 Housing Authority in all our properties, and I just
3 want to take the time to thank you for that.

4 At this time I'd like to have a roll
5 call.

6 Mr. Pedraza?

7 CHAIRMAN PEDRAZA: Present.

8 EXECUTIVE DIRECTOR SANGER: Ms.

9 Gutierrez?

10 VICE-CHAIRPERSON GUTIERREZ: Present.

11 EXECUTIVE DIRECTOR SANGER: Ms. Getter?

12 COMMISSIONER JETTER: Present.

13 EXECUTIVE DIRECTOR SANGER: Ms.

14 DiNardo? Absent.

15 Ms. Capizzi? Absent.

16 Ms. Mundorf?

17 COMMISSIONER MUNDORF: Here.

18 EXECUTIVE DIRECTOR SANGER: Present.

19 And Mr. Geldziler, absent at the moment, which
20 should be attending with us and when he does arrive
21 with us we will make note of that.

22 And let me say and make this public
23 statement: This is a regular meeting of the Union
24 City Board of Commissioners Housing Authority in
25 accordance with and pursuant to Chapter 231 PL 975,

1 the Open Public Meetings Act, adequate notice of
2 this meeting has been provided as follows: The
3 annual schedule of Board meetings setting forth the
4 time, date, and location of such meeting and the
5 notice and the agenda, to the extent known of this
6 meeting, has been prominently posted on our bulletin
7 board outside and the Union City Housing Authority
8 website.

9 And we'd like to at this time just take
10 a motion to go into closed session.

11 Can I have a motion to go into closed
12 session?

13 VICE-CHAIRPERSON GUTIERREZ: Motion.
14 Motion.

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

17 Roll call. Mr. Pedraza?

18 CHAIRMAN PEDRAZA: Yes.

19 EXECUTIVE DIRECTOR SANGER: Ms.
20 Gutierrez?

21 VICE-CHAIRPERSON GUTIERREZ: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?

23 COMMISSIONER JETTER: Yes.

24 EXECUTIVE DIRECTOR SANGER: And Ms
25 Mundorf?

1 COMMISSIONER MUNDORF: Yes.

2 EXECUTIVE DIRECTOR SANGER: Okay. That
3 is four yeses. We do have a quorum and we will now
4 go into closed session.

5 Any member of the public that may be
6 here, members of the public, if you'll please exit
7 and then we'll have you come in at the public
8 portion.

9 (CLOSED SESSION HELD AT THIS TIME.

10 COMMISSIONER GELDZILER ENTERS DURING CLOSED
11 SESSION AT 4:40 P.M.)

12 EXECUTIVE DIRECTOR SANGER: We are now
13 in open session, and we'll ask members of our public
14 to come back into session with us.

15 Okay. We're now in open session.

16 I would like to go to the resolutions
17 of the Union City Housing Authority, which allows us
18 to move operations forward.

19 And this is Resolution 2022, No. 46.

20 And this is a resolution permitting the
21 Union City Housing Authority to publish a request
22 for proposal for elevator maintenance services.

23 Whereas, the Union City Housing
24 Authority is seeking to public request for proposals
25 for to provide for elevator maintenance services for

1 Authority's properties, and

2 Whereas, the Authority has prepared a
3 bid package in accordance with the applicable state
4 law for these services inviting those qualified
5 entities to provide bids for the necessary services;

6 Now, therefore, be it resolved that the
7 Commissioners of Union City Housing Authority do
8 hereby approve and permit the Authority to publish a
9 request for proposal for elevator maintenance
10 services. And we all know how vital that is.

11 Resolution 2022, No. 47.

12 Resolution permitting the Union City
13 Housing Authority to enter into a contract for
14 architectural/engineering services, A & E services,
15 for the 2022 capital fund.

