

CITY OF UNION CITY
HOUSING AUTHORITY

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

Hillside Pavilion
3911 Kennedy Boulevard
Union City, New Jersey

Thursday, October 21, 2021
Commencing at 4:35 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
ELISE DiNARDO, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON

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

JAY GELDZILER, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
JOSE PEDRAZA, CHAIRPERSON

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR
GERARD D. PIZZILLO, ESQ., COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MS. DILLON: Okay.

2 On the record.

3 MR. SANGER: This afternoon's meeting.

4 And if you all will join me, let's stand to
5 salute the flag.

6

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

9

10 MR. SANGER: Thank you.

11 And welcome, everyone, to the October
12 meeting of the Union City Housing Authority. And
13 we're hoping you're all -- are enjoying this
14 beautiful weather lately.

15 So, really --

16 COMMISSIONER CAPIZZI: Yes.

17 VICE CHAIRPERSON GUTIERREZ: Yes.

18 MR. SANGER: -- really does put a little --

19 COMMISSIONER CAPIZZI: Fantastic. Yes.

20 MR. SANGER: -- pep in your step and --

21 COMMISSIONER CAPIZZI: Yup.

22 MR. SANGER: -- really does allow you to
23 feel much better.

24 So just hoping everyone's healthy. And
25 haven't heard many things connected to COVID in

1 recent weeks or recent months, so I'm happy about
2 that. Might have been one or two situations but
3 it seems like some of that may be calming a bit
4 in our area.

5 And, hopefully, you know, we could
6 continue, move forward, and get further and
7 further away from the -- you know, the cover.
8 And certainly does cover us in many different
9 ways, the COVID. And allows us to be, you know,
10 -- not to be as free as we would like to be.

11 And just, again, thank you for all being
12 here.

13

14 **ROLL CALL:**

15

16 MR. SANGER: At this time I would just like
17 to take our roll call for today.

18 And Mr. Pedraza?

19 Not here.

20 Miss Gutierrez?

21 VICE CHAIRPERSON GUTIERREZ: Here.

22 MR. SANGER: Present.

23 Miss Jetter?

24 Absent.

25 Miss DiNardo?

1 COMMISSIONER DiNARDO: Here.

2 MR. SANGER: Present.

3 Miss Capizzi?

4 COMMISSIONER CAPIZZI: Here.

5 MR. SANGER: Present.

6 Miss Mundorf?

7 COMMISSIONER MUNDORF: Here.

8 MR. SANGER: Present.

9 We have -- we have four.

10 And Mr. Geldziler is -- is absent as well.

11 We have four present; three absent.

12 I believe Mr. Pedraza -- he did call me; he
13 may just be a few minutes late. So I'm hoping
14 that he will be here with us and we would have
15 five.

16 But, as of this moment, we have four
17 present; three absent.

18 But we do have a quorum and we'll move
19 forward with our meeting.

20 And when Mr. Pedraza does comes in, of
21 course, we'll -- we'll record that -- you know,
22 accordingly.

23 At this time I would just like to read for
24 us that this is a Regular Meeting of the Union
25 City Housing Authority; in accordance with and

1 | pursuant to Chapter 231, P.L. 1975, known as the
2 | Open Public Meeting Act.

3 | Adequate notice of this meeting has been
4 | provided as follows:

5 | The annual schedule of Board meetings set
6 | forth for the time, date and location of such
7 | meetings and the notice and the agenda the extent
8 | known of this meeting, has been posted on our --
9 | in our common area bulletin board, as well as the
10 | Housing Authority website.

11 | At this time I would like to just get a
12 | motion to allow us to go into Closed Session.

13 | VICE CHAIRPERSON GUTIERREZ: I make --

14 | MR. SANGER: Can I get a motion?

15 | VICE CHAIRPERSON GUTIERREZ: -- a motion.

16 | MR. SANGER: Motion by Miss Gutierrez.

17 | Second?

18 | Second by Miss Mundorf.

19 | Can I get a -- a vote on this?

20 | Miss Gutierrez?

21 | VICE CHAIRPERSON GUTIERREZ: Yes.

22 | MR. SANGER: Miss DiNardo?

23 | COMMISSIONER DiNARDO: Yes.

24 | MR. SANGER: Miss Mundorf?

25 | COMMISSIONER MUNDORF: Yes.

1 MR. SANGER: Okay.

2 Miss Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Okay, four yes.

5 We are now going into Closed Session.

6 Any members of the public, if they would
7 exit at this time.

8 And when we do go back to Open, we'll be
9 happy to have you join us.

10

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

13

14 (Whereupon, the Board returned to Open
15 Session at 5:29 p.m.)

