

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:

3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, October 17, 2019  
Commencing at 4:39 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER  
ELISE DiNARDO, COMMISSIONER  
JAY GELDZILER, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

DEBRA MUNDORF, COMMISSIONER

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MR. SANGER: Okay.

2 Everyone, I want to first say welcome  
3 everyone to the October meeting of the Union City  
4 Housing Authority.

5 And as we always do at our meetings, we'll  
6 all stand and salute the flag.

7

8 (Whereupon, the Pledge of Allegiance was  
9 said by all.)

10

11 MR. SANGER: Okay.

12 This is a Regular Meeting of the Union City  
13 Housing Authority in accordance with Chapter 231.

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

16 The annual Schedule of Board Meetings set  
17 forth the time, date and location of such  
18 meetings and the notice and the agenda to extent  
19 known of this meeting have been prominently  
20 posted on the bulletin board, forwarded to The  
21 Jersey Journal, and have been on file in the  
22 Office of the Union City City Clerk.

23

24 **ROLL CALL:**

25

1 MR. SANGER: At this time I will take a  
2 roll call of our Board of Commissioners.

3 Mr. Pedraza?

4 CHAIRPERSON PEDRAZA: Here.

5 MR. SANGER: Miss Gutierrez?

6 VICE CHAIRPERSON GUTIERREZ: Here.

7 MR. SANGER: Miss Jetter?

8 COMMISSIONER JETTER: Here.

9 MR. SANGER: Miss DiNardo?

10 COMMISSIONER DiNARDO: Here.

11 MR. SANGER: Miss Capizzi?

12 COMMISSIONER CAPIZZI: Here.

13 MR. SANGER: Miss Mundorf?

14 Absent.

15 And Mr. Geldziler?

16 COMMISSIONER GELDZILER: Here.

17 MR. SANGER: Okay.

18 Thank you very much.

19 We have six present; one absent. We do  
20 have a quorum.

21 And as I've mentioned, we are now in the  
22 Open Session of our Board -- of our meeting.

23

24 **PRESENTATION TO ANA GONZALEZ:**

25

1 MR. SANGER: And what I'd like to do prior  
2 to going into our meeting is that this evening we  
3 have a very special -- a very special evening.

4 And what we like to do as a Board of  
5 Commissioners and as a Union City Housing  
6 Authority -- and we have done this in the past as  
7 well, we like to take time to recognize and take  
8 time to honor people who have been a credit and  
9 have been a -- have made outstanding  
10 contributions to the Union City Housing --  
11 Housing Authority.

12 And this evening, as you can see looking  
13 around this room and seeing all these smiling  
14 faces and people of all ages, young, older and  
15 some in the middle so-to-speak, but we are here  
16 tonight and to honor one person. And I'd just  
17 like to say welcome to Ana Gonzalez and  
18 congratulations to you.

19 (Applause.)

20 MR. SANGER: Grandma -- Grandma Gonzalez  
21 has been --

22 A VOICE: Grandma Gonzalez.

23 MR. SANGER: -- has been a 54 year resident  
24 of the Union City Housing Authority.

25 She has -- she is a woman that I have grown

1 to know. I did not know her prior to coming to  
2 -- prior to coming to the Union City Housing  
3 Authority. I was the Superintendent of School  
4 and now I realize I knew many people in her --  
5 from her family through the school system. But  
6 Miss Gonzalez has been, as I said, a major  
7 contributor to some of the wonderful things that  
8 happening within the Housing Authority and within  
9 the community here.

10 And I would say, for many, many years, she  
11 has always been there, not only for herself, not  
12 only for her family but also the many residents  
13 of the Union City Housing Authority. She is well  
14 known and many people realize what a special  
15 person she truly is.

16 And I'm glad I've got to know her and it's  
17 people like this who really allow us to, I think,  
18 reestablish a faith and reestablish, you know, a  
19 love that we can have for people in our society  
20 today. As we see people at times, growing  
21 further apart, these are the type people who  
22 bring people together.

23 Guess what? No kidding. With all the  
24 people in this room.

25 But Ana's very special. And she spends

1 just so much of her time beautifying our area  
2 here. You'll see right outside this window we  
3 have a little garden there that she's been taking  
4 care of for many years with flowers, seasonal  
5 decorations, et cetera.

6 If you go to 3911 on the second floor where  
7 she's lived for so many years, you will see there  
8 were so many seasonal decorations.

9 If you go at Christmastime, you surely know  
10 it's Christmastime.

11 If you go at Easter time, you know surely  
12 know it's Easter time.

13 And she does this with a smile. She does  
14 this with open arms. She embraces so many  
15 people.

16 And she is kind of like the mayor -- she's  
17 kind of like the -- she's kind of like the mayor  
18 of 3911.

19 MR. RODRIGUEZ: Yes.

20 MR. SANGER: You know?

21 Everyone there --

22 MR. RODRIGUEZ: Yeah.

23 MR. SANGER: -- she'll make sure the door  
24 is locked the right way. And she'll make sure  
25 that everyone's taking care of the -- you know,

1 the laundry room the right way. And -- but we --  
2 we need people like this. And I'm not saying  
3 anything to her family; they know how super she  
4 is, they know how special she is, they know how  
5 she --

6 A VOICE: Super Grandma.

7 MR. SANGER: -- you've guided your -- your  
8 lives in so many different ways.

9 And there is also a person here that I had  
10 the opportunity to speak to yesterday on the  
11 phone that happens to be one of her six children.  
12 And I'll just say this -- and I'm going to let  
13 other people do this but I'll say this, Miss  
14 Gonzalez, on her own, raised six children through  
15 the Union City Housing Authority through  
16 affordable housing. And all six of those  
17 children have gone on to be college graduates and  
18 have gone on to be, you know, contributors to our  
19 society today -- valuable contributors to our  
20 society.

21 And we thank you for that.

22 (Applause.)

23 MR. SANGER: I've had a chance to speak  
24 with Annabelle yesterday. And after Annabelle  
25 had written to me a letter that was very



1 touching. And I took the time to go to my -- I  
2 have two big offices here; one in the back, one  
3 in the front. PHA, Public Housing; and Section 8  
4 in the back.