16 Whereas, the Union City Housing
17 Authority sought requests for proposals to provide A
18 & E services in connection with the 2022 capital
19 fund, and

20 Whereas, the Authority prepared a bid
21 package in accordance with applicable state law
22 inviting those qualified entities to provide the
23 necessary services;

24 Whereas, the bids were picked up by
25 companies and on the date of the opening four

1 companies submitted a bid, and

2 Whereas, the bid submitted by ICON
3 Architects Design was determined to be the lowest
4 responsible bid and determined to be legally
5 sufficient, and

6 Whereas, ICON Architects Design shall
7 be paid in accordance with the bid submission in an
8 amount not to exceed \$12,000;

9 Now, therefore, be it resolved that the
10 Commissioners of the Union City Housing Authority do
11 hereby approve a contract of ICON Architects Design
12 for architectural and engineering services in
13 connection with the 2022 Capital Fund in accordance
14 with the bid specifications;

15 Be it further resolved, ICON Architects
16 Design or shall be paid in accordance with the bid
17 submission in an amount not to exceed \$12,000;

18 Be it further resolved, the Executive
19 Director of the Union City Housing Authority is
20 hereby authorized to execute the contract with the
21 ICON to provide architectural and engineering
22 services in connection with the 2022 Capital Fund.

23 And I do want to mention that ICON
24 Architects has been our architect that we have been
25 having a relationship in recent years and has been

1 coming in as the low bidder as well, and we're happy
2 with their performance. Okay. Thank you.

3 Resolution 2022, No. 48.

4 Resolution approving contract for
5 general legal services, ladies and gentlemen,
6 general legal services for the calendar year 2023.

7 Whereas, the Union City Housing
8 Authority sought bids for labor counsel legal
9 services, and

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

13 Whereas, the submission was reviewed by
14 the Union City Housing Authority evaluation
15 committee, and.

16 Whereas, the bid submitted by Genova
17 Burns LLC was determined to be the responsible bid
18 and legally sufficient bid, and

19 Whereas, the contractor shall be paid
20 in accordance with the rates set forth in the
21 proposal submitted;

22 Now, therefore, be it resolved that the
23 Commissioners of the Union City Housing Authority do
24 hereby approve a contract with Genova Burns for
25 general legal services in accordance with the bid

1 specifications.

2 Be it further resolved that the
3 contractor shall be paid in accordance with the bid
4 not to exceed \$68,00, and I might add that cap has
5 been the same for the last six years. Okay. And
6 the following rates, 200 per hour for attorney, 165
7 per hour for paralegal. And this is the first time
8 that that -- within this bid that the hourly rate
9 has gone up. Okay? Slightly, but the first time
10 it's gone up in those years.

11 Be it further resolved that the
12 Executive Director of the Union City Housing
13 Authority is hereby authorized to execute the
14 contract for the general legal services with Genova
15 Burns LLC.

16 Resolution approving contract for labor
17 counsel legal services for the calendar year 2023.

18 STENOGRAPHER: Do you just want to do
19 the number?

20 EXECUTIVE DIRECTOR SANGER: No. 49.
21 I'm sorry.

22 STENOGRAPHER: It's okay. I just want
23 to keep the record straight for you.

24 EXECUTIVE DIRECTOR SANGER: And at that
25 time for labor counsel.

1 Whereas we picked up one was general
2 counsel. This one is labor counsel.

3 Whereas, bids were picked by two
4 companies and two companies submitted a bid on the
5 due date of submission, and

6 Whereas, the submission was reviewed by
7 the Union City Housing Authority evaluation
8 committee, and

9 Whereas, the bid submitted by Genova
10 Burns LLC was determined to be a responsible bid and
11 legally sufficient, and

12 Whereas, the contractor shall be paid
13 in accordance with the rates set forth in the bid
14 proposal submitted to the Authority;

15 Now, therefore, be it resolved that the
16 Commissioners of the Union City Housing Authority do
17 hereby approve a contract with Genova Burns for
18 labor counsel legal services in accordance with the
19 bid specifications.

20 Be it further resolved that the
21 contractor shall be paid in accordance with the bid
22 not to exceed \$48,000. And the following rates of
23 \$200 per hour for attorney and \$165 per hour for
24 paralegal.

25 And may I add as well as I did the

1 first, the first was \$68,000 not to exceed. This is
2 a \$48,000 not to exceed for labor. Okay.

3 And be it further resolved that the
4 Executive Director of the Union City Housing
5 Authority is hereby authorized to execute the
6 contract for labor counsel legal services with
7 Genova Burns LLC.

