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REGULAR SESSION OF THE BOARD :  
OF COMMISSIONERS OF THE UNION : THURSDAY  
CITY HOUSING AUTHORITY OF THE : NOVEMBER 16, 2023  
CITY OF UNION CITY : 4:30 P.M.

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

BOARD MEMBERS PRESENT:

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

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APPEARANCES:

GERARD PIZZILLO, ESQ.,  
Attorney for the Board.

ALSO PRESENT:

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

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

1 EXECUTIVE DIRECTOR SANGER: Okay.  
2 Everyone, please stand for the Pledge of Allegiance.

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR SANGER: Good  
5 afternoon, everyone, and welcome to the  
6 November 16th Union City Housing Authority Board of  
7 Commissioners and I want to just take this time to,  
8 of course, extend a Happy Thanksgiving to everyone  
9 and the beginning of our holiday season, and I just  
10 want to take, as always, regardless if it is the  
11 holiday season, just thank you for your service,  
12 thank you for all that you give and provide for the  
13 tenants at the Union City Housing Authority and just  
14 for all your efforts, it is much appreciated, and  
15 later on during my report, I think I'm going to  
16 have for you, I have put a copy in front of everyone  
17 is some of our accomplishments for the last year and  
18 I think when you see those accomplishments, I think  
19 you'll be, you know, it will open your eyes and it  
20 will be refreshing to see so many things that we  
21 have done in a very positive way. So, thank you for  
22 that. And what I'd like to do at this time is start  
23 with our roll call.

24 Mr. Pedraza?

25 CHAIRPERSON PEDRAZA: Present.

1 EXECUTIVE DIRECTOR SANGER: Ms.  
2 Gutierrez?  
3 VICE-CHAIRPERSON GUTIERREZ: Here.  
4 EXECUTIVE DIRECTOR SANGER: Ms. Jetter?  
5 Absent.  
6 Ms. DiNardo?  
7 COMMISSIONER DINARDO: Here.  
8 EXECUTIVE DIRECTOR SANGER: Ms.  
9 Capizzi?  
10 COMMISSIONER CAPIZZI: Here.  
11 EXECUTIVE DIRECTOR SANGER: Mr.  
12 Geldziler?  
13 COMMISSIONER GELDZILER: Here.  
14 EXECUTIVE DIRECTOR SANGER: And Ms.  
15 Mundorf? Absent.  
16 Okay. With that being said, I'd like  
17 to start by announcing that this is a regular  
18 meeting of the Union City Housing Authority in  
19 accordance with and pursuant to the Chapter 231 PL  
20 1975, the Open Public Meetings Act, adequate notice  
21 of this meeting has been provided as follows: The  
22 annual schedule of Board meetings set forth the  
23 time, date, and location of such meetings, and the  
24 notice and the agenda to extent known of this  
25 meeting has been prominently posted on our bulletin

1 board and on our Housing Authority website.

2 And as we do always, we'd like to now  
3 go into closed session.

4 Can I have someone would like to make a  
5 motion.

6 VICE-CHAIRWOMAN GUTIERREZ: Motion.

7 EXECUTIVE DIRECTOR SANGER: Motion by  
8 Ms. Gutierrez. Second?

9 COMMISSIONER DINARDO: Second.

10 EXECUTIVE DIRECTOR SANGER: Second by  
11 Ms. DiNardo.

12 Roll call. Mr. Pedraza?

13 CHAIRPERSON PEDRAZA: Yes.

14 EXECUTIVE DIRECTOR SANGER: Ms.  
15 Gutierrez?

16 VICE-CHAIRPERSON GUTIERREZ: Yes.

17 EXECUTIVE DIRECTOR SANGER: Ms.  
18 DiNardo?

19 COMMISSIONER DINARDO: Yes.

20 EXECUTIVE DIRECTOR SANGER: Ms.  
21 Capizzi?

22 COMMISSIONER CAPIZZI: Yes.

23 EXECUTIVE DIRECTOR SANGER: Mr.  
24 Geldziler?

25 COMMISSIONER GELDZILER: Yes.

1 EXECUTIVE DIRECTOR SANGER: Okay. We  
2 have five yes and we will now go into closed  
3 session.

4 If there's any member of the public, we  
5 would ask you to leave at this time and when we come  
6 back into the public portion, we'll be happy to call  
7 you back in.

8 MR. TATTOLI: Thank you.

9 (CLOSED SESSION HELD AT 4:39 P.M. AND ENDED  
10 AT 5:25 P.M.)

11 EXECUTIVE DIRECTOR SANGER: We are now  
12 in open session.

13 Mr. Vito, if you could help assist us.  
14 Thank you.

15 Just in time now where we'd like to go  
16 through our resolutions and, of course, get the vote  
17 on these following resolutions.