5 And I took the time to ask all my employees  
6 to stop working and I read them this letter.

7 COMMISSIONER JETTER: Good.

8 MR. SANGER: Because in our society today  
9 we can be overrun sometimes with the minutiae of  
10 the day. You know, problems here, problems  
11 there, whatever. And we don't take time  
12 sometimes to really look at -- you know, to  
13 really look at the good things that are happening  
14 and to really -- some -- some of the fruit so-to-  
15 speak and some of the beauty that do -- does come  
16 from people such as Ana.

17 So what I'm going to ask is Annabelle had  
18 written this letter and I think it's only  
19 appropriate that she takes -- we take five  
20 minutes or so for Annabelle to read this letter.

21 So, Annabelle, would you do that for us?

22 (Applause.)

23 MR. RODRIGUEZ: Great --

24 MS. ANNABELLE GONZALEZ: Thanks.

25 MR. RODRIGUEZ: -- great letter.

1 MS. ANNABELLE GONZALEZ: Oh, thank you.

2 I wasn't prepared but --

3 MR. RODRIGUEZ: No, it's okay.

4 MS. ANNABELLE GONZALEZ: All right.

5 Mr. Sanger, my name is Annabelle Gonzalez  
6 and I am one of Ana Gonzalez's daughters. She  
7 has taught us about the office -- she told us  
8 about the office recognizing her and we do have  
9 some siblings and friends that would like to  
10 attend.

11 I basically was asking for the time.

12 I was also writing to thank you for  
13 acknowledging our mother. She is truly modest  
14 and humble and was even hesitant to share it with  
15 us.

16 That she was; she didn't want to share it.

17 I felt it necessary for you to know just  
18 who you have selected because she is much more  
19 than just a longtime resident who cares for her  
20 complex and the people in it.

21 While people have a story and I'm sure they  
22 adore their mothers, Ana A. Gonzalez is not like  
23 most. She is an extraordinarily strong woman who  
24 has raised six children all on her own. Not only  
25 did she raise six children but the expectations

1 for us were not like any other.

2 Pretty tough. Pretty tough mom.

3 Most of the longtime residents of Housing  
4 and the workers know another remarkable fact  
5 about my mother and that is that she has not only  
6 instilled the highest of values in all of us but  
7 she is the reason why each one of us became  
8 successful adults. All six of us have graduated  
9 from college with degrees and have further  
10 pursued our education.

11 Our mother made sure that we understood the  
12 importance of a good education, a career, and  
13 that it isn't where you come from that defines  
14 you but what you do with what you have; not only  
15 to survive but to thrive.

16 Okay.

17 From the top to bottom.

18 The eldest sibling, who couldn't make it  
19 because she lives pretty far, Diane Perez, is not  
20 only a registered nurse but pursued her Masters  
21 in Nursing Administration and is the Nursing  
22 Administrator at Chilton Memorial Medical Center.

23 Next we have Diana Ramirez, --

24 Who is here. There she is.

25 -- who pursued a career in Business and is

1 a buyer for the prominent Barnes and Noble's  
2 collegiate stores. She's one of the top buyers  
3 in her organization and is very well respected  
4 and sought after for her business affairs.

5 I'm "number 3", as my mother often jokes,  
6 and I have been in the educational field for over  
7 20 years. I'm a certified Special Educator,  
8 Elementary Educator, teacher of Reading and Math,  
9 and I recently completed my principal internship  
10 with a Master's in Educational Administration.

11 My sister, Maribelle Luis (phonetic), also  
12 known as one of the twins --

13 We both share a birthday; we're just  
14 exactly a year apart. So they always called us  
15 twins here.

16 -- pursued a career in the medical field,  
17 attending Rutgers for her undergraduate studies  
18 and UMDNJ for her post-graduate studies. She's a  
19 Bio-lab Chemist. She is the one behind the  
20 scenes who's responsible for testing all medical  
21 samples and biopsies and putting a name to some  
22 pretty serious illnesses and diseases.

23 And then there were five.

24 Our brother, Ricardo Gonzalez, --

25 Wait. Oh that was Maribelle over there.

1 Maribelle.

2 Ricardo.

3 MR. SANGER: I'm glad a guy got in there.

4 MS. ANNABELLE GONZALEZ: -- who went to  
5 college and majored in Criminal Justice. He has  
6 played many roles in his field -- many roles in  
7 the field and is currently located at the Hudson  
8 County Court, as he has recently been promoted as  
9 lead officer, senior officer in his Division.

10 Last but not least, our youngest sibling,  
11 Milagros Gonzalez, --

12 Back there.

13 -- who went to school for Music Education.  
14 Her love of music was one no one could suppress.  
15 She loved performing but at the advice of my  
16 mother, who told her she needed something to fall  
17 back on, something that will pay the bills at the  
18 end of the day, became a music teacher and  
19 pursued her Master's in Music Education and who  
20 has embarked on her journey to become an  
21 educational supervisor. And she's in the process  
22 of completing her supervisory courses presently.

23 Because our mother was a driving force  
24 behind pushing us all to become someone, when our  
25 youngest sibling graduated in -- college in 2009,

1 we ordered our mother a cap and gown and  
2 celebrated for --

3 I wish we had a picture.

4 We do have one. She has one.

5 Although so many of us graduated with  
6 honors or on the dean's list, we would not dare  
7 celebrate our cum laude statuses individually  
8 because we knew that there was an ultimate  
9 pioneer behind that.

10 Although our mother did not even complete  
11 the second grade due to poverty and circumstances  
12 beyond her control, she achieved the highest  
13 achievement; we all completed our studies under  
14 her directives.

15 She deserved the Magna Cum Laude degree and  
16 so we had our own little version of a celebration  
17 to honor her. She is our "Mama Cum Laude".

18 You see, Mr. Sanger, you have not just  
19 identified a woman who is an outstanding Housing  
20 citizen, neighbor and friend, but you have  
21 identified a rare gem.

22 How often do you hear of single mothers  
23 with six children who has pioneered to get her  
24 children where they are today. It's more -- she  
25 is the mere epitome of the old parent cliché, I

1 want you to be better than I am, brought to  
2 fruition.

3 We have always known this to be true of her  
4 and are beyond excited that the universe somehow,  
5 somewhere shifted her name in your direction.