8 Resolution 2022, No. 50.

9 Resolution approving and adopting
10 amendments to the Union City Housing Authority
11 Emergency Operating Plan.

12 Whereas, the Union City Housing
13 Authority has determined, and you do have a copy of
14 that emergency operating plan in front of you for
15 your perusal, and for you to look at and for you to
16 digest, and has been determined that it's necessary
17 to amend the Emergency Operating Plan in order to
18 clearly identify and describe Authority operations
19 in the event of an emergency situation;

20 And whereas, the Authority has met with
21 and worked with outside consultants, including legal
22 counsel in order to update and amend the Emergency
23 Operating Plan based on current standards required
24 and has prepared an amendment in substantially the
25 same form and format as attached hereto revised

1 November 2022;

2 Whereas, in order for the Authority to
3 amend the operating plan it is seeking approval of
4 the Commissioners of which its consent is required
5 consistent with applicable state law;

6 Now, therefore, be it resolved that the
7 Commissioners of the Union City Housing Authority do
8 hereby adopt said amendment to the Emergency
9 Operating Plan, a copy which have is attached
10 hereto, made a part of, and incorporated herein by
11 reference.

12 And obviously and by looking at our
13 Emergency Operating Plan, you will see how we're
14 working closely with Office of Emergency Management
15 working with the Union City Police Department, Union
16 City Fire, and it's vitally important just the fact
17 that we are so close to New York City, so close to
18 such a busy and heavily-trafficked area such as the
19 Lincoln Tunnel, right close to us, it is so
20 important that we have an Emergency Operating Plan
21 that is in place and is up to date. And if you look
22 in that plan, we have also included some 18 to 20 of
23 our residents here with their names, their
24 apartments, of course, their address, their
25 apartments, and these are people who have -- who are

1 severely handicapped in some way, shape, or form and
2 that they would need assistance once they -- to get
3 out of our buildings. So it includes that as well.
4 A copy of this is being sent to the fire department,
5 the police department, the Office of Emergency
6 Management in Union City, and, of course, working
7 with Mr. Vito Tattoli here, who is one of our
8 immediate supervisors, he will be contacted along
9 with Jorge and myself, and this is our emergency
10 operating team, that if anything, a serious fire,
11 things of that nature, weather conditions, whatever
12 it might be, that we have all these things in place
13 with the accurate phone numbers, contact numbers,
14 and how we are going to work in partnership with
15 these various agencies in Union City to bring, you
16 know, good health and safety to all our citizens
17 living within the Housing Authority. So it's
18 something that is, by code, is vitally important
19 that we have that. So we did update that recently
20 to be sure it includes everything necessary for
21 overall good safety. All right. So that's we
22 saying for the Emergency Operation Plan.

23 And the last being, something that I
24 know both Vito and Jorge here have worked very hard
25 on, especially Jorge, what we all get together and

1 have input into the employees handbook, and it's
2 something that should be updated as frequently as
3 possible. And this is Resolution 2022, No. 51.
4 Resolution approving and adopting amendments to the
5 Union City Housing Authority Employee Handbook. You
6 also have a copy of that handbook in front of you
7 that you could peruse that and get an idea of all
8 the current standards and all the guidelines that we
9 will be following when it comes to employees and the
10 relationship with employees and, of course, their
11 employment status, and various, variously privileges
12 that they have as employees and, of course, what the
13 Housing Authority has as management as well, you
14 know over, them, but it is a great piece and
15 something that we can be proud of, and the last
16 number of years we've implemented our handbook and
17 with it all and we've really very, very minimal,
18 minimal issues or problems with that. So it's a
19 quality document that improves the -- and certainly
20 improves the employee and management relationship.
21 Okay?

22 And whereas, the Union City Housing
23 Authority has determined that it is necessary to
24 amend the Employee Handbook and comply with and meet
25 current standards required;

1 Whereas, the Authority has met with and
2 worked with outside consultants, including its legal
3 counsel, in order to update and amend the Employee
4 Handbook based on current standards required and has
5 prepared an amendment in substantially the same form
6 and format as hereon attached hereto, revised
7 November 2022, which is this month, and.