16

17 MR. SANGER: Can I get a motion to go into
18 Closed (sic) Session?

19 VICE CHAIRPERSON GUTIERREZ: Make a motion.

20 MR. SANGER: Motion by Miss Gutierrez.

21 COMMISSIONER DiNARDO: Second.

22 MR. SANGER: And second by Miss DiNardo.

23 Roll call.

24 MR. SANGER: Miss Gutierrez?

25 VICE CHAIRPERSON GUTIERREZ: Yes.

1 MR. SANGER: Miss DiNardo?

2 COMMISSIONER DiNARDO: Yes.

3 MR. SANGER: Miss Capizzi?

4 COMMISSIONER CAPIZZI: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Okay.

8 We are now in Open Session.

9 And the counsel -- we're getting members of
10 the public to come back into our meeting for the
11 Open Session.

12 Just to make -- one moment to let them file
13 in.

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

16 MR. SANGER: Okay, as we do each and every
17 meeting, we do have a number of Resolutions this
18 evening.

19 And these Resolutions will -- are very
20 important to us, as the -- as the Administration
21 here at the Housing Authority allows us to move
22 forward, continue with operations, and continue
23 with program in spite of pandemic; in spite of
24 some of the rental issues that we have, we're
25 still able to provide quality program and quality

1 | for the -- for the -- all of our residents here.

2 | So I think some of these Resolutions will
3 | reflect that.

4 |

5 | (Whereupon, the Board discussed the
6 | following item:

7 | RESOLUTION NO. 2021-54 - RESOLUTION
8 | PERMITTING THE UNION CITY HOUSING AUTHORITY TO
9 | INSTITUTE A PROJECT BASE VOUCHER PROGRAM FOR THE
10 | REHABILITATION OF 50 DWELLING UNITS AT 3900
11 | PALISADE AVENUE.)

12 |

13 | MR. SANGER: So our Resolution is -- first
14 | one is 2021-54.

15 | Resolution Permitting the Union City
16 | Housing Authority to Institute a Project Base
17 | Voucher Program for the Rehabilitation of some --
18 | approximately 50 Dwelling Units at 3900 Palisade
19 | Avenue.

20 | Whereas, the Union City Housing Authority
21 | sought bids for qualified non-profit developers
22 | to institute a project based voucher program, --

23 | Which is known as Section 8, ladies and
24 | gentlemen.

25 | -- for the rehabilitation of the 45 or so

1 dwelling units at 3900 Palisade Avenue;

2 Whereas, bids were picked by one company
3 and one bid was received on the due date of
4 submission; and

5 Whereas, the bid submitted by Execu-Tech
6 was determined to be the lowest and legally
7 sufficient bid; and

8 Whereas, Execu-Tech, Incorporated is a
9 qualified non-profit entity and developer has
10 been selected to partner with the Authority to
11 implement the Project Based Voucher Program --
12 Section 8 -- in order to allow for rehabilitation
13 of some 50 dwelling units at 3900 Palisade
14 Avenue;

15 Now, Therefore, Be It Resolved that the
16 Commissioners of the Union City Housing Authority
17 do hereby authorize the entry into a contract
18 with Execu-Tech in order to institute a Project
19 Based Voucher Program in accordance with the bid
20 specification; and

21 Be It Further Resolved that the Executive
22 Director of the Union City Housing Authority is
23 hereby authorized to execute the contract with
24 Execu-Tech to enter into a Project Based Voucher
25 Program in accordance with the bid

1 specifications.

2 And just to give you a -- a little
3 explanation of this.

4 We do have a building that is managed by
5 Execu-Tech at 3900 Palisade Avenue. It is not --
6 currently not part of the Union City Housing
7 Authority. But what we're looking to do there is
8 to enter into a Project Based Section 8 Program
9 with many of the units there. And it would allow
10 us, with going to Project Based, will generate
11 funding and allow also to rehabilitate those
12 units there at 3900 Palisade Avenue.

13 This is the first step of many. But this
14 is allowing us now to get someone who will work
15 in partnership with us.

16 All right?

17 And -- and that person is Execu-Tech and
18 they -- we -- we have met with them, we have
19 discussed with them briefly a number of things.
20 And we're looking forward to working with them.

21 And this is a win/win for everyone. It's
22 going to allow people in that building there, the
23 45 to 50 people in the dwelling to get Section 8.

24 MR. RODRIGUEZ: Um-hum.

25 MR. SANGER: And -- and allow them -- will

1 | not increase their rent in any way. But it will
2 | also allow them to get Section 8 voucher and
3 | after one year they can take that voucher and
4 | become portable, as we say, and be able to go
5 | anywhere in the United States with their voucher.

6 | So that is an important, you know, piece to
7 | have. It's like -- like having a pass. It's
8 | like having a license to go elsewhere and do
9 | certain things.

10 | So that is important.

11 | And also it allows us to improve our
12 | outreach to the community as far as Section 8 and
13 | get more Section 8 vouchers.

14 | We do have funding in our Section 8
15 | account. Right now is idle. Because we do not
16 | have owners or apartments or availability --
17 | apartment availability in Union City.

18 | So, therefore, that money is not -- is not
19 | expended, is not and not used.

20 | All right?

21 | So this will allow us to go forward with
22 | that. All right?