6 Please share with Mr. Stack, as I believe  
7 he should know this side of a woman who's being  
8 recognized tomorrow -- or today.

9 (Applause.)

10 MR. SANGER: No one could have said it  
11 better -- could have said it better.

12 And at this time I'm going to ask Miss  
13 Diane Capizzi, one of our Commissioners, to come  
14 forward and make a presentation --

15 COMMISSIONER CAPIZZI: Sure, with --

16 MR. SANGER: -- to Ana.

17 COMMISSIONER CAPIZZI: My pleasure.

18 MR. SANGER: Miss DiNardo, would you like  
19 to come as well?

20 Mr. Pedraza, will you come as well?

21 And then the other -- we're going to have  
22 --

23 COMMISSIONER CAPIZZI: Sure. I have your  
24 proclamation.

25 MR. SANGER: Dottie, come -- would you come

1 up?

2 COMMISSIONER JETTER: Um-hum.

3 MR. SANGER: And then we're going to have a  
4 proclamation that we'll be doing as well.

5 COMMISSIONER CAPIZZI: Okay.

6 This is from the Union City Housing  
7 Authority.

8 This is appreciation award presented to Ana  
9 Gonzalez for your 54 years of valuable  
10 contributions to the Union City Housing  
11 Community, providing unwavering service of  
12 beautification and décor which brightened many  
13 lives daily.

14 This is presented by the Union City Housing  
15 Authority Commissioners on October 17<sup>th</sup>, 2019, and  
16 we give it to you with many thanks.

17 (Applause.)

18 (Whereupon, there was a pause in the  
19 proceedings while photographs were taken.)

20 MR. SANGER: Okay.

21 Annabelle, a moment ago, said please  
22 mention this to Mayor Stack and alert him.

23 So we certainly followed her directive  
24 and --

25 A VOICE: You better.



1 MR. SANGER: -- and being the spokesperson  
2 for the family -- and the Mayor and Commissioners  
3 did send a proclamation.

4 And at this time I'm going to ask Mr. Jay  
5 Geldziler to read the proclamation on behalf of  
6 the Commissioners -- of the Mayor and  
7 Commissioners of Union City.

8 So she's being recognized by the Housing  
9 Authority and the City of Union City.

10 (Applause.)

11 COMMISSIONER GELDZILER: Proclamation by  
12 Brian P. Stack and the Board of Commissioner.

13 Whereas, the Union City -- the City of  
14 Union is pleased to honor the life and  
15 accomplishments of longtime Union City resident  
16 Ana Gonzalez;

17 Whereas, Ana Gonzalez has provided  
18 significant contributions to the City of Union  
19 City as a resident; and

20 Whereas, Ana Gonzalez has been a 54 year  
21 resident of the Union City Housing Community at  
22 3911 Kennedy Boulevard.

23 Throughout the years Miss Gonzalez has been  
24 of great service by decorating and beautifying  
25 the buildings and properties of the Union City

1 Housing Authority. She has continuously  
2 decorated many of the hallways of the buildings  
3 with seasonal décor, while maintaining beautiful  
4 gardens at the exterior of the building.

5           Aside from being a wonderful resident, Miss  
6 Gonzalez has been an extraordinary mother of six,  
7 whom she raised all on her own. Miss Gonzalez  
8 instilled the highest of values in all her  
9 children and they believe that this -- that is  
10 the reason why each one of them have become  
11 successful adults.

12           She made sure her daughters and son  
13 understood the importance of a good education and  
14 career; that it isn't where you come from that  
15 defines you but what you do with what you have to  
16 not only survive but thrive.

17           Miss Gonzalez modest and humble nature,  
18 along with her community service, has been very  
19 special, as well as an example for all of her  
20 community and all those who have had the pleasure  
21 of knowing her; and

22           Whereas, Ana Gonzalez represents true  
23 spirit and character of the City of Union City,  
24 her achievements are herein lauded and  
25 recognized; and

1           Now, Therefore Be It Resolved, that I,  
2 Brian P. Stack, Mayor of the City of Union City,  
3 and the Union City Board of Commissioners hereby  
4 honor Ana Gonzalez.

5           (Applause.)

6           (Whereupon, there was a pause in the  
7 proceedings while photographs were taken.)

8           MR. SANGER: Grandma, -- Grandma, it's your  
9 time to speak a bit.

10          MS. ANA GONZALEZ: I don't want to talk.

11          A VOICE: Okay.

12          MS. ANA GONZALEZ: You talk for me.

13          MR. SANGER: She also delegates well.

14          (Whereupon, remarks of thanks and  
15 appreciation were made; flowers were presented.)

16          (Whereupon, there was a pause in the  
17 proceedings while photographs were taken.)

18          MR. MORIN: And I want to say thank you.

19                 She's done so many things and I know she's  
20 made it a lot easier for me because she calls me  
21 at night, Waldo, the laundry room is open. Waldo  
22 -- (Indiscernible) -- morning.

23                 But, you know what? She has always been  
24 there when I needed her, to call her, --  
25 (indiscernible) -- for me, whatever.

1 A VOICE: Yes.

2 MR. MORIN: She's always been there.

3 And she's always make sure that the  
4 building's clean. She takes it upon herself.

5 And I tell her don't -- don't do that. But then  
6 she does it, so --

7 A VOICE: Yes.

8 MR. MORIN: I have a janitor. I know that  
9 they're not perfect guys but she's always been  
10 there with the work, with the cleaning, picking  
11 up, doing everything.

12 So I -- I want to thank you for all those  
13 years that you really help me.

14 Okay?

15 (Applause.)

16 MS. ANNABELLE GONZALEZ: And I just want to  
17 say my oldest sister couldn't be here today, so I  
18 guess by default I'm the next oldest.

19 So I just want to say thank you so much for  
20 recognizing our mother because, honestly, she is  
21 very special to us and she really -- she really  
22 loves taking care of the building and the folks  
23 here.

24 She will give her shirt off her back. I  
25 mean everyone that knows her, she will give

1 anyone food. She will help them with, you know,  
2 a dollar or two. The kids; whether they're good  
3 kids or not or going through some issues. She's  
4 always there for everyone and she just really  
5 loves being here.