8 Whereas, in order for the Authority to
9 amend the Employee Handbook it is seeking approval
10 of Commissioners of which its consent is required
11 consistent with the applicable state law;

12 Now, therefore, be it resolved that the
13 Commissioners of the Union City Housing Authority do
14 hereby adopt said amendment to the Employee
15 Handbook, a copy of which is attached hereto, made a
16 part hereof, and incorporated herein by reference.
17 And are there any questions about the Employee
18 Handbook that you may have? Okay. It is a quality
19 document. It is a living document, so to speak, and
20 something that is in action each and every day, and
21 our employees, once they will get a chance to review
22 this after your approval, if you approve this
23 tonight, and I'm hoping for your approval, after
24 that tonight, we'll be able to distribute this to
25 our employees tomorrow, probably -- probably next

1 week, probably Monday, and get a chance with the
2 employees, and I think it is something that is
3 palatable for them as well. It's very fair, and but
4 it also allows us to have that relationship, which
5 is important for the overall operations, you know,
6 it's a healthy relationship. Okay?

7 So with that, I do want to say it is
8 time now for -- you don't have any questions on
9 either any of the resolutions, I would like to go
10 into consent agenda. And the counsel is going to
11 remind us on consent agenda what you're voting on.

12 ATTORNEY PIZZILLO: Sure. So you're
13 going be voting on the adoption of the resolutions
14 that Mr. Sanger just talked about or described and
15 read into the record. You're going to be voting on
16 the payment of the bills. And I think that's it.

17 MR. RODRIGUEZ: And the minutes?

18 ATTORNEY PIZZILLO: And the minutes
19 from the last meeting.

20 EXECUTIVE DIRECTOR SANGER: Minutes.

21 ATTORNEY PIZZILLO: That's it.

22 Payment of bills, resolutions, and the
23 meeting minutes from last month.

24 EXECUTIVE DIRECTOR SANGER: Okay. So
25 we will have consent agenda, and I think we have to

1 go to vote for consent agenda.

2 Is that correct, sir?

3 ATTORNEY PIZZILLO: We'd make a motion,
4 please.

5 EXECUTIVE DIRECTOR SANGER: We'll make
6 a motion.

7 VICE-CHAIRPERSON GUTIERREZ: So
8 motioned.

9 EXECUTIVE DIRECTOR SANGER: Motion by
10 Ms. Gutierrez.

11 COMMISSIONER MUNDORF: Motion.

12 EXECUTIVE DIRECTOR SANGER: Second by
13 Ms. Mundorf. And I have our sheet for the roll
14 call.

15 Mr. Pedraza?

16 CHAIRMAN PEDRAZA: Yes.

17 EXECUTIVE DIRECTOR SANGER: Ms.
18 Gutierrez?

19 VICE-CHAIRPERSON GUTIERREZ: Yes.

20 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?

21 COMMISSIONER JETTER: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.
23 Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 EXECUTIVE DIRECTOR SANGER: Mr.

1 Geldziler?

2 COMMISSIONER GELDZILER: Yes.

3 EXECUTIVE DIRECTOR SANGER: Okay. Five
4 yes. Thank you for your support. And at this time
5 now I would like to go into a little bit of a report
6 to you as far as the report from the Director, and
7 what I'd like for you to do at this moment each and
8 every one of you have in front of you the Union City
9 Housing Authority achievements, okay?

10 And what I'd like to do at this time
11 also is give a copy of this to the member of our
12 public that's here as well with us, member of the
13 public, so she could look along with us, because my
14 report is going to be since this administration has
15 basically been here at the Union City Housing
16 Authority, which started in April of 2016, we've
17 tried to keep accurate records of our progress,
18 accurate records of our achievements, accurate
19 records that many of you sitting here as Board
20 Members have voted upon, supported, and implemented
21 and allowed us to make, you know, vast improvements
22 for the Union City Housing Authority. So here is a
23 nice, compact list of all the achievements of the
24 Housing Authority over the last six years, and if
25 you look at the last two pages for me, I won't go

1 into it all, because we've done this, of course, in
2 the past, but the last two pages or page and a half,
3 you will see as of 11/1/22, which is this month.
4 Okay? So this will give us through this last year,
5 the page before that, the pages before that were
6 11/1/21. So, obviously, these here are all the
7 areas, and I'm not going to go into it in detail,
8 but I think once you see this, it is eye opening,
9 and it really gives you an idea and an overview and
10 a nice snapshot, I guess, the best way to put it, a
11 nice snapshot of all the things that you have
12 supported and voted upon and allowed to be improved
13 here within the Union City Housing Authority.