23 | I have had some discussion with Miss
24 | DiNardo -- this -- and I would hope that maybe
25 | you would -- I don't know if it's -- I don't know

1 | if this needs a vote, I don't think a vote, but
2 | Miss DiNardo because she has had experience in --
3 | in her profession as an attorney and experience
4 | in dealing with some things that at times I will
5 | have some conversation with her.

6 | Of course we'll be working very closely
7 | with Mr. Pizzillo -- Pizzillo, of course, as our
8 | attorney.

9 | But also just to get some -- another --
10 | someone to help on some of these things and --
11 | and just to give some thoughts and ideas to be
12 | sure that we are on the right track towards this.

13 | Because this is something we want to go
14 | slow; not something we were looking to jump into.
15 | Because, obviously, it's going to be in steps --
16 | in some short steps to be sure that, number one,
17 | we can come in partnership with the building;
18 | number one, fix that build-- number two, fix that
19 | building up; number three, get everyone on
20 | Section 8.

21 | And, eventually, it will be something that
22 | possibly -- possibly, not at this stage, but
23 | possibly we'd be able to manage as the Union City
24 | Housing Authority.

25 | MR. RODRIGUEZ: Right.

1 MR. SANGER: And have control, which allows
2 now another 50 or so people and apartment people
3 for low income and affordable housing in Union
4 City.

5 MR. RODRIGUEZ: Yes.

6 MR. SANGER: So, you know, we're looking to
7 do that.

8 So that -- that's the explanation for that.
9 This is the first step just to get someone --

10 And what we'll be doing, right away now
11 starting tomorrow if you approve this, starting
12 tomorrow we will get the Execu-Tech to provide
13 all the data and records that they have there, --
14 as far as finance for every tenant. Come and
15 meet -- sit and meet with our Section 8 people to
16 see what people there are eligible for Section 8
17 right away.

18 Meet with those people and let them know
19 here's an opportunity for you to get Section 8
20 voucher; your rent will not increase but you --
21 all your building -- your -- your apartments, all
22 your units will be rehabilitated and fixed.
23 Which -- which needs to drastically.

24 So it's very similar to what we're doing
25 with COAH in some -- what we're doing here, which

1 | instead of COAH money it's going to be utilizing
2 | Section 8 money.

3 | All right?

4 | So that's where we're at there.

5 | And as we move forward, there will be much
6 | more involvement with our -- with attorney --
7 | with Mr. Pizzillo.

8 | And I'm just be having some discussion with
9 | Miss DiNardo, just leaning on her, some of her
10 | experience from the -- from, you know, and her
11 | successes from the past.

12 |

13 | (Whereupon, the Board discussed the
14 | following item:

15 | RESOLUTION NO. 2021-55 - RESOLUTION
16 | APPROVING CONTRACT FOR PARKING LOT IMPROVEMENTS
17 | FOR 3911 JOHN F. KENNEDY BOULEVARD.)

18 |

19 | MR. SANGER: Also, we'll go to number 2021
20 | number 55.

21 | Resolution Approving Contract for Parking
22 | Lot Improvements for Kennedy Boulevard here --
23 | 3911.

24 | And Union City Housing Authority sought
25 | bids for parking lot improvement services.

1 They were picked up by six companies and
2 one bid was received on the due date of
3 submission; and

4 Whereas, the bids submitted by D&L Paving
5 Contractors was determined to be lowest and
6 legally sufficient bid; and

7 Whereas, D&L Paving Contractors shall be
8 paid in accordance at the rates set forth and the
9 bid submission at a capped -- at a capped amount
10 of \$60,000.00; and

11 Therefore, Be It Resolved the Commissioners
12 of Union City Housing Authority do hereby approve
13 entry into a contract with D&L Paving Contractors
14 for the parking lot improvement services in
15 accordance with bid specifications; and

16 Further Resolved the Executive Director,
17 Union City Housing Authority is hereby authorized
18 to execute the contract with D&L Paving to
19 services related to parking lot improvements at
20 3911 Kennedy Boulevard and according to bid
21 specs-- specifications.

22 We're very happy that -- with that capped
23 amount of \$60,000.00 to get this entire parking
24 lot milled.

25 I think the proper word is milled.

1 Taken -- all the old taken up and new.

2 And this will also include in this process
3 all new drainage system for the parking lot, that
4 does backup in the wintertime.

5 Okay?

6 So, give you an idea on that one.

7

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

10 RESOLUTION NO. 2021-56 - RESOLUTION
11 APPROVING CONTRACT FOR BOILER REPLACEMENT AT 3911
12 KENNEDY BOULEVARD.)

13

14 MR. SANGER: Now we'll move onto 2021
15 number 56.

16 A Contract for Boiler Replacement at 3911.

17 And this is vital; vital to the
18 comfortability and, of course, the health and
19 safety of the -- all -- everyone living at 3911
20 Kennedy Boulevard; some 55 units.