6 We tell her, ma, do you want to move? Do  
7 you want to go live with this one, with that one?  
8 Do you want to --

9 No, no, I'm staying here.

10 We say, okay, there's nothing wrong with  
11 Union City.

12 MR. MORIN: She wants to be independent.

13 MS. ANNABELLE GONZALEZ: Yeah, not that we  
14 want to pull her out --

15 A VOICE: Including her neighbors who  
16 passed on.

17 MS. ANNABELLE GONZALEZ: That's right, all  
18 the neighbors that she's had, she's been there.  
19 You know, Connie and -- (indiscernible) --

20 MR. MORIN: There's a few left -- there's a  
21 few left.

22 MS. ANNABELLE GONZALEZ: Yeah.

23 MR. MORIN: You know, neighbors.

24 MS. ANNABELLE GONZALEZ: So she really is  
25 proud of Union City and I think that you guys

1 definitely --

2 Thank you so much for recognizing her  
3 because, you know, we love her dearly but this is  
4 really special.

5 MR. RODRIGUEZ: And we're --

6 MS. ANNABELLE GONZALEZ: More special --

7 MR. RODRIGUEZ: -- and we're honored to  
8 have her.

9 MR. SANGER: Okay.

10 Thank you very much.

11 MS. ANNABELLE GONZALEZ: Thank you.

12 MR. SANGER: A pleasure meeting all of you.

13 (Whereupon, there was a pause in the  
14 proceedings.)

15 COMMISSIONER CAPIZZI: That was very nice,  
16 Mr. Sanger.

17 MR. RODRIGUEZ: Yeah, that was great.

18 COMMISSIONER CAPIZZI: That was.

19 VICE CHAIRPERSON GUTIERREZ: Beautiful.  
20 Beautiful.

21 COMMISSIONER GELDZILER: That was.

22 COMMISSIONER DiNARDO: Keep it in  
23 perspective of what we do here.

24 MR. SANGER: Yes. Yes.

25 VICE CHAIRPERSON GUTIERREZ: Exactly.

1 Exactly.

2 MR. RODRIGUEZ: Oh my goodness, yeah.

3 COMMISSIONER CAPIZZI: Yup. Yup. Yup.

4 VICE CHAIRPERSON GUTIERREZ: Wow, that  
5 was --

6 MR. SANGER: Okay.

7 Thank you all for participating in --

8 COMMISSIONER DiNARDO: That was nice.

9 MR. SANGER: You know it was nice. And,  
10 you know, it really -- that -- gives you  
11 uplifting.

12 VICE CHAIRPERSON GUTIERREZ: Yeah.

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: You know what I mean? It  
15 gives --

16 VICE CHAIRPERSON GUTIERREZ: Yes.

17 MR. SANGER: There's some definitely great  
18 quality people around and we have to take the  
19 time to recognize them.

20 COMMISSIONER CAPIZZI: Yup.

21 VICE CHAIRPERSON GUTIERREZ: Exactly.

22 COMMISSIONER GELDZILER: Absolutely.

23 VICE CHAIRPERSON GUTIERREZ: Yup.

24 MR. SANGER: I just saw her so active since  
25 I've been here and I said, you know, --

1 I said to her one day, I have to do  
2 something --

3 Oh, no, no, no, no.

4 Because, you know, she's always out  
5 there --

6 COMMISSIONER CAPIZZI: You're right.

7 MR. SANGER: -- and doing --

8 VICE CHAIRPERSON GUTIERREZ: Yeah, yeah.

9 MR. RODRIGUEZ: Yeah, yeah.

10 COMMISSIONER CAPIZZI: That's right.

11 MR. SANGER: Well, it speaks for itself.

12 Nothing needs to be said.

13 VICE CHAIRPERSON GUTIERREZ: Exactly.

14 COMMISSIONER JETTER: Right.

15 VICE CHAIRPERSON GUTIERREZ: Exactly.

16 MR. SANGER: Nothing needs to be said.

17 Okay.

18 At this time we'd like to go into Closed  
19 Session.

20 And I -- I'd like to get a vote to go into  
21 Closed Session.

22 Can I get a motion?

23 VICE CHAIRPERSON GUTIERREZ: Make a motion.

24 CHAIRPERSON PEDRAZA: Motion.

25 MR. SANGER: Motion by Miss Gutierrez.



1 Second by Mr. Pedraza.

2 Mr. Pedraza?

3 CHAIRPERSON PEDRAZA: Yes.

4 MR. SANGER: Miss Gutierrez?

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Miss DiNardo?

9 COMMISSIONER DiNARDO: Yes.

10 MR. SANGER: Miss Capizzi?

11 COMMISSIONER CAPIZZI: Yes.

12 MR. SANGER: Mr. Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 MR. SANGER: Yes. Okay, six -- six yes.

15 We are now into Closed Session.

16 And we'll ask Miss -- when we come back to

17 Open, we'll -- we'll have you back again.

18 Okay?

19 Thank you.

20 MS. BESHARA: Thank you.

21

22 (Whereupon, the Board moved to Executive

23 Session at 5:02 p.m.)

24

25 (Whereupon, the Board returned to Open

1 Session at 5:12 p.m.)

2

3 MR. SANGER: Open session.

4 (Whereupon, there was a pause in the  
5 proceedings.)

6 MR. SANGER: Okay?

7 If you recall our last meeting we had a --  
8 a plethora of Resolutions, which we read; --

9 COMMISSIONER CAPIZZI: Um-hum.

10 MR. SANGER: -- I think it was 16 or 17  
11 Resolutions.

12 COMMISSIONER JETTER: Yeah.

13 COMMISSIONER CAPIZZI: Um-hum.

14 MR. SANGER: And we had -- last month was a  
15 -- you know, a month where we did --

16 COMMISSIONER JETTER: Yeah.

17 MR. SANGER: -- you know, where we had a  
18 lot of business to cover and --

19 COMMISSIONER CAPIZZI: Yes.

20 MR. SANGER: -- a lot of business to  
21 approve, et cetera, to allow us to move forward.

22 So after a very heavy month, this month  
23 happens to be a light month and -- as far as  
24 Resolutions, what it might be.

25 Their importance is still the same but at

1 the same time we don't happen to have as many as  
2 we've had in the prior month.