14 So the first being Cantello Street
15 Improvement Project, interior improvements completed
16 on October of '22. They were 40 units and
17 relocation. You'll see there new bathrooms, new
18 kitchens, electric, front doors, exterior doors,
19 flooring, stoves, boilers, hot water heaters, new
20 windows, walkways, vinyl siding, drains, canopies,
21 exterior lighting, health and safety codes. All of
22 those things we're allowed to do with our COAH
23 funding, which was approximately \$1.4 million.
24 Thank you for your support of that. It's going very
25 well. And I believe within a week or so we're going

1 to be finished with our vinyl siding and we'll be
2 putting new drains, and -- new drains and guards and
3 things of that nature there, and then also this
4 hoping and our planning with Vito and Jorge and our
5 planning team here, we're hoping at the -- right
6 after the winter we'll be putting in -- working with
7 our -- with a lot of steps that might have been
8 broken and cracked and things of that nature, some
9 new railings on our steps, and some painting of some
10 walls, and things of that nature, and, of course,
11 improve lighting as well and new fencing around the
12 property, in new blacktop within certain areas. So
13 we're hoping by April/May of this coming year that
14 the project there will be completed, fully
15 completed. So thank you for that.

16 Also, we're doing RAD planning, which
17 Rental Assistance Demonstration. We're looking to
18 work with finance consultants, environmental people
19 architects, engineers, on how we can now go out and
20 borrow money to fix up all these units in these
21 buildings here. These buildings here, these five
22 buildings here, we have 455 units, okay? And we may
23 not be able to do it all at once, we might have to
24 do it in pieces or portions of it at a time, but at
25 the same time we're looking now to work closely with

1 consultants, closely with finance people, of course
2 the architects and engineers, on how we can develop
3 a plan and then very simply go out. It's like
4 getting a big mortgage. But as we move forward and
5 as we take our steps towards that, you'll know every
6 step along the way, all right, and to be sure,
7 because this is a big step for the Union City
8 Housing Authority, but our buildings are well over
9 70 years old, built in 1951, the five buildings
10 here, do the math, all right? They're 71, 72 years
11 old, and they're in vital need of improvement, okay?
12 Right now everything we do is like putting a
13 bandaid, you know, or trying to fix an old car. You
14 know what happens eventually. You know, you're
15 throwing money away, so to speak, you know? So I
16 think we're going to try to do something in more of
17 a thorough way and thorough and efficient and try to
18 get it done for everyone. This might take a number
19 of years, but we're starting the process for that.

20 FEMA reimbursement, back when we had
21 Hurricane Ida we got reimbursed \$186,000. Good job
22 Vito and Jorge working with the FEMA people and
23 getting back -- I believe, we had about \$210,000
24 worth of expenses, and we received back 186. That's
25 not bad where I come from.

1 VICE-CHAIRPERSON GUTIERREZ: Not bad.

2 EXECUTIVE DIRECTOR SANGER: So that's a
3 good thing. They completed a new parking lot here
4 at 3901 on Kennedy Boulevard. We have ten new PBV,
5 you'll say what's that? That's project-based
6 vouchers at 3900 Palisades Avenue. It's a building
7 that's not our property, but we're looking to
8 support the building there that has 44 people that
9 are in affordable housing and low income. While
10 it's not our property, we're supporting that with
11 vouchers. So one quarter of that building, maybe
12 no, about one-third, because we have five other
13 vouchers, 15 out of the 45. So that's one-third of
14 the building is be supported by us for a project
15 with vouchers, Section 8 vouchers, to help the
16 people there and moving forward.

17 New exterior lighting. It's LED safety
18 lighting here at Hillside Terrace. One person told
19 me you go down 39th Street now, he says it's lit up
20 like Yankee Stadium. So there's some great lighting
21 there, and we're, you know, that's, you know,
22 something we're looking to do elsewhere as well,
23 some of our other properties.

24 New boiler installed here at 3901-3911
25 Kennedy Boulevard, new boiler installed in Columbian

1 Court, gas heating transition here at Hillside
2 Terrace. Vito was very instrumental in this in
3 working with Public Service, and, you know, the cost
4 difference between old oil and gas. Gas is much
5 cheaper, it's more efficient, it's safer, it's much
6 cleaner. There's a whole number of things why gas
7 is the best way to go, and, you know, we're making
8 that transition. Our administrative office here has
9 a whole new telephone system. We have a new
10 landscaper for improved services around town. The
11 last landscaper we just weren't overall happy with
12 their performance, but we've got a new one and
13 things have been working very well. We had lead
14 inspections, and we know the importance with lead
15 and the health issues that might happen with lead,
16 may occur with lead, and we had health inspection in
17 all of our units; improved extermination plan, we're
18 trying to do better when it comes to extermination
19 with the various rodents and whatever that might be
20 happening.