21 Union City Housing Authority sought bids
22 for boiler replacement services, 3911 Kennedy
23 Boulevard.

24 It was picked by seven companies and one
25 bid was received on due date of submission.

1 Whereas, the bid submitted by Silvas
2 Mechanical was determined to be the lowest and
3 legally sufficient bid; and

4 Whereas, Silvas Mechanical Services shall
5 be paid in accordance at the rates set forth in
6 the bid submission at a capped amount of
7 \$212,000.00.

8 And that is a high price but, of course,
9 this is for a major, major improvement in boiler
10 there.

11 And this would -- this money will be coming
12 from capital fund; CF money.

13 All right?

14 And, Therefore, Be It Resolved that the
15 Commissioners of Union City Housing Authority do
16 hereby approve into entry a two-year contract
17 with Silvas Mechanical for boiler replacement
18 services in accordance with bid specifications;

19 Be It Resolved the Executive Director of
20 the Union city Housing Authority hereby
21 authorized to execute the contract with Silvas
22 Mechanical to provide services related to the
23 replacement of the boiler in accordance with bid
24 specifications.

25 I think that speaks for itself there.

1
2 (Whereupon, the Board discussed the
3 following item:

4 RESOLUTION NO. 2021-57 - RESOLUTION
5 APPROVING CONTRACT FOR THE INSTALLATION OF
6 SECURITY CAMERAS AT COLUMBIAN COURT (AMP I) AND
7 HILLSIDE TERRACE (AMP II).)

8
9 MR. SANGER: A Resolution Approving
10 Contract for the Installation of Security Cameras
11 as Columbian Court, AMP I and II, and Hillside
12 Terrace.

13 Union City Housing Authority sought bids
14 for installation of security cameras at the
15 Columbian Court and Hillside Terrace;

16 Several bids were received and it was
17 determined the lowest responsible bid was
18 submitted by Technotime Business Solutions; the
19 contract shall be paid in accordance with the
20 rates set forth in the bid proposal submitted to
21 the Authority; and

22 Whereas, low bid was reviewed and
23 determined to be legally sufficient.

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

1 hereby approve of a contract with Technotime
2 Business Solutions to provide the installation of
3 security cameras, Columbian Court and Hillside
4 Terrace in accordance with bid specifications.

5 And the contract shall be paid in
6 accordance with the bid not to exceed \$39,928.00
7 (sic).

8 Be It Further Resolved that the Executive
9 Director of Union City Housing Authority is
10 authorized to execute the contract for
11 installation of security cameras at Columbian
12 Court, AMP I, which is downtown, and Hillside
13 Terrace here, AMP II.

14 And let me say we may have discussed this
15 in the past but it is being implemented now; it's
16 being installed now.

17 We had -- fortunately, we're able in all
18 our properties to put cameras internally and
19 externally. But this is allowing us now to put
20 all cameras on all stairwells and all the laundry
21 rooms as well.

22 So, it's going to be, suffice to say, that
23 all of our properties are going to be covered by
24 camera -- safety cameras --

25 MR. PIZZILLO: Mr. Sanger?

1 MR. SANGER: -- this coming months -- these
2 coming months.

3 MR. PIZZILLO: Excuse me?

4 And just pardon.

5 MR. SANGER: Yes.

6 MR. PIZZILLO: I just wanted to point out,
7 I -- I just noticed a typo on that Resolution
8 with regards to the Commissioners. So I will
9 correct that.

10 I apologize.

11 MR. SANGER: Okay.

12 Okay.

13

14 (Whereupon, the Board discussed the
15 following item:

16 RESOLUTION NO. 2021-58 - RESOLUTION
17 APPROVING TENANT ACCOUNT RECEIVABLE WRITEOFFS AS
18 OF SEPTEMBER 30, 2021.)

19

20 MR. SANGER: Resolution 2021-58.

21 Resolution Approving Tenant Account
22 Receivable Write-offs as of September 30th, 2021.

23 And this connects with our big discussion
24 before.

25 And this -- unfortunately, we've had people

1 | who have left us and abandoned us and just left
2 | us with -- you know, with accounts that were not
3 | paid. And just abandoned and left.

4 | And we want to properly record this and
5 | properly report this and -- to be sure that
6 | everyone is aware.

7 | And, of course, this will take into
8 | consideration when audits are done and every --
9 | it has been reviewed -- reviewed by our fee
10 | accountants and our comp-- comptroller, Jorge.

11 | And it's -- it's something that we must do.
12 | We're not happy with this but it's something
13 | that's the proper procedure and the proper way to
14 | approach this.