3

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

6 **CONSENT AGENDA:**

7 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
8 **SEPTEMBER 19, 2019 AND THE EXECUTIVE SESSION**  
9 **MEETING OF SEPTEMBER 19, 2019;**

10 **B. APPROVAL OF RFP/BIDS**

11 **C. APPROVAL OF VARIOUS RESOLUTIONS**

12 RESOLUTION NO. 2019-57 - RESOLUTION  
13 APPROVING CONTRACT CHANGE ORDER OF RIS  
14 CONSTRUCTION CORP. REGARDING IMPROVEMENTS AT  
15 519-521 SUMMIT AVENUE PROJECT;

16 RESOLUTION NO. 2019-58 - RESOLUTION  
17 APPROVING CONTRACT WITH AJ CONSULTING LLC TO  
18 PROVIDE FOR MODERNIZATION/PROCUREMENT CONSULTANT  
19 SERVICES;

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

21 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS)**  
22 **(ACKNOWLEDGED, NO ACTION REQUIRED).**

23

24 MR. SANGER: So the first Resolution is  
25 2019-57.

1           That's a Resolution Approving Contract  
2 Change Order of RIS Construction Corporation  
3 Regarding Improvements at 519-521 Summit Avenue.

4           Whereas, the Union City Housing Authority  
5 received funds through an amendment of the COAH  
6 Spending Plan under the control of City of Union  
7 City in order to rehabilitate the above Project  
8 at 519-521 Summit; and

9           The Authority developed a procedure setting  
10 forth protocols for the payment of any and all  
11 services; and

12           The Authority entered into agreement -- RIS  
13 Construction for General Contracting Services;  
14 and

15           Whereas, RIS Construction submitted a  
16 Change order of thirty thousand -- thirty  
17 thousand forty --

18           MR. RODRIGUEZ: Forty dollars.

19           MR. SANGER: -- forty dollars, relating to  
20 certain window, sheetrock and framing issues  
21 discovered on the second and third floor --  
22 Project;

23           Whereas, the Authority has determined that  
24 the Change Order is proper and necessary in order  
25 to fully rehabilitate and make the Project

1 livable; and

2           The Authority is further determined that  
3 the Change Order is a fair and reasonable amount  
4 that is within the budget set forth for the  
5 Project; and

6           That the Commissioners of City of Union --  
7 of the Union City Housing Authority do hereby  
8 approve the payment of Change Order 2581, in the  
9 amount of \$30,040.00, submitted by RIS  
10 Construction for services related to COAH Project  
11 at 519;

12           Be It Resolved that the Executive Director  
13 of the Union City Housing Authority is hereby  
14 authorized to issue payment of the Change Order  
15 2581 in the amount of \$30,040.00 submitted by RIS  
16 Construction -- services related to the COAH  
17 Project at 519-521 Summit Avenue.

18           And I think when you see -- I think all of  
19 us when we see the term change order, I think we  
20 all like to know the reason why. Because change  
21 order is certainly not a practice that you would  
22 like to do on a regular basis.

23           So it is something that you really try to  
24 do -- you know, is not the norm. This is the  
25 exception.

1           And what had happened at 519-521 Summit  
2 Avenue, as you well know, at the last meeting you  
3 approved a hundred and fifty-six thousand dollar  
4 budget and Resolution to pay for the -- for the  
5 development and for the improvements there. So  
6 the -- so the 12 apartments can become livable.

7           And during that time our construction  
8 people that we had worked with, RIS Construction  
9 Corp., they had gone through the building and  
10 realized that this building that was given to us  
11 by the SDA, for the price of \$1.00, did have some  
12 -- say some irregularities and some issues,  
13 especially around all the window areas.

14           There are 20 windows in the building. And  
15 the window areas were not properly installed a  
16 number of years ago, which caused many of the  
17 walls, the sheetrock and whatever to be -- become  
18 eroded and to become waterlogged and things of  
19 that nature.

20           So in order to do the project that's -- in  
21 its right way, -- they couldn't realize this  
22 until they opened some of the walls and did  
23 certain things.

24           And with that, so while it may not be a  
25 change order, it is a change, it's an addition to

1 the original contract because they have  
2 recognized that some additional things that --  
3 that have to be done.

4 Our architect, myself, George, Waldo, our  
5 archi-- our architect, ICON, we've been down a  
6 number of times, worked with them. They're a  
7 good group of people and we're happy with our  
8 relationship with them.

9 I'm going to explain that to you in a -- in  
10 a few minutes.

11 But that's why we feel that this change  
12 order is necessary. Weren't -- weren't able to  
13 see it until they did -- opened some walls and  
14 opened some floors and realized the -- the extent  
15 of some of the damage -- the water damage.  
16 Keeping in mind that the building, for eight or  
17 ten years, was closed -- was closed down, was not  
18 in use. So, obviously, there were some things  
19 that became damaged and that had to be all  
20 repaired and improved upon.

21 So that's the reason why we are asking for  
22 this Resolution.

23 Resolution 2019-58.

24 Resolution Approving Contract with A&J  
25 Consulting, LLC to Provide for Modernization and

1 Procurement Consultant Services.

2 And this is for the -- the amount of not to  
3 exceed \$8,000.00 for -- and for an hourly rate of  
4 \$100.00.

5 And what this is is we've had some new  
6 people onboard here, hiring some new people, and  
7 in the process with HUD and all the reports that  
8 have to be done with HUD and all the  
9 modernization issues and things that have to be  
10 done, is very complex and -- and it has to be  
11 done very thoroughly and very accurately.

12 So we're asking that the prior -- Jose  
13 Alba, who had retired from us, just for this time  
14 to have him come in just to oversee that these  
15 reports are going to be done until the people  
16 that we do have are going to be -- until they  
17 could really learn the process and be sure, you  
18 know, --

19 They're being trained, they're going  
20 through the process, so they can, of course,  
21 fulfill these duties, you know, in a -- in a  
22 thorough way.