21 So additional security cameras at 2601
22 Central Avenue. We have security cameras on all the
23 stairwells there now. We did not have them on the
24 stairwells, but now we have them on all the
25 stairwells, the hallways, in the elevator, interior

1 and exterior. So we're very thorough there. And I
2 might add that's something you can be very proud of
3 as a Board here.

4 Six years ago, seven years ago I came
5 here, there was not one security camera in the Union
6 City Housing Authority. Now, I venture to say we
7 have well over 150, 200 cameras around town, and
8 every one of our properties are covered, not
9 perfectly, but quite thoroughly, and it has been a
10 tremendous asset to us in preventing, preventive, as
11 well as action, as well as action later on if we
12 have to -- if we have to respond to anything that --
13 items that might have been stolen, broken,
14 vandalism, things of that nature. You speak with
15 the Union City Police Department, I spoke with the
16 chief often, he says it's -- he said: Sandy, it's
17 been fantastic. The calls we don't get anymore
18 coming to Housing. We used to get so many more
19 calls when it came to that.

20 So these cameras and you've, you know,
21 you've approved that and worked with that, and, of
22 course, thank you to Jorge and Vito and Jorge has
23 put a lot of time into that in working with that and
24 the cameras have been a big help, and I might add,
25 that not all, but most of our cameras are connected

1 right to the Union City Police Department, so they
2 could view our cameras as well, all right? So we
3 also have that relationship and that connection,
4 that connection as well.

5 Security cameras. We have new a HVAC
6 system here at the administrative office, heating
7 and air conditioned that it needed vitally here.
8 Updated handbook, we just spoke about. Updated
9 Emergency Operations Plan. New automated telephone
10 alert system. Now, we have for our use that
11 anything happens in one of our -- may happen in one
12 of our buildings, we get a message within ten
13 minutes to all the people, within ten minutes in
14 this building, say we had a water -- a serious -- we
15 had to shut off the water in this building, make a
16 little example, we had a shut off the water in this
17 building, and we had to be off for two or three
18 months and to fix a leak or something of that
19 nature, we can get a call to all of the people in
20 this building within ten minutes, a telephone alert
21 system informing them that your water might be off,
22 do whatever is necessary or do whatever it is you
23 need to be required prior to it going off and give
24 them a note. A lot of times we do that as well as
25 slip a little notice under their door, we do both,

1 but now we can get this alert system out, very
2 similar to what's happening in the schools, and
3 things of that nature, and it's amazing what these
4 machines can do now. They can get out in 1,300
5 within 20 minutes, calls, it's just -- it's amazing
6 what happens, and Jorge is behind that, too. I know
7 I'm referring to them, but he's behind that as well.

8 MR. RODRIGUEZ: It's a beautiful thing.
9 I'll know which person didn't answer and which did
10 answer.

11 ATTORNEY PIZZILLO: Wow.

12 EXECUTIVE DIRECTOR SANGER: We'll get
13 back and we know. But in Union City at least, and I
14 know when I was at the Board of Education, and this
15 is what statistics that they also, you know, try to,
16 when they try to sell these products, about
17 85 percent of people either get a phone call that
18 they pick up, and there's a good response or it's
19 left as a message.

20 MR. RODRIGUEZ: Right.

21 EXECUTIVE DIRECTOR SANGER: So that's a
22 great thing; 85 percent are contacted by message or
23 actual voice, okay? So that's a great thing, you
24 know, and so we have that going for us and whenever
25 we have something special, we could also use it to

1 announce good things. It doesn't have to be
2 something wrong. We're happy to announce certain
3 things that are happening here and good things as
4 well and, you know, get the message out there, all
5 right? So also that, new ordered boiler, boiler
6 room security cameras. We have actually security
7 cameras in our boiler rooms now if things go wrong.
8 We power washed some of our parks at 3901-3911
9 Kennedy Boulevard, power washed 37 at Palisade
10 Avenue, Columbian Courts. We improved the garbage
11 pickup schedule, so we no longer have garbage
12 overnight here, well, we have it overnight, but it
13 doesn't stay here longer than 24 hours. We did have
14 a rodent problem. We had some issues with rodents
15 and things of that nature, which happens when
16 garbage accumulates too long. We worked very
17 closely with the DPW, with Vito, and now our garbage
18 is out every 24 hours, they're not laying in these
19 buildings two, three days at a time, which may
20 attract rodents and that type thing. All right?