15 | And, Whereas, the Union City Housing
16 | Authority requires all tenants of its facilities
17 | to enter a yearly lease agreement set forth a
18 | monthly rental amount based on the tenant's
19 | income; and

20 | Whereas, from time to time the tenants will
21 | either move out, get evicted, or deceased or
22 | otherwise vacate their unit leaving an open
23 | uncollectible balance in the Authority's
24 | financial statements;

25 | Whereas, in order to keep accurate

1 | accounting of financial condition, the Authority
2 | from time to time will write off bad debt, such
3 | as uncollectible rent balances from their tenants
4 | who either moved out or were evicted from the
5 | apartment;

6 | Whereas, the Authority's comptroller has
7 | determined there is a need to write off several
8 | bad debts totaling \$15,717.62 as of September
9 | 30th, 2021 for the Authority's PHA account; and

10 | Whereas, the Authority comptroller has
11 | determined there is a need to write off several
12 | bad debts total 5,631 as of September 30 from the
13 | Authority's Veterans Homes account; and

14 | Whereas, the Authority has reviewed the --
15 | the tenants' account receivable and determined
16 | that these debts are from tenants who either
17 | moved out or otherwise vacated the unit and that
18 | the tenants no longer live in Authority
19 | facilities;

20 | Now, Therefore, Be It Resolved that the
21 | Commissioners of the Union City Authority do
22 | hereby authorize the write-off -- write-off of
23 | bad debts totaling \$15,717.62 for the Authority's
24 | Public Housing account and authorize the write-
25 | off of bad debts totaling 5,631 for the

1 Authority's Veterans Homes account, both of which
2 are made of collectible (sic) outstanding rental
3 amounts -- uncollectable outstanding rental
4 amounts of the above former tenants.

5
6 (Whereupon, the Board discussed the
7 following item:

8 RESOLUTION NO. 2021-59 - RESOLUTION
9 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
10 PUBLISH BID FOR ARCHITECTURAL AND ENGINEERING
11 SERVICES IN CONNECTION WITH CONVERSION TO RENTAL
12 ASSISTANCE DEMONSTRATION (RAD) PROGRAM.)

13
14 MR. SANGER: And the -- the last
15 Resolution, I believe, 2021 number 59.

16 Resolution Permitting the Union City
17 Housing Authority to Publish Bid for A&E --
18 Architectural/Engineer Services in Connection
19 with Conversion to Rental Assistance
20 Demonstration, RAD, Program.

21 Whereas, the Union City Housing Authority
22 is seeking approval to publish a Request for
23 Proposals for A&E Services in furtherance of and
24 as a necessary requirement for conversion to the
25 RAD Program; and

1 Whereas, the Request for Proposals will
2 include the preparation of a Physical Condition
3 Assessment reports for four of the Authority's
4 properties for which the conversion to the RAD
5 Program is being sought;

6 Whereas, the Authority has prepared a bid
7 package in accordance with applicable state law
8 for Architecture/Engineer Services inviting those
9 qualified entities to provide the necessary
10 services;

11 Now, Therefore, Be It Resolved that the
12 Commissioners of the Union City Housing Authority
13 do hereby approve and permit the Authority to
14 publish a bid for A&E Services in furtherance of
15 and as a necessary requirement for the conversion
16 to the RAD Program.

17 If you recall, oh about a year back or
18 maybe more, maybe 14, 16 months ago, this Board
19 had allowed myself, as Executive Director, and
20 the Union City Housing Authority tasked us to
21 allow to -- allowed us approval to look into a
22 RAD Program, which is -- which is a -- a
23 residents rental assistance program.

24 And that allows many of the authorities
25 nationally and allows moneys and funding to allow

1 us to fix up our public housing -- all of our
2 public housing here at the Authority.

3 And what that allows us to do is, now you
4 -- you had approved us that we put in for an
5 application. We had put in the application with
6 HUD. HUD has approved our application.

7 So congratulations to all here.

8 And with that, HUD has also allowed us to
9 come off something called PIC. Which means -- or
10 CHAP.

11 And these are all acronyms and whatever.

12 But it would allow -- allows us now to take
13 us off where we no longer have to go through an
14 inspection process.

15 We will no -- no longer have to go through
16 inspection because we will be entering into the
17 RAD Program, which is allowing -- going to allow
18 us to renovate and fix up all the apartments in
19 all of our buildings and all of our properties
20 throughout the Union City Housing Authority,
21 which includes --

22 It says here, with this the --

23 Let's see --

24 Okay.

25 What it -- what it says here is for four

1 properties for the conversion to RAD, but that
2 means AMP I, AMP II, AMP III, AMP IV.

3 MR. RODRIGUEZ: Right.

4 MR. SANGER: Okay?

5 And -- so AMP I is downtown.

6 AMP II, okay, are our two downtown or three
7 downtown buildings. Okay, which will be --

8 MR. RODRIGUEZ: 39th Street.

9 MR. SANGER: -- 634, 640, 660 39th Street.

10 AMP III is 3911 and 3901; up here on top of
11 the hill.

12 And AMP IV is our senior citizen building
13 at 3700 Palisade Avenue.

14 And you say why AMP? AMP is a -- a program
15 for a, you know, --

16 MR. RODRIGUEZ: Asset Management.

17 MR. SANGER: -- Asset Management Program.

18 An AMP is Asset --

19 So, in other words, you pay all your bills
20 for each one AMP.

21 Okay?

22 It's the systems approach within finance
23 and reporting and --

24 MR. RODRIGUEZ: (Indiscernible).

25 MR. SANGER: -- payment and all things like

1 | that in finance.