18 This would be Resolution No. 2023, No.  
19 42.

20 Resolution approving contract for  
21 general counsel legal services for the calendar year  
22 2024.

23 Whereas, the Union City Housing  
24 Authority sought bids for general counsel legal  
25 services; and

1                   Whereas, the bids were picked up by one  
2 company and one company submitted a bid on the due  
3 date of the submission,

4                   Whereas, the submission was reviewed by  
5 the Union City Housing Authority evaluation  
6 committee; and

7                   Whereas, the bid submitted by Genova  
8 Burns LLC was determined to be the responsible  
9 bidder and legally sufficient bid; and

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

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

18                  Be it further resolved that the  
19 contractor shall be paid in accordance with the bid  
20 not to exceed \$68,500 and that cap has been there  
21 for six straight years. So we have not removed that  
22 cap. And the following rates are \$200 per hour for  
23 attorneys and \$75 per hour for paralegal.

24                  Be it further resolved that the  
25 Executive Director of the Union City Housing

1 Authority is hereby authorized to execute the  
2 contract for general counsel legal services and with  
3 Genova Burns LLC.

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1 Resolution No. 2023 No. 43.

2 Resolution approving contract for labor  
3 counsel legal services for the calendar year 2024.

4 Whereas, the Union City Housing  
5 Authority sought bids for labor counsel legal  
6 services; and

7 Whereas, the bids were picked up by two  
8 companies and two companies submitted the bid on the  
9 due date of submission; and

10 Whereas, the submission was reviewed by  
11 the Union City Housing Authority Evaluation  
12 Committee, and

13 Whereas, the bids submitted by Governor  
14 Burns -- Genova Burns LLC was determined to be a  
15 responsible for --

16 COMMISSIONER DINARDO: Oh, my God, I  
17 hope it's not Governor Burns.

18 EXECUTIVE DIRECTOR SANGER: That was a  
19 blast from the past.

20 (Laughter.)

21 EXECUTIVE DIRECTOR SANGER: Sufficient  
22 bid; and

23 Whereas the contractor shall be paid in  
24 accordance with the rates set forth in the bid  
25 proposal submitted to the Authority; and



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

Be it further resolved that the contract shall be paid in accordance with the bid not to exceed 48,000. The following rates 200 per hour for attorneys, \$75 per hour for paralegal. And again, the cap of 48,000 remains the same for the labor counsel and that's been the same for the last six years, as we said earlier.

Be it further resolved that the Executive Director of the Union City Housing Authority is hereby authorized to execute the contract for labor counsel legal services with Genova Burns LLC.

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1                   And Resolution 2023, No. 44. Approving  
2 contract for architectural/engineering services for  
3 the calendar year 2024.

4                   Whereas, the Union City Housing  
5 Authority sought bids for architectural/engineering  
6 services; and

7                   Whereas, the bids were picked up by two  
8 companies and two companies submitted a bid on the  
9 due date of submission; and

10                  Whereas, the submission was reviewed by  
11 the Union City Housing Authority Evaluation  
12 Committee;

13                  Whereas, the bid submitted by ICON  
14 Architects Design was determined to be the lowest  
15 responsible bid and was determined to be legally  
16 sufficient; and

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

20                  Now, therefore, be it resolved that the  
21 Commissioners of the Union City Housing Authority do  
22 hereby approve the contract with ICON Architects  
23 Design for architectural/engineering services in  
24 accordance with the bid specifications.

25                  Be it further resolved that the

1 contractor shall be paid in accordance with the bid  
2 not to exceed \$9,600 based on a hourly rate of \$65  
3 per hour to \$175 per hour. Again, there's a cap on  
4 this and not to exceed \$9,600, as we've had for a  
5 number of years. And the ICON, as was Genova and  
6 Burns, and ICON also had been with us and we've had  
7 great experience with them. If you get a good  
8 working relationship and experience as well as with  
9 the labor counsel and as the general counsel with  
10 Genova Burns, so we're happy with that.

11 So with that so I guess are there any  
12 questions towards that? Only three that we do have.

13 So at this time I think we can go into  
14 consent agenda.

15 Is that true, counsel?

16 ATTORNEY PIZZILLO: Yes.

17 EXECUTIVE DIRECTOR SANGER: Consent  
18 agenda. And I have to get a vote for that.

19 ATTORNEY PIZZILLO: And just so we're  
20 clear that would be the acceptance, the approval of  
21 the resolutions, approval of the last meeting's  
22 minutes, and any payment of bills referenced in the  
23 package materials.

24 COMMISSIONER DINARDO: I'll make a  
25 motion.

1 VICE-CHAIRWOMAN GUTIERREZ: Second.  
2 EXECUTIVE DIRECTOR SANGER: Okay.  
3 Motion by Ms. DiNardo. Second by Ms.  
4 Gutierrez. And consent agenda vote.  
5 Mr. Pedraza?  
6 CHAIRPERSON PEDRAZA: Yes.  
7 EXECUTIVE DIRECTOR SANGER: Ms.  
8 Gutierrez?  
9 VICE-CHAIRPERSON GUTIERREZ: Yes.  
10 EXECUTIVE DIRECTOR SANGER: Ms.  
11 DiNardo?  
12 COMMISSIONER DINARDO: Yes.  
13 EXECUTIVE DIRECTOR SANGER: Ms.  
14 Capizzi?  
15 COMMISSIONER CAPIZZI: Yes.  
16 EXECUTIVE DIRECTOR SANGER: Mr.  
17 Geldziler?  
18 COMMISSIONER GELDZILER: Yes.  
19 EXECUTIVE DIRECTOR SANGER: Five yes.  
20 Thank you for that. And I'm very happy  
21 to just thank, at this time, thank you, Mr. Pizzillo  
22 for his services.  
23 COMMISSIONER DINARDO: Yeah, Gerard.  
24 ATTORNEY PIZZILLO: Thank you, guys.  
25 Thank you for the trust. Thank you for the

1 opportunity again. Happy to be working with you  
2 guys. So I'm glad we're doing it another year.  
3 Yeah, let's keep moving.