21 New uniforms for our maintenance and
22 security staff. New paving of parking lot and
23 safety gate at 3700 Palisade Avenue, the senior
24 building.

25 New administrative office bathrooms.

1 Get a chance to go to our bathrooms here, you'll see
2 we have new bathrooms. Again, the item that was
3 probably not touched in many, many, many years.

4 New administrative office roofing.
5 Providing space and, of course, we continue to
6 provide space for Covid vaccination administration
7 in partnership with the Union City Health Department
8 and we've improved concrete walkways at Hillside
9 Terrace too, which is up here. We're filling in a
10 lot of walkways and things, holes and things.

11 So all in all, you know, they're
12 probably a bunch that were left out as well, you
13 know, by an act of a little omission, you know
14 omission, not that we wanted to, but just thank you
15 for your support. That is my report.

16 Now is the time where we could, if you
17 have any questions about anything there, but that's
18 something you could really be proud of. Be proud of
19 everything there.

20 VICE-CHAIRPERSON GUTIERREZ: Yeah,
21 yeah. Thank you for the great job you guys are
22 doing.

23 EXECUTIVE DIRECTOR SANGER: That's kind
24 of like our Bible, you know, this is what we've
25 done.

1 VICE-CHAIRPERSON GUTIERREZ: I don't
2 see it done in many, many years.

3 EXECUTIVE DIRECTOR SANGER: Thank you.
4 Thank you.

5 MR. RODRIGUEZ: Thank you.

6 EXECUTIVE DIRECTOR SANGER: And now is
7 the time, if there are any member of the public who
8 would like to come forward, please state your name
9 and address, and we'd like to hear from you.

10 MS. BESHARA: Toni Beshara, the
11 veterans apartments on 44th Street.

12 I guess just you talked about the
13 completion of Cantello Street, and what would be the
14 timeline, the projected timeline for potentially
15 working on the other units --

16 STENOGRAPHER: I'm sorry, if that's
17 all? I missed the last part.

18 MS. BESHARA: Yeah, the potential
19 timeline that you might work on the remaining units.

20 EXECUTIVE DIRECTOR SANGER: To begin
21 work.

22 MS. BESHARA: Been begin work on the
23 remaining units, if the completion in Cantello would
24 be, you said, April or May?

25 EXECUTIVE DIRECTOR SANGER: Well, we're

1 presently completing that, and now is the time that
2 we are presenting to the city fathers and to the
3 attorneys, the legal counsel who oversee the COAH
4 program at the City of Union City, and they will be
5 making a presentation in the courts as to get the
6 next phase of the -- first of all, we have to see
7 how much COAH money is available, which I'm not
8 sure, that would be up to the city fathers and, of
9 course, all their records there, and that then would
10 have to go before a court, and they have a court
11 master who oversees that money and makes decisions
12 at the court, and make a presentation as to what a
13 cost might be for the next phase of this and try to
14 get that phase and those amounts of money approved
15 to begin work on that. So it's going to take a
16 little time to go through the courts, get court
17 dates, make a presentation, our architects and
18 engineers, our architect is already putting in a
19 cost analysis together for the second phase and to
20 see if the cost, what it might be. If you would now
21 understand that we kind of did, I guess, midtown
22 when we did Cantello Street. We also have some
23 units downtown on Fifth Street and West, we have
24 some units up on 37th Street, 39th Street, 44th
25 Street. So now we have two other sections to

1 complete in see how now we may want to address that,
2 how we're going to do that logistically and how
3 we're going to approach that, not only financially,
4 but, of course, to do the -- how we're going to be
5 doing that in a constructive, you know, construction
6 way and how to make a plan towards that.

7 So it takes a little time, but I think
8 people are seeing some good results for Phase 1, and
9 we've gotten good results from that. I think we're
10 happy with what we were able to produce there, and
11 we're looking to go on for Phase 2.