23 So we're just asking. We're going to be  
24 very -- we're going to be very, let's say,  
25 careful with this. It's a -- it would amount to



1 | just \$100.00 an hour. And -- so not to exceed  
2 | 8,000. And many -- while many consultants do  
3 | come in at 250, \$300.00 an hour. But this is  
4 | just something we'll be using just as an on per  
5 | need basis to be sure that our reports and to  
6 | give guidance to people to be reports -- make  
7 | sure all our reports to HUD, which can be very  
8 | complex, are done in -- in its proper way. So --  
9 | and be sure we're doing that.

10 |           And, hopefully, this is a transition period  
11 | and within a year or so we will no longer need  
12 | the consultant to help us with this. And that is  
13 | the purpose of a consultant, to teach people,  
14 | train people and get through. So eventually you  
15 | can walk on your own, you don't need them to help  
16 | you walk so-to-speak.

17 |           So that is -- that is where we're at with  
18 | this. So -- with those two Resolutions.

19 |           At this time, I just wanted to just mention  
20 | as well that if you didn't get a chance to look  
21 | at the pictures from before, they're on the  
22 | screen there. I just didn't want to go away --

23 |           COMMISSIONER DiNARDO: Mmm.

24 |           MR. SANGER: This is the type of things  
25 | that Ana had -- had done.

1 MR. MORIN: That's the apartment door  
2 there.

3 MR. SANGER: And the apartments. This is  
4 what she does on all the floors and really  
5 beautifies and makes it --

6 COMMISSIONER DiNARDO: Oh, wow.

7 VICE CHAIRPERSON GUTIERREZ: Wow.

8 MR. SANGER: -- nice all the time. You  
9 know, down through the years.

10 It could be Christmas, it could be  
11 Halloween, it can be whatever time.

12 COMMISSIONER DiNARDO: Um-hum.

13 MR. SANGER: So we're happy with that.

14 COMMISSIONER JETTER: She's a wonderful  
15 woman.

16 MR. SANGER: Yes. Yes.

17 COMMISSIONER JETTER: She is something.

18 MR. RODRIGUEZ: How beautiful that is,  
19 right?

20 COMMISSIONER JETTER: Yes. They don't make  
21 them like that no more.

22 COMMISSIONER DiNARDO: No. She's making it  
23 a happy place.

24 VICE CHAIRPERSON GUTIERREZ: Yeah, that's  
25 what it is.

1 MR. RODRIGUEZ: You get out of the elevator  
2 and --

3 (Whereupon, there were multiple speakers.)

4 COMMISSIONER JETTER: But I mean even to  
5 raise --

6 MR. MORIN: And right behind there --

7 COMMISSIONER JETTER: -- all those --

8 MR. MORIN: -- right behind --

9 COMMISSIONER JETTER: -- children and  
10 put --

11 MR. MORIN: The Virgin Mary's --

12 COMMISSIONER JETTER: -- them through  
13 school, that --

14 MR. MORIN: -- right there.

15 COMMISSIONER DiNARDO: Yeah.

16 MR. MORIN: She put a statute of the Virgin  
17 Mary there about 15 years ago and no one has --

18 COMMISSIONER DiNARDO: Touched it.

19 COMMISSIONER CAPIZZI: Um-hum.

20 MR. MORIN: No one has complained.

21 MR. RODRIGUEZ: Right there. This one.

22 MR. MORIN: No one touches it. She puts  
23 mums. She brings flowers.

24 COMMISSIONER DiNARDO: Um-hum.

25 MR. MORIN: She -- you know, she cleans the

1 area.

2 MR. RODRIGUEZ: There are the mums.

3 MR. MORIN: She waters them every morning.

4 People --

5 VICE CHAIRPERSON GUTIERREZ: Wow.

6 MR. MORIN: -- stop by. People --

7 You know, so it's something really nice to  
8 provide so that's really, really, --

9 COMMISSIONER DiNARDO: Yeah.

10 COMMISSIONER CAPIZZI: That is nice.

11 MR. MORIN: Right there, --

12 VICE CHAIRPERSON GUTIERREZ: Wow. Look at  
13 that.

14 MR. MORIN: -- look at it, it's beautiful.

15 VICE CHAIRPERSON GUTIERREZ: Look at that  
16 one.

17 COMMISSIONER CAPIZZI: Beautiful.

18 VICE CHAIRPERSON GUTIERREZ: Beautiful.

19 COMMISSIONER JETTER: The Blessed Mother,  
20 right?

21 MR. RODRIGUEZ: Um-hum.

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 COMMISSIONER JETTER: Yeah, I can't see it  
24 but -- can pass it.

25 MR. RODRIGUEZ: And there's a little light

1 -- light there at night. So sometimes you'll see  
2 it lit.

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 MR. MORIN: Yeah, she puts the light in it.  
5 You know, yeah.

6 COMMISSIONER JETTER: She's a woman after  
7 my own heart.

8 MR. SANGER: Okay, at this time I'd like to  
9 go into Consent Agenda.

10 And let me remind you, as I always do,  
11 Consent Agenda this evening will be your Approval  
12 of the Minutes, Approval of the -- the  
13 Resolutions I just read, Approval of the Payment  
14 of Bills.

15 And that is really all the approvals needed  
16 but also your recognition of the delinquencies --  
17 delinquent rents and -- and et cetera.

18 So I'd like to get a vote on the Consent  
19 Agenda.

20 Mr. Pedraza?

21 MS. DILLON: Motion.

22 CHAIRPERSON PEDRAZA: Yes.

23 MS. DILLON: Motion. Motion.

24 MR. SANGER: Motion please?

25 CHAIRPERSON PEDRAZA: Oh, motion.

1 MR. SANGER: Mr. Pedraza; --

2 VICE CHAIRPERSON GUTIERREZ: I make a  
3 motion.

4 MR. SANGER: -- a motion.

5 And second by Miss Gutierrez.

6 Mr. Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 MR. SANGER: Miss Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Yes.