4 MR. RODRIGUEZ: Thank you.

5 COMMISSIONER DINARDO: You're doing a  
6 terrific job, Gerard.

7 VICE-CHAIRPERSON GUTIERREZ: You work  
8 hard.

9 COMMISSIONER DINARDO: And you care  
10 too.

11 VICE-CHAIRWOMAN GUTIERREZ: That's the  
12 point.

13 EXECUTIVE DIRECTOR SANGER: One thing I  
14 could say, I would say this, not only the fact that  
15 you're sitting here, but Gerard has become a partner  
16 at his law firm.

17 COMMISSIONER CAPIZZI: Congratulations.

18 EXECUTIVE DIRECTOR SANGER: But he  
19 still kept us as one of his assignments with his  
20 work.

21 VICE-CHAIRWOMAN GUTIERREZ: Don't leave  
22 us.

23 ATTORNEY PIZZILLO: No.

24 EXECUTIVE DIRECTOR SANGER: Which shows  
25 that he -- you know, that we had a great

1 relationship. He likes to continue that  
2 relationship. We like to continue that  
3 relationship.

4 ATTORNEY PIZZILLO: I care about you  
5 guys too much.

6 VICE-CHAIRWOMAN GUTIERREZ: Thank you.  
7 Thank you.

8 EXECUTIVE DIRECTOR SANGER: He could  
9 have gone to bigger and better things. He's right  
10 down here, he's --

11 VICE-CHAIRWOMAN GUTIERREZ: Thank you.

12 EXECUTIVE DIRECTOR SANGER: He's at the  
13 table with us. Thank you.

14 COMMISSIONER CAPIZZI: Yeah.

15 ATTORNEY PIZZILLO: I'm with you guys.

16 MR. RODRIGUEZ: We're honored.

17 COMMISSIONER GELDZILER: Next time you  
18 out, I'm going to remember that you're a partner.

19 COMMISSIONER DINARDO: Yeah, exactly,  
20 exactly.

21 ATTORNEY PIZZILLO: Please, please.

22 EXECUTIVE DIRECTOR SANGER: Shhh, shhh.

23 ATTORNEY PIZZILLO: I'm generous.

24 EXECUTIVE DIRECTOR SANGER: Okay. With  
25 all that being done and thank you, Gerard, we

1 appreciate that.

2 ATTORNEY PIZZILLO: Thank you, Sandy.  
3 I appreciate that.

4 EXECUTIVE DIRECTOR SANGER: And I will  
5 say we also have a labor counsel and we, in the last  
6 year we've only had to contact labor counsel one  
7 time. And I think that's very positive for the  
8 Authority and the fact what we have very minimal  
9 issues when it comes to labor counsel, it shows a  
10 stability with our department, with Jorge, and all  
11 of us working together and they're very responsive,  
12 they're very helpful. We just had a case recently,  
13 and just recently. So it was, you know, as the year  
14 comes to an end, so to speak, you know end of  
15 November, but we seldom have to contact them as the  
16 labor counsel. Nowhere near, and I hope that stays  
17 the same, nowhere near the cap of, you know, that  
18 amount of money, which was what, \$48,000. Yes. So  
19 but ongoing, Gerard is always there and available  
20 for us and availability is a very big thing. So we  
21 appreciate that.

22 So what I'd like to do at this time is  
23 just a few things. If you would look in your packet  
24 that you received, you will see and what I'd like to  
25 do is hand these to Vito. Vito, will you go over

1 these just to show what we had done at the 37 before  
2 and after.

3 MR. TATTOLI: Yeah, yes.

4 EXECUTIVE DIRECTOR SANGER: 3700.

5 MR. TATTOLI: Yes.

6 EXECUTIVE DIRECTOR SANGER: 3700

7 Palisade Avenue senior building, we had four new  
8 common area bathrooms that were done that you had  
9 voted on and I just we just want to show you this.

10 MR. TATTOLI: These are the men's and  
11 women's room. We have two on the lobby level, first  
12 floor level, and then we have two more bigger ones,  
13 actually, on the -- let's call it the  
14 mezzanine/first floor level by the community room.

15 So, as you could see there is the  
16 before and after picture. I mean, I think it's  
17 dramatic.

18 COMMISSIONER CAPIZZI: Oh, totally.

19 VICE-CHAIRWOMAN GUTIERREZ: Yeah.

20 MR. TATTOLI: They are not only  
21 cosmetic, but if you also look, the faucets, the  
22 toilets, the urinals, they are all motion detected  
23 where nobody has to touch it or get their hands  
24 dirty and so forth. So even down to the soap  
25 dispensers and the paper, it's all air dried, so



1 it's also very high tech and so forth. So it's all  
2 self explanatory.