12 MS. BESHARA: Okay. So the court might
13 be after the completion of Cantello in April or May
14 or now?

15 EXECUTIVE DIRECTOR SANGER: That I
16 couldn't tell you. It's not -- I would hope it's
17 before that.

18 MS. BESHARA: Okay.

19 EXECUTIVE DIRECTOR SANGER: I would
20 hope. I would hope it's before that, we wouldn't
21 wait long. But we have to wait, we have to make a
22 presentation, go and have our legal counsel as well
23 as our architect with the legal people at City Hall
24 and get together and meet and discuss and then it's
25 going to be up to them and how they want to present

1 it to the courts.

2 ATTORNEY PIZZILLO: It's a third-party
3 Special Master who governs all these things specific
4 to the spending plan.

5 So as Sandy said, the architect is
6 working on a cost analysis proposal, which then has
7 to be vetted with the city lawyers as well as the
8 Special Master and it goes back and forth with that,
9 and only at the point in time where the special or,
10 A, we know how much funding is available from the
11 City and what they're earmarking and then how that
12 ties into the cost benefit or the cost project
13 analysis that's prepared by the architect and then
14 in consultation with, and only upon agreement of
15 this Special Master, who's a professional by trade,
16 that's what they do, only then will we get it
17 cleared before the court to go to court, and then we
18 have to appear at court after filing the applicable
19 papers to get us before the judge.

20 EXECUTIVE DIRECTOR SANGER: Process.

21 ATTORNEY PIZZILLO: Yeah, that process,
22 right? There's a brief, there's some -- there's
23 some legal documents that have to get filed and
24 presented to the judge, and then from there the
25 judge would, hopefully and presumably, issue an

1 order allowing the spending plan to be amended for
2 this project. So there's a lot of interplay between
3 four different agencies and governmental, you know,
4 people, you know, and respective lawyers that
5 ultimately have to happen before we get the Court to
6 issue the order, and then from there, obviously,
7 construction. Yeah, yeah. So that's -- that's all
8 governed through that Council of Affordable Housing.
9 So we have no control over, you know, the ability to
10 accelerate that process. We're stuck by that
11 framework.

12 EXECUTIVE DIRECTOR SANGER: And I do
13 want to add, obviously, the cost of what it -- the
14 cost now of putting together home improvement has
15 changed drastically since the pandemic and the
16 prices and cost of the things. So, obviously, what
17 it costs for Phase 1 back in 2018, 2019, when that
18 cost analysis was done and what it might be now,
19 there might be a drastic or substantial, you know,
20 increase that they anticipate in all this as well,
21 so a lot of that has to be taken into consideration.

22 MS. BESHARA: Okay. Thank you.

23 EXECUTIVE DIRECTOR SANGER: Thank ins.

24 VICE-CHAIRPERSON GUTIERREZ: Thank you.

25 EXECUTIVE DIRECTOR SANGER: Okay.

1 If there are no other questions and no
2 one here from the public, I would ask that we have a
3 motion to close our meeting.

4 VICE-CHAIRPERSON GUTIERREZ: Motion.

5 EXECUTIVE DIRECTOR SANGER: Motion by
6 Ms. Gutierrez and have a roll call --

7 ATTORNEY PIZZILLO: Second?

8 CHAIRMAN PEDRAZA: Second.

9 EXECUTIVE DIRECTOR SANGER: Second by
10 Mr. Pedraza.

11 Mr. Pedraza?

12 CHAIRMAN PEDRAZA: Yes.

13 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?
14 Ms. Gutierrez?

15 VICE-CHAIRPERSON GUTIERREZ: Yes.

16 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?

17 COMMISSIONER JETTER: Yes.

18 EXECUTIVE DIRECTOR SANGER: Okay. Ms.
19 Mundorf?

20 COMMISSIONER MUNDORF: Yes.

21 EXECUTIVE DIRECTOR SANGER: Mr.
22 Geldziler?

23 COMMISSIONER GELDZILER: Yes.

24 EXECUTIVE DIRECTOR SANGER: Okay. The
25 meeting is ended. Thank you very much for your

1 support and we exactly had a one-hour meeting.

2 Thank you.

3 (Concluded at 5:27 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.

THERESA L. TIERNAN, CCR, RMR

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