10 MR. SANGER: Miss Jetter?

11 COMMISSIONER JETTER: Yes.

12 MR. SANGER: DiNardo?

13 COMMISSIONER DiNARDO: I'm not qualified to  
14 vote on the Minutes, Mr. Sanger, I wasn't here.

15 MR. SANGER: You weren't here at the last  
16 meeting. Okay.

17 COMMISSIONER DiNARDO: I was on vacation.

18 MR. SANGER: Okay.

19 COMMISSIONER DiNARDO: So I'm not qualified  
20 for the Minutes but I can vote for the rest of  
21 the --

22 MR. SANGER: Okay.

23 COMMISSIONER DiNARDO: -- agenda.

24 VICE CHAIRPERSON GUTIERREZ: Last --

25 MR. SANGER: All items except the Minutes.

1 Okay.

2 VICE CHAIRPERSON GUTIERREZ: Last month I  
3 wasn't here either.

4 MR. SANGER: Okay.

5 MR. MORIN: The same thing.

6 MR. SANGER: Same thing.

7 COMMISSIONER DiNARDO: I mean I read them  
8 but --

9 VICE CHAIRPERSON GUTIERREZ: Yeah but --

10 COMMISSIONER DiNARDO: -- (indiscernible).

11 COMMISSIONER JETTER: No, but that's all  
12 right.

13 COMMISSIONER DiNARDO: Thank you, Dottie.

14 VICE CHAIRPERSON GUTIERREZ: I have to be  
15 clear -- to be clear.

16 MR. SANGER: Okay.

17 Miss Capizzi?

18 COMMISSIONER CAPIZZI: Yes.

19 MR. SANGER: Okay.

20 Mr. Geldziler?

21 COMMISSIONER GELDZILER: Yes.

22 MR. SANGER: Okay.

23 Thank you.

24

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

1

2 MR. SANGER: We are now in -- going towards  
3 the -- the Report of the Director.

4 And I'd just like to say that we're happy  
5 to announce and to let you know that after  
6 talking to you --

7 MS. DILLON: Please sit forward, Mr.  
8 Sanger, --

9 MR. SANGER: -- after talking --

10 MS. DILLON: -- a little bit.

11 MR. SANGER: -- to you for about a year or  
12 so or more about 519-521 Summit Avenue --

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: -- and what we just said with  
15 our Resolution, that we are looking to move into  
16 that facility on or about November 15<sup>th</sup>.

17 COMMISSIONER DiNARDO: Awesome.

18 VICE CHAIRPERSON GUTIERREZ: Wow.

19 MR. SANGER: It's only three or four weeks  
20 away.

21 COMMISSIONER JETTER: That's good.

22 MR. SANGER: And we'll allow the residents  
23 to start paying the rent and whatever on December  
24 1<sup>st</sup>.

25 All right?



1 VICE CHAIRPERSON GUTIERREZ: Wow.

2 MR. SANGER: Which allows them to get in  
3 two -- they're the first tenants so-to-speak --

4 COMMISSIONER CAPIZZI: Right.

5 MR. SANGER: -- gives them a chance to move  
6 in, get their --

7 MS. DILLON: Hold on, Mr. Sanger. I'm  
8 sorry.

9 (Whereupon, there was a pause in the  
10 proceedings.)

11 MS. DILLON: Okay.

12 MR. SANGER: So by allowing them to move in  
13 on November 15<sup>th</sup> it gives them a little jumpstart  
14 of two weeks to get all their new furniture, all  
15 their belongings, whatever it might be in. And  
16 we'll start charging the rent that will be there  
17 -- the affordable housing rent on December 1<sup>st</sup>.

18 COMMISSIONER JETTER: That's great.

19 MR. SANGER: So we're very -- we're moving  
20 very closely towards that.

21 The -- the contractors, November 1<sup>st</sup> was  
22 the deadline that they'd have everything done.  
23 They're well on their way towards that. Might  
24 even be done by maybe early next week as well.

25 So a lot of good things happening there and

1 we'll be having 12 tenants, you know, move in on  
2 or about, again, November 15<sup>th</sup>. And so we'll be  
3 going to that -- through that process there.

4 So --

5 COMMISSIONER DiNARDO: Are we doing --

6 MR. SANGER: -- we're very happy with that.

7 COMMISSIONER DiNARDO: -- a ribbon cutting?

8 MR. SANGER: Well, we'll -- well, I think  
9 we will eventually. Maybe not initially --

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: -- when they first move in.

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. SANGER: But I think eventually --

14 COMMISSIONER DiNARDO: Um-hum.

15 MR. SANGER: -- we'll -- we'll do some type  
16 of --

17 COMMISSIONER DiNARDO: Good.

18 MR. SANGER: -- little celebration, yes.

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 COMMISSIONER DiNARDO: Because --

21 MR. SANGER: That has been discussed; I  
22 just have to get a date.

23 COMMISSIONER DiNARDO: Understood.

24 Because this is the first facility that  
25 you've opened in how long?

1 MR. SANGER: That's right.

2 MR. MORIN: Right. Right.

3 MR. SANGER: The first facility in --

4 VICE CHAIRPERSON GUTIERREZ: The first

5 one --

6 COMMISSIONER DiNARDO: Forever.

7 (Whereupon, there were multiple speakers.)

8 VICE CHAIRPERSON GUTIERREZ: For the first

9 one, yeah.

10 MR. MORIN: Never.

11 MR. SANGER: Fifty years.

12 COMMISSIONER DiNARDO: Fifty years.

13 MR. SANGER: Fifty years.

14 VICE CHAIRPERSON GUTIERREZ: The first --

15 the first --

16 COMMISSIONER DiNARDO: It's a big deal.

17 MR. SANGER: Sixty years. Sixty years.

18 MR. RODRIGUEZ: And hopefully it won't be

19 the last. That way you --

20 COMMISSIONER DiNARDO: Yes.

21 VICE CHAIRPERSON GUTIERREZ: Yeah.

22 MR. RODRIGUEZ: -- continue to grow the

23 stock.

24 VICE CHAIRPERSON GUTIERREZ: Exactly.

25 MR. RODRIGUEZ: Yeah.

1           COMMISSIONER DiNARDO:  Agreed.

2           MR. RODRIGUEZ:  Grow the Housing stock.

3   Yeah.

4           MR. SANGER:  Um-hum.

5           COMMISSIONER DiNARDO:  But it's a big deal.

6           MR. SANGER:  And you may be also be

7   wondering about the COAH project for Veterans.

8           That same company, RI-- RIS, if you recall,  
9   we had -- went through two bidding processes and  
10   we weren't able to get a -- come to -- someone to  
11   provide a bid for that, get it --

12           So what we had to go through was through  
13   the State co-op and we were able to go -- we're  
14   working with RIS.