3 VICE-CHAIRWOMAN GUTIERREZ: Very nice.

4 COMMISSIONER CAPIZZI: Very nice.

5 MR. TATTOLI: And actually the  
6 contractor who did it, that you all approved, did an  
7 phenomenal job. The contractor is an easygoing guy.  
8 I'm not so easy on them because of the experience I  
9 have, but the guy was excellent. I mean, he did  
10 everything to our liking and did a beautiful job.

11 COMMISSIONER CAPIZZI: Yes.

12 COMMISSIONER DINARDO: I bet the  
13 residents are happy.

14 EXECUTIVE DIRECTOR SANGER: Yes.

15 VICE-CHAIRWOMAN GUTIERREZ: Yeah.

16 COMMISSIONER DINARDO: Very nice. ADA  
17 compliant, everything.

18 MR. RODRIGUEZ: Yeah, yes, yes.

19 MR. TATTOLI: Yes.

20 COMMISSIONER DINARDO: It's really  
21 good.

22 EXECUTIVE DIRECTOR SANGER: Okay. Any  
23 questions towards that or whatever? The other thing  
24 I would like to just bring forth to you is a letter  
25 that we received about our Section 8 department at

1 the Union City Housing Authority, and I'm happy to  
2 announce for this last year and it's for, you know,  
3 Section 8 management assessment program, and we were  
4 able to get a score in what we did. We got a score  
5 of 100 percent. We got highly rated, 100 percent,  
6 and I think there were 30 -- 15 categories and in  
7 all 15 categories we got the most points possible.

8 So, we just wanted to talk about the  
9 efficiency.

10 COMMISSIONER CAPIZZI: Very nice.

11 EXECUTIVE DIRECTOR SANGER: The  
12 efficiency and effectiveness of our Section 8.

13 COMMISSIONER CAPIZZI: Congratulations.

14 EXECUTIVE DIRECTOR SANGER: And we got  
15 the highest score possible, 100, and add you could  
16 see -- I want to bring this out to you and what do  
17 you see is the first item right there on indicator?

18 ATTORNEY PIZZILLO: Selection for  
19 waiting list.

20 COMMISSIONER DINARDO: Selection in  
21 waiting list.

22 EXECUTIVE DIRECTOR SANGER: Selection  
23 from waiting lists, and I think that's a reason,  
24 there's a reason why that's number one on the list.  
25 That is an area that's certainly, let's see, we

1           utilize very much in our selection with people for  
2           Section 8 and PHA as well and something that has to  
3           be utilized on a regular basis, and then it's  
4           something that they do monitor in a very close way  
5           and we did get the maximum number of points for that  
6           to show that we're working, you know, very closely,  
7           but that waiting list you hear a lot. We talk about  
8           that all the time. People come in, "Can you get me  
9           an apartment?" "No." "Oh, I know you from here,"  
10          and this is new and this might happen. We have a  
11          waiting list, okay? And it has to be the federal  
12          government has a waiting list and regardless  
13          everyone must go through the waiting list. No one  
14          is exempt from that and it was interesting to me  
15          when I got letter, it was the very first thing that  
16          had to do with it. So to show that's the focus of  
17          what a true focus that is, you know, on that and  
18          everything. So, you know, because I'm sure many of  
19          you at times may be approached by someone to say,  
20          "Oh, can you help me? You're on the Board. Can you  
21          help me get an apartment," or whatever. They visit  
22          many places and offices in Union City and at first  
23          people say, "Well, there is a waiting list there,"  
24          and the federal government as a waiting list and  
25          support and something we go by, absolutely, and it's

1 obviously we got 15 points that was audited and  
2 we're very happy with that. Just a little point of  
3 interest, because it is something that's very much  
4 discussed and very much brought up, you know, as  
5 people, because there is such a great need in the  
6 city, people looking for apartments, and people  
7 become discouraged and disappointed and you say  
8 there's a waiting list. And when the waiting list  
9 might not be able to -- you know, they can apply,  
10 but it might take you four or five years, you know,  
11 there's so many people on the waiting list, whatever  
12 it might be. So, I just wanted to, you know, just  
13 add that in.