2 | But, as I said to you back, as we move
3 | along, I want to explain all this to you and
4 | allow you now -- what the -- we put in an
5 | application; they've approved it.

6 | Now they're saying, okay, go out -- and the
7 | next step is for an architect and engineer to go
8 | out and do a physical needs assessment.

9 | In other words, what has to be done on all
10 | these buildings to make them -- to bring them up
11 | -- to modernize them, to bring -- to pass all
12 | codes, to make them a health -- health and --
13 | follow all health and safety procedures, and just
14 | make it just a better quality of living for all
15 | of our residents here.

16 | So that's what we're looking to do and we
17 | take -- you take it step by step. Let me say to
18 | you this is a process where you can back out at
19 | any time.

20 | Okay?

21 | And you can back out and along that --
22 | those lines.

23 | But this is going to allow us to enter into
24 | the RAD Program. See how much that it's going to
25 | cost us now. And then -- in other words how much

1 | it will be. I -- I am guesstimating and some
2 | might feel less -- and merely I will not --
3 | educated guess. I'm just a layperson; I'm not an
4 | architect or engineer. But I'm going to guess
5 | somewhere around 16 or 17 million dollars. In
6 | that -- that ballpark for this.

7 | And will allow us to -- to move forward
8 | with this.

9 | But as we go through with the steps, we're
10 | going to, you know, share that with you and --
11 | because right now our buildings are falling
12 | apart.

13 | Okay?

14 | We, right now have put -- spending so much
15 | money and so much time on Band-Aid approach and
16 | just trying to fix things.

17 | We have piping, we have electric that have
18 | been in these buildings since 1952.

19 | Okay?

20 | And haven't been touched or replaced or
21 | whatever. We have bathroom facilities and things
22 | of that nature.

23 | So, needless to say, this all has to be
24 | upgraded; all have to be improved. And this is a
25 | great -- congratulations because this could be a

1 | great boost for the Union City Housing Authority
2 | and for all of -- mainly for all of our tenants
3 | and something that we can truly say as a Board
4 | and as administrators here, what we've done as --
5 | this is a -- these are major steps for
6 | improvements.

7 | All right?

8 | And we're going to be taking these steps
9 | slowly and -- for the fact that we want -- just
10 | want to be sure we're doing everything the right
11 | way.

12 | MR. RODRIGUEZ: Um-hum.

13 | MR. SANGER: And it's going to -- I think
14 | you'll see, you know, progress as we move along.

15 | All right?

16 | So are there any questions towards this?

17 | All right.

18 | All right, thank you for that.

19 |

20 | (Whereupon, the Board discussed and took
21 | action on the following items:

22 | **CONSENT AGENDA**

23 | **A. APPROVAL OF MINUTES OF THE REGULAR MEETING &**
24 | **EXECUTIVE SESSION OF SEPTEMBER 22, 2021;**

25 | **B. APPROVAL OF RFP/BIDS;**

1 **C. APPROVAL OF VARIOUS RESOLUTIONS**

2 RESOLUTION NO. 2021-54 - RESOLUTION
3 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
4 INSTITUTE A PROJECT BASE VOUCHER PROGRAM FOR THE
5 REHABILITATION OF 50 DWELLING UNITS AT 3900
6 PALISADE AVENUE;

7 RESOLUTION NO. 2021-55 - RESOLUTION
8 APPROVING CONTRACT FOR PARKING LOT IMPROVEMENTS
9 FOR 3911 JOHN F. KENNEDY BOULEVARD;

10 RESOLUTION NO. 2021-56 - RESOLUTION
11 APPROVING CONTRACT FOR BOILER REPLACEMENT AT 3911
12 KENNEDY BOULEVARD;

13 RESOLUTION NO. 2021-57 - RESOLUTION
14 APPROVING CONTRACT FOR THE INSTALLATION OF
15 SECURITY CAMERAS AT COLUMBIAN COURT (AMP I) AND
16 HILLSIDE TERRACE (AMP II);

17 RESOLUTION NO. 2021-58 - RESOLUTION
18 APPROVING TENANT ACCOUNT RECEIVABLE WRITEOFFS AS
19 OF SEPTEMBER 30, 2021; and

20 RESOLUTION NO. 2021-59 - RESOLUTION
21 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
22 PUBLISH BID FOR ARCHITECTURAL AND ENGINEERING
23 SERVICES IN CONNECTION WITH CONVERSION TO RENTAL
24 ASSISTANCE DEMONSTRATION (RAD) PROGRAM;

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

1 E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)

2

3 MR. SANGER: So at this time then I'll go
4 to a point in our -- where we will ask you to go
5 into Consent Agenda for approval.