15           So now RIS not only is going to finish the  
16   work at 519-521 Summit; as soon as they're  
17   finished with that, they're going to be putting a  
18   -- a quote for us and a bid for us in order to do  
19   the project there as well.

20           So we're hoping that's going to be  
21   reasonable and something we can approve.  What --  
22   we'll talk to you about that.

23           So we're very happy also to say to you that  
24   as of November 1<sup>st</sup> we will be managing the entire  
25   property at 2601 Central Avenue.

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: All right? That -- if you  
3 recall, we had a contract with Alpert Company and  
4 -- Alpert Management Company. And we allowed  
5 them to, basically, finish their contract as the  
6 management. That -- that ended in September. We  
7 held them for one additional month. And now,  
8 November 1<sup>st</sup>, we'll be taking full management of  
9 that.

10 And we have girls in our office who have  
11 had some valuable experience in that area,  
12 working with those type buildings in the past.  
13 So we're very happy they're -- they understand  
14 the whole process, the mechanisms. They  
15 understand the reports to the State and things of  
16 that nature.

17 So we're fortunate in that that we do have  
18 some experienced people in our office who could  
19 take us through that process.

20 So -- so a lot of those things I spoke  
21 about the last year or so; these next few months  
22 now are all going to come to fruition. And, you  
23 know, allow us to allow you as an Authority to  
24 have more and more people to -- you know, the  
25 opportunity for affordable housing.

1 COMMISSIONER CAPIZZI: Um-hum.

2 MR. SANGER: And, you know, something we  
3 should all be proud of. You know. And -- and we  
4 can all go out and say, yes, are we building it;  
5 yeah, we -- we've gotten these properties, we've  
6 gotten these properties.

7 But just 2601 is 36 and 12 downtown; there  
8 are now 48 more units that -- from the Union City  
9 Housing Authority where we're giving people an  
10 opportunity to be, you know, are getting  
11 affordable housing.

12 And I know working with the City fathers  
13 and, you know, thoughts about the COAH continue  
14 -- COAH moneys and see how we can get additional  
15 buildings in the future, so we can also allow  
16 them and turn them into affordable -- you know,  
17 affordable housing for the people of Union City.

18 So that is my report.

19 And does anyone have any questions?

20 Thoughts?

21 Comments?

22 Okay, if not, I need a motion to close?

23 VICE CHAIRPERSON GUTIERREZ: Make a --

24 MS. DILLON: No, no, no. Public comment.

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

1 VICE CHAIRPERSON GUTIERREZ: Oh, the  
2 public.

3 MR. SANGER: I'm sorry.

4 MS. BESHARA: I did have a quick --

5 MR. SANGER: Boy am I bad today.

6 MS. DILLON: Come to the microphone please.

7 MR. SANGER: I'm sorry. I'm sorry.

8

9 **PUBLIC COMMENT:**

10

11 MR. SANGER: If there is a member of the  
12 public, please come forward, state your name and  
13 address.

14 Thank you.

15 MS. BESHARA: Toni Beshara, 305 44<sup>th</sup>,  
16 Veterans Housing.

17 A while ago we had asked but I don't  
18 remember a firm answer and now time has passed,  
19 so maybe you have a firmer answer, regarding how  
20 the COAH renovations on the Veterans would affect  
21 the rent.

22 Would it be no change?

23 Would it be the same raises that we get  
24 right now?

25 Or would it impact it somehow so that the

1 rent would be raised?

2 MR. SANGER: I can say very affirmatively  
3 today that we are striving in every way possible  
4 to make all the improvements and have no change  
5 in rent at all.

6 MS. BESHARA: When will you know, you know,  
7 beyond striving?

8 MR. SANGER: Well, I -- I could say --

9 MS. BESHARA: When will you know the  
10 answer?

11 MR. SANGER: -- affirmatively and our goal  
12 -- put it that way, our goal is to be sure that  
13 we do not raise the rents of our tenants.

14 MS. BESHARA: Okay.

15 MR. SANGER: Still provide them with  
16 improvements but at the same time not -- not any  
17 cost to come from them. Okay? Or any --

18 MS. BESHARA: Um-hum.

19 MR. SANGER: -- (indiscernible) -- of them.  
20 So we're looking to do that. That is our  
21 goal. That's what we're looking to do.

22 MR. BESHARA: Um-hum.

23 MR. SANGER: And as we move along, -- I  
24 don't think that will change but as we move along  
25 and if there are any -- anything that may impact



1 that or make a change -- brought a change to  
2 that, we'll let you know.

3 MS. BESHARA: Perfect.

4 MR. SANGER: Okay?

5 MS. BESHARA: Thank you.

6 MR. SANGER: But right now the goal and the  
7 goal of this Board is to be sure that we are not  
8 in any way, you know, the rents -- increasing the  
9 rents of the people within the Veterans Housing.

10 We realize the strain. We realize, you  
11 know, the -- you know the cost today of living  
12 and we're going to try to keep it that way.

13 MS. BESHARA: Thank you.

14 MR. SANGER: Okay.

15 VICE CHAIRPERSON GUTIERREZ: Thank you.

16

17 **ADJOURNMENT:**

18

19 MR. SANGER: Okay. Can I now get a --

20 VICE CHAIRPERSON GUTIERREZ: I make a  
21 motion.

22 MR. SANGER: Motion to close; Miss  
23 Gutierrez.

24 Second by Mr. Pedraza.

25 Roll call.

1 Mr. Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. SANGER: Miss Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Yes.

5 MR. SANGER: Miss Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Miss DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: Capizzi?

10 COMMISSIONER CAPIZZI: Yes.

11 MR. SANGER: Mr. Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: Okay.

14 Six yes.

15 Thank you for our meeting.

16 And don't forget we do have refreshments

17 inside.

18 Thank you.

19

20 (Whereupon, the proceedings were concluded

21 at 5:30 p.m.)

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1 STATE OF NEW JERSEY:

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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, October 17, 2019  
10 and digitally recorded.

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*Karen A. Marino*  
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Karen A. Marino AOC 493

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*Deborah Dillon*

25 Monitored and Proofread by: Deborah Dillon