14 And the final thing I just would like  
15 to mention, each year something I meant to implement  
16 it when I came here in 2016, and you will see all  
17 the achievements of the Union City Housing Authority  
18 and things that we've done since 2016. So, this is  
19 an ongoing document that I add on to each year and  
20 if you turn to pages, as I have on the very top on  
21 the right-hand side, please see pages 15 and 16 for  
22 the most recent achievements. All right. And  
23 you'll see, and when you look at this, this is a  
24 true indicator of your work of what you vote on.  
25 Almost every one of these items have your

1 fingerprints on it, so to speak, and your vote on it  
2 of what you're doing. And I not going to go over  
3 every one, but upgrading and improve 3700 Palisades  
4 with new parking lot, security gates, extensive  
5 exterior lighting. Recondition and repaint all the  
6 exterior fencing at 3700. Upgraded apartment  
7 emergency pull stations 3700. That, of course, 3700  
8 is our senior building. Improved entrance ramps and  
9 floors and it was mentioned before ADA by our Board  
10 Member, Ms. DiNardo, ADA ramps, make sure we follow  
11 the ADA guidelines. REAC inspections. New interior  
12 fencing. Improved landscaping contract. New  
13 interior stairwells and railings at Cantello Street.  
14 New exterior security cameras at Cantello Street.  
15 Jorge, if you want, maybe send around your camera as  
16 I'm speaking. Jorge is going to send around his  
17 phone and the camera just going to see how right  
18 now, the cameras how clear and how good they are,  
19 and the great --

20 MR. RODRIGUEZ: Yeah, actually, I could  
21 have done on it --

22 EXECUTIVE DIRECTOR SANGER: This is  
23 Cantello Street.

24 MR. RODRIGUEZ: I looked at today,  
25 Cantello Street, which is, you know, right near the

1 Lincoln Tunnel. These are actually images, live  
2 images right now of about 40 or so cameras. How  
3 many, I think, 40?

4 MR. TATTOLI: Yeah, about 40.

5 MR. RODRIGUEZ: On the whole -- all the  
6 grounds of Cantello, and this has been, you know,  
7 something that we've been listening to our tenants,  
8 this is something that we want to provide to them,  
9 and, you know, it's become a reality now.

10 EXECUTIVE DIRECTOR SANGER: This has  
11 nothing to do with COAH funding.

12 MR. RODRIGUEZ: No COAH funding.

13 EXECUTIVE DIRECTOR SANGER: It came out  
14 of our funding.

15 MR. RODRIGUEZ: Our funding.

16 EXECUTIVE DIRECTOR SANGER: Our funding  
17 here. And we have right now every one of our sites  
18 has an extensive security camera system that we're  
19 able to, and all of us and administratively are  
20 able -- every one of those cameras we have on our  
21 phones.

22 MR. RODRIGUEZ: Exactly.

23 EXECUTIVE DIRECTOR SANGER: So you  
24 could see --

25 MR. RODRIGUEZ: And that area has

1 almost nice Christmas lights up.

2 VICE-CHAIRWOMAN GUTIERREZ: Oh, wow.

3 EXECUTIVE DIRECTOR SANGER: That's a  
4 beginning.

5 MR. RODRIGUEZ: There you go.

6 EXECUTIVE DIRECTOR SANGER: So just a  
7 little example there. New laundry rooms in all of  
8 our buildings this last year, annual audit came out,  
9 you know, very well. Targeted capital fund  
10 planning, four new common area bathrooms at 3700.  
11 You saw the pictures. Stairways and ramps repainted  
12 at Columbia Court that's downtown, Columbia Court.  
13 Two elevators that will be coming to 3700 Palisades  
14 Avenue. As a matter of fact, that should be  
15 starting any day now to, what they call, modernize  
16 to the tune of somewhere around 300 --

17 MR. RODRIGUEZ: Together.

18 EXECUTIVE DIRECTOR SANGER: No,  
19 together, together, about 175 each, recondition our  
20 elevators, new employees assistance program, tree  
21 trimming on all properties, safety ramps, cleaned  
22 out obsolete inventory, repainted the exterior. I  
23 don't know if you go by the building at 2601 Central  
24 Avenue, we have our big building there, we got 36  
25 units there. A building, another one of the

1 affordable housing units that we took over, and to  
2 the tune of one dollar from the North Hudson  
3 Community Action Corporation, if you remember that  
4 three years ago, four years ago. We painted the  
5 whole exterior there. We have successful inspection  
6 of 2601 Central Ave. We've raised rents -- we've  
7 raised the rents and the court fees after the three  
8 year Covid pardon. So right during Covid, during  
9 the Covid we did not raise rent, implement any court  
10 fees, anything of that nature, but now we  
11 implemented whatever, and then you see here, you see  
12 the pavilion, how much the pavilion is used in the  
13 back, if you go to the next page, the Housing  
14 Authority daycare, the Union City Department of  
15 Health Covid, Union City Home Schoolers use our  
16 facility. Youth basketball recreation. And the ARC  
17 program of Union City for youngsters with  
18 disabilities. So our pavilion back there is truly  
19 for community service, not for Housing Authority,  
20 but for community. We're sharing our facilities  
21 with community that is evidenced by home schoolers  
22 in Union City, Mother Seton School that closed down  
23 in Union City, many of those people did not send  
24 their children to other parochial schools and for  
25 whatever reason not their public schools, but what