6 And let me remind you, as our attorney and
7 counsel always reminds me, that you will be
8 voting for, of course, the -- the minutes of the
9 last -- the last meetings that we had in
10 September; and also, of course, our -- our
11 finances and some of our paid bills and things of
12 that nature.

13 You do not vote for the delinquency but
14 you've been briefed on all that.

15 And -- and that's about it.

16 MR. PIZZILLO: Right.

17 MR. SANGER: Oh, and of course the --

18 MR. RODRIGUEZ: Resolutions.

19 MR. SANGER: -- Resolutions.

20 MR. PIZZILLO: Voting on the --

21 MR. SANGER: And, of course, the
22 Resolutions and bids. I --

23 MR. RODRIGUEZ: Yes.

24 Of course.

25 MR. SANGER: I take for granted.

1 MR. RODRIGUEZ: Yes.

2 MR. SANGER: But of course the Resolutions
3 and bids.

4 So, we'll have a vote on that.

5 Miss Gutierrez?

6 MS. DILLON: You need a motion.

7 MR. SANGER: A motion.

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 MR. PIZZILLO: You need a motion, --

10 MR. SANGER: A motion --

11 MR. PIZZILLO: -- please.

12 MR. SANGER: -- to go into Consent Agenda.

13 I'm sorry.

14 VICE CHAIRPERSON GUTIERREZ: Yes.

15 MR. SANGER: Miss Gutierrez.

16 Second by Miss DiNardo.

17 Miss Gutierrez?

18 VICE CHAIRPERSON GUTIERREZ: Yes.

19 MR. SANGER: Miss DiNardo?

20 COMMISSIONER DiNARDO: Yes.

21 MR. SANGER: Miss Capizzi?

22 COMMISSIONER CAPIZZI: Yes.

23 MR. SANGER: Miss Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 MR. SANGER: And thank you for the

1 reminder.

2 Okay, four yes.

3 We will now have a vote on -- and finish
4 that on -- finish with the vote for Consent
5 Agenda.

6

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

8

9 MR. SANGER: Right now I would just like to
10 go on and share with you some things from the
11 Report from the Executive Director and some -- in
12 spite of -- as I said before, in spite of the
13 pandemic, in spite of what's going on with rent
14 -- with rent and delinquencies and whatever, we
15 are -- we do have a great blend of how we're
16 utilizing our CF money -- our capital fund money;
17 how we're utilizing our COVID money.

18 And if you recall, I mentioned months back,
19 we did get \$350,000.00 for COVID -- COVID money
20 that we can use in various ways.

21 Some of them were used for -- put all the
22 cameras with -- utilize now.

23 MR. RODRIGUEZ: Um-hum.

24 MR. SANGER: We're going for things that --
25 things that are not only going to help us now but

1 help us in the future, obviously. Items such as
2 that.

3 So we -- we are -- now we'll be getting a
4 brand new parking lot.

5 I'm hoping in the next month or two, when
6 you come back -- maybe right after the holidays.
7 In February as long as the ground doesn't freeze
8 so much or whatever. You'll be able to come
9 through and see a beautiful new parking lot;
10 newly lined. New parking lot; milled, paved,
11 newly lined, new -- new -- some new curbs and
12 some new sidewalks as well.

13 MR. RODRIGUEZ: Um-hum.

14 MR. SANGER: And just to make something,
15 you know, vitally needed.

16 And a whole new drainage system.

17 So, you know, right now in the wintertime
18 it backs up, it's ice out there. So whatever.

19 Also a new boiler for 3911 Kennedy
20 Boulevard here; \$212,000.00 that you just voted
21 on.

22 But let -- let me also say to you, are we
23 just putting this boiler now? No.

24 Our existing -- what we have there, will
25 get us through this winter. What's existing.

1 | But it will need something new. So this, right
2 | now, that is why we are -- while we have our CF
3 | money, we're utilizing that money --

4 | MR. RODRIGUEZ: Yes.

5 | MR. SANGER: -- in a most, you know, --

6 | MR. RODRIGUEZ: Proactive.

7 | MR. SANGER: -- you know, proactive way to
8 | be sure that we're going to have this boiler
9 | there and a brand new boiler for everyone.

10 | We also have new cameras everywhere; we
11 | spoke about.

12 | And I just want to report, after --

13 | Was that Ida?

14 | Right?

15 | Hurricane --

16 | MR. RODRIGUEZ: Yeah. Yeah.

17 | MR. SANGER: -- Ida --

18 | MR. RODRIGUEZ: That's correct.

19 | MR. SANGER: -- or whatever?

20 | MR. RODRIGUEZ: Yes.

21 | MR. SANGER: After Ida, we didn't have --
22 | we did have a major issue downtown with one of
23 | our boilers that we -- we had spoke about earlier
24 | in an emergency way last month.

25 | But also in our Veterans units, -- and I

1 mentioned this last time but I just want to say,
2 we were able to provide 17 new hot water heaters
3 and 17 new heating units in 17 of our units with
4 the Veterans.