1 they did mainly, they had, I think, about -- if I'm  
2 guessing, not guessing, but somewhere between 65 and  
3 75 kids from that school actually went to home  
4 schooling, all right. Now, with home schooling they  
5 have to follow the curriculum in the State of New  
6 Jersey, things of that nature, but where were they  
7 going did get physical education, where were they  
8 going to get their things of that. So in order to  
9 do that, they come here every Wednesday for three  
10 hours and they get it. They actually have a phys.  
11 ed. person come with them that they hire, the home  
12 schooling association, and they do their whole phys.  
13 ed. using our, you know, facility. So, you know,  
14 just these are the things that our pavilion is used  
15 for. So, pretty, you know, wide ranged and diverse,  
16 which is a nice thing. And then trained all  
17 security guards with the assistance of the Union  
18 City Police Department. Electrical upgrades at all  
19 the veterans units. New fencing and gating on  
20 Cantello Street, new inside fencing within 3700  
21 Palisades, partner with the community group to  
22 provide the vegetable gardens at 3700 Palisades  
23 Avenue. So implemented an aggressive plan to  
24 collect the delinquency rents with our legal  
25 department, which we're striving for and always

1 looking to get better, and voucher management  
2 system. Successful audit and you can say now for  
3 efficiency, friendliness, and just good overall  
4 health, so to speak, that all our buildings now have  
5 transitioned from the oil to gas. All right. So  
6 all our buildings transitioned from the gas. It was  
7 a big chore. It was a big project to take -- you  
8 know, to take up, but over a few years we're able to  
9 get this completed, and then Jorge became a QPA and  
10 our purchasing has improved tremendously. We have a  
11 QPA person, so we have an in-house QPA, and that's a  
12 great advantage for us.

13 MR. RODRIGUEZ: Thank you.

14 ATTORNEY PIZZILLO: QPA. QPA.

15 EXECUTIVE DIRECTOR SANGER: So that is  
16 it. And just before we leave, I just for two or  
17 three minutes, RAD is a big issue, and before I ask  
18 a member of the public, I just want Jorge to give  
19 you a little briefing, as I've said at each one of  
20 our meetings. As things happen and transpired we  
21 want to give you a briefing on how things are moving  
22 along with RAD. So it is a little bit of a slower  
23 process.

24 MR. RODRIGUEZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: But we're

1 moving, at least we're moving forward and Jorge give  
2 everyone a little update.

3 MR. RODRIGUEZ: Sure. Just real quick.  
4 I mean, the last time we met, we spoke about the  
5 possibility of obtaining about 9 million from a  
6 bank, Valley Bank, which is our partner bank.  
7 They've come forward and they are still on standby  
8 and the reason they're on standby is because we've  
9 also reached out to the County of Hudson and they  
10 administer the Home Funds. Home Funds is a  
11 division, or at least a subsidy that comes out of  
12 the federal government, out of the Housing and Urban  
13 Development, and we're requesting about two million  
14 from them to bridge the gap, which is the total of  
15 \$11 million project for the three buildings down the  
16 hill that we want to renovate. So, as we speak  
17 today there has been no response yet from the  
18 County. However, we anticipate in the near future  
19 to probable get some requests from -- support from  
20 the city itself because we will attach hopefully a  
21 support letter from the administration and the city  
22 here to give us at least some more backing into this  
23 request for \$2 million from the County. So that's  
24 where we stand. I mean, it's a pretty slow process.

25 Back in September was when about the

1 time that we reached out to the County about this,  
2 and slowly but gradually I've been providing  
3 financial information to our financial consultants  
4 who are providing the application to the County on  
5 our behalf. So, yeah, I would anticipate some more  
6 time. I don't see nothing concrete probably till  
7 the first quarter of next year as far as to report  
8 back as far as something positive, as far as saying,  
9 you know, we have the financing in place, but if it  
10 does happen to be, whether it's next month or the  
11 following, I will definitely, you know, very  
12 excitingly will bring it forth to the Board and  
13 share the good news and from thereafter bring in,  
14 you know, presentations from our architects,  
15 engineers, and the banking people as well. So  
16 that's where we stand right now.

17 VICE-CHAIRWOMAN GUTIERREZ: Okay.

18 EXECUTIVE DIRECTOR SANGER: And as we  
19 have said in the future, the reason for all of that  
20 when the time does come to vote on some of these  
21 things, these are major issues, and we want everyone  
22 to feel comfortable and be sure you have all the  
23 right information, everything that you need,  
24 knowledge, information, and background and  
25 everything so you can make an intelligent decision

1 as to your vote on how we want to move forward,  
2 because it is major. Basically, it's an \$11,000  
3 mortgage for fix up, to modernize, the rebuildings,  
4 and those three buildings equate to, let's see, 55  
5 units in each building. So, you know, 110, 55, you  
6 know, about a hundred, so...

7 ATTORNEY PIZZILLO: 250.

8 EXECUTIVE DIRECTOR SANGER: Yeah, so  
9 that's our Phase 1, and then hopefully later on we  
10 can do another phase and do the buildings, you know,  
11 as we move along.

12 MR. RODRIGUEZ: Right. It really comes  
13 down to, I mean, something that I would love to see  
14 it happen, you know, I know everyone here, you know,  
15 the Housing Department would love to see at least,  
16 you know, speaking for you and for the Director and  
17 for Vito, our maintenance director, I mean, it's  
18 almost for me it will be more of like a legacy  
19 thing, you know. If I could, you know, step away  
20 one day from here and say, you know, I've made or at  
21 least we tried to make a difference or at least  
22 improve things as we, you know, we sit here, as we  
23 inherited it, right, seven years ago. If we can  
24 walk away and say, you know, these three, these  
25 housing complexes here are still in a great, you

1 know, a great spot, a great -- for future  
2 generations and that's really what it comes down to  
3 me at this juncture in my career at least, so...

4 EXECUTIVE DIRECTOR SANGER: And 1952.  
5 Keep that in mind. Last time many of these things  
6 were even --

7 COMMISSIONER DINARDO: And every time  
8 you drive by you'll feel that sense of pride.

9 MR. RODRIGUEZ: Yeah, and it's an  
10 aesthetic think, too. You know, we've discussed  
11 things here internally -- I mean, I'm sorry,  
12 internally. We've discussed things as far as  
13 improvements internally, like, you know, the  
14 plumbing, which is an incredibly expensive  
15 undertaking, and the electricity and the roof and  
16 all the infrastructure stuff. But at the end of the  
17 day, I mean, obviously I like to know that there's a  
18 lot of efficiency going in, toilets that are very  
19 efficient, a lot of, you know, things that are  
20 geeing to save, you know, money in the long term,  
21 give life, more life to these buildings for future  
22 families, and at the same time if there's money left  
23 over, man, you know, I have a vision for that too.  
24 Maybe we can aesthetically figure a way that we can  
25 get these buildings -- you know, that's good luck

1 exactly. You know, you dream, right? But it would  
2 be something that, you know, it doesn't necessarily  
3 look like a project house, you know? I don't know.  
4 I mean, it's difficult. You know, without tearing  
5 it down and starting from scratch, how do you  
6 convert something like this on the outside, a piece  
7 of brick wall, right? So it's stuff like that you  
8 just want to be able to say, you know what, you  
9 could hang your hat on it and say, you know, I was  
10 part of that, so...

11 COMMISSIONER DINARDO: Absolutely.

12 VICE-CHAIRWOMAN GUTIERREZ: Yes, yes.

13 EXECUTIVE DIRECTOR SANGER: And you.

14 You were part of it.

15 MR. RODRIGUEZ: Exactly. Of course.

16 If we can one day put on that TV screen and just  
17 see --

18 VICE-CHAIRWOMAN GUTIERREZ: The old  
19 building, the new building.

20 MR. RODRIGUEZ: Oh, yeah, before and  
21 after, correct.

22 EXECUTIVE DIRECTOR SANGER: Just like  
23 the pictures.

24 MR. TATTOLI: Oh, just like the  
25 pictures.

1 MR. RODRIGUEZ: We might do some drone  
2 footage, too.

3 (Laughter.)

4 ATTORNEY PIZZILLO: Always love a good  
5 drone shot. Always love a good drone video.

6 EXECUTIVE DIRECTOR SANGER: Okay.

7 Now, is the portion of our meeting  
8 where we would like to hear from the public and if  
9 there's anyone from the public who would like to  
10 come and approach the Board, please do so now, and  
11 state your name and your address and we'll be happy  
12 to hear from you.

13 MS. BESHARA: Thank you. Toni Beshara,  
14 the veterans apartments on 4th Street.

15 I guess the same question, just  
16 wondering if any updates on the COAH project.

17 EXECUTIVE DIRECTOR SANGER: I could  
18 say, Ms. Beshara, that we haven't heard any official  
19 updates yet, but there is still -- it's still in  
20 discussion. It's not something that's been  
21 forgotten or just, you know, put on hold, so to  
22 speak, but it's just something that I know the city  
23 fathers working forward and looking forward to  
24 doing, but now it's just a matter of the process of  
25 what they're going to, getting together with their



1 legal team and the city on how they're going to take  
2 that pot of money and have it utilized by funding.  
3 So we're anxiously awaiting, as you are, because we  
4 do have quite a few of those veterans apartments who  
5 are -- that are in condition now that we'd like to  
6 improve, so...

7 MS. BESHARA: I noticed that there was  
8 some things done, some automatic lighting, you know,  
9 in some of the basements. Was that part of the COAH  
10 project?

11 EXECUTIVE DIRECTOR SANGER: Yes, I  
12 think -- that was not part of the COAH project.  
13 That was in addition to the COAH project, but I'm  
14 going to have Vito just, if you don't mind, Vito can  
15 explain that. Basically, it was an insurance issue,  
16 insurance company came in.

17 MR. RODRIGUEZ: Oh, yes.

18 EXECUTIVE DIRECTOR SANGER: Insurance  
19 company had told us you have to improve your  
20 lighting for the veterans. Vito, you want to say --

21 MR. TATTOLI: Yes, as you just  
22 mentioned.

23 EXECUTIVE DIRECTOR SANGER: It's 112  
24 units where we upgraded the electrical.

25 MR. TATTOLI: Correct.

1 MR. RODRIGUEZ: We had to.

2 MR. TATTOLI: Was it 112 units or we're  
3 going by buildings, so it's like 86.

4 MR. RODRIGUEZ: Oh, you mean, like a  
5 total?

6 MR. TATTOLI: Right. So what happened  
7 is the insurance company wanted to basically drop  
8 our policy because some of these veterans had, not  
9 all, but some -- actually, I should say most of them  
10 had the old screw-on fuses for the breaker panels.  
11 And so with that being said, those are, number one,  
12 not so secure. And number two, they wanted to, I  
13 guess, drop us for that. So with that being said,  
14 we had to hire our contractor to update our  
15 subpanels, which are in the basement. At the same  
16 time, while we were there, they wanted up-to-date  
17 lighting in the basement for safety reasons. So  
18 when you walk around, the lights come on  
19 automatically and they go off automatically when  
20 nobody is using them, because that is the common  
21 area and that is on our meter, not on the tenants'  
22 meter. So it's not because by choice. It's because  
23 the insurance policy was willing to drop us, not  
24 that we're -- was willing, wanted to drop us and in  
25 order not to be dropped and have insurance for these

1 buildings, we had to update the subpanel and the  
2 lighting in the basements.

3 MS. BESHARA: Okay.

4 EXECUTIVE DIRECTOR SANGER: And they  
5 gave us 30 days to do it.

6 MR. TATTOLI: Yeah.

7 COMMISSIONER CAPIZZI: Wow.

8 COMMISSIONER DINARDO: Oh, God.

9 EXECUTIVE DIRECTOR SANGER: It was  
10 very -- it was --

11 MR. TATTOLI: Talk about the worst 30  
12 days.

13 MR. RODRIGUEZ: It was stressful, yeah.

14 MR. TATTOLI: We asked for an extension  
15 and they said --

16 EXECUTIVE DIRECTOR SANGER: They  
17 wouldn't do it.

18 MR. TATTOLI: Absolutely not, 30 days  
19 is what you got and knock on wood, we got it done.

20 MR. RODRIGUEZ: But in the end I think  
21 it is for the better, right?

22 MR. TATTOLI: Oh, absolutely. In the  
23 long run, it's for the better for everything, and  
24 that had nothing to do -- and correct me if I'm  
25 wrong, Mr. Sanger, that all came out of financing

1 out of us and it had nothing to do with the COAH,  
2 and actually, it's a good -- if you don't mind,  
3 Mr. Sanger, basically that's saving in the COAH  
4 future that we can use that to do even a better job.

5 MR. RODRIGUEZ: Exactly.

6 MR. TATTOLI: For Phase 2 and thing, on  
7 the -- such as, I'll use it, I'll speak for myself,  
8 Cantello was an experience for me, that now we know  
9 that the job that's been done, such as the  
10 electrical subpanels and the lighting, now that  
11 instead of using the COAH money, that money would be  
12 added into a better product for those renovations.

13 MR. RODRIGUEZ: Can I just, very  
14 quickly, I just wanted to mention something too just  
15 to tag on to what he said. We've already gone  
16 through that rehab of those apartments, right? The  
17 experience we gained, right, from even the  
18 relocating of the families, and the just the whole  
19 experience of getting all those apartments rehabbed,  
20 we've learned other ways to even improve. So, I  
21 think in the end the recipients like yourself that  
22 are still waiting for that are going to benefit from  
23 our experience there.

24 So, you know, while I know you stand  
25 here and you wait and I appreciate your patience,

1           you have to realize that at the end of the day, we  
2           all have the same intent and to help you and help  
3           others in your community.

4                       MS. BESHARA: I'm a big fan of waiting  
5           for the upgrade. I'm a big fan. Let's see what  
6           happens, if this happens.

7                       EXECUTIVE DIRECTOR SANGER: We do  
8           realize that and we appreciate that, that you're  
9           here, you know, and I mean that, that you're here  
10          and you're consistent and we appreciate that.

11                      VICE-CHAIRWOMAN GUTIERREZ: Because she  
12          stays.

13                      EXECUTIVE DIRECTOR SANGER: You know,  
14          your zeal for it. It's a nice thing that you're  
15          doing that. Thank you. Thank you.

16                      MS. BESHARA: Thank you.

17                      VICE-CHAIRWOMAN GUTIERREZ: Thank you.

18                      EXECUTIVE DIRECTOR SANGER: Okay. With  
19          that being said, do I have to do a role call?

20                      ATTORNEY PIZZILLO: Just make a motion  
21          to adjourn.

22                      VICE-CHAIRWOMAN GUTIERREZ: Motion.

23                      EXECUTIVE DIRECTOR SANGER: Motion to  
24          adjourn, Ms. Gutierrez.

25                      CHAIRPERSON PEDRAZA: Second.

1 EXECUTIVE DIRECTOR SANGER: Second by  
2 Mr. Pedraza. We need the roll call?

3 ATTORNEY PIZZILLO: We don't need a  
4 roll call. We can do by acclimation, all those in  
5 favor?

6 (Unanimous affirmative voice vote taken at  
7 this time.)

8 ATTORNEY PIZZILLO: Any opposed? We're  
9 adjourned.

10 (Concluded at 5:57 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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