5 So no one really went without hot water and
6 no one now this winter will be without heat in
7 any way.

8 So we were able to provide all that. And a
9 lot of that money, we're hoping to recoup and get
10 reimbursement from FEMA.

11 All right?

12 So a lot of those moneys --

13 So we'll be in application to FEMA --

14 MR. RODRIGUEZ: Um-hum.

15 MR. SANGER: -- for some of the things we
16 had to do through Hurricane Ida.

17 Also, I mentioned about Cantello Street.

18 We're utilizing our COAH funds. Counsel
19 Gerard Pizzillo has been working very hard and
20 worked closely with the counsel and the legal
21 team at City Hall to be sure that we now will be
22 able to go before the courts and get additional
23 COAH funding approved for us so we could utilize
24 -- use that -- utilize that -- at that -- at
25 Cantello Street.

1 But let me say, there are 40 units at
2 Cantello Street. As of today we've completed 24.

3 COMMISSIONER MUNDORF: Wow.

4 MR. SANGER: So we're about 60 percent
5 there. And we're happy with that.

6 And we've been putting people up in hotels
7 and we've been using the extended stay hotel in -
8 - in Secaucus. And since we've been using that
9 many of our people have been extremely happy.
10 You know and -- and we've been able to get some -
11 - a good deal there, working out some good deals
12 financially with them.

13 And so good things are still happening at
14 the Housing Authority.

15 So that is my report.

16 Are there any questions?

17 MR. RODRIGUEZ: I just may want to just add
18 a couple of things onto that real quickly.

19 I just want to let you know, like the COAH
20 program -- I mean the COAH is just really one of
21 the -- the major -- of the things that you
22 mentioned. You've mentioned that. You've
23 mentioned the RAD. You know, the RAD is just the
24 beginning. I mean, really, when -- we just
25 discussed tonight that we're -- we're moving

1 forward with that.

2 Once -- once we get to the point -- and I
3 think this very -- going to be really exciting,
4 where we'll have like a lot of sketches and a lot
5 of drawings. And a lot of this is going to be
6 coming back from the tenants, too.

7 You know, we're going to have -- probably
8 hold meetings and find out what their needs are,
9 what they're looking for. But I'm -- I mean I'm
10 excited about it because, you know, if there's
11 any way that you want to walk away from any
12 particular event or situation, you know, and --
13 and leave your -- your mark is to say, okay, how
14 can I come in and leave the Housing Authority in
15 a better place.

16 For not just the people that are living
17 here now but for future generations. And I --
18 and I think the RAD Program is really a great
19 start. I think that we can provide not only just
20 safe and health -- healthy homes but greener
21 homes, more wired homes.

22 I'd like to see the -- the structure, the
23 façades get a much better look. You know you
24 don't want to look --

25 I think these looks are good for the '50s

1 and '60s but these brick façades have shown their
2 wear and tear. And hopefully we can take some of
3 those --

4 You know, this is for a future discussion.
5 Hopefully we can take away some of those
6 satellite dishes -- to me is an eyesore.

7 MR. SANGER: Um-hum.

8 MR. RODRIGUEZ: Provide everybody with Wi-
9 Fi for every unit here and as a service -- as a
10 free service.

11 I mean and that provides opportunities for
12 a lot of the kids here to get, you know, access
13 to the internet.

14 So there's a lot of things that we have
15 that we want to accomplish and I think, you know,
16 not just the COAH but bringing over some more
17 buildings into our -- into our housing, like
18 3900, like tonight that you voted.

19 If we can bring those kind of buildings and
20 we have them, we can also leverage those
21 buildings in the future. And this is just vision
22 right now. Leverage some of those buildings to
23 acquire other buildings within Union City to then
24 have them under the control and management of the
25 Housing Authority and provide housing through

1 federal subsidies to those properties; to provide
2 more low income housing that we desperately need
3 in the City.

4 So I'm personally excited about it. I'm
5 just basically just wanted to put that out there.
6 Because, you know, he -- he does give us your
7 report at the end of the month but there's a lot
8 of things that are going on on a day to day and
9 strategically he's also trying to, you know,
10 guide us in the direction that hopefully makes us
11 accomplish a lot of our goals.

12 And I just wanted to say that I'm very
13 excited.

14 I'm really grateful that you guys were able
15 to vote that tonight on the RAD.

16 MR. SANGER: Okay.

17 Can I get a motion to --

18 COMMISSIONER DiNARDO: Public.

19 MR. SANGER: -- convene?

20 MR. PIZZILLO: Public.

21 MR. SANGER: Motion by --

22 MR. PIZZILLO: Public. Public.

23 COMMISSIONER DiNARDO: Public.

24 MR. PIZZILLO: Public.

25 MR. SANGER: Public?

1 VICE CHAIRPERSON GUTIERREZ: Public.

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

3 Oh, my mind.

4

5 **PUBLIC COMMENT:**

6

7 MR. SANGER: Now is the time of our meeting
8 where we will hear from members of the public.

9 And anyone from the public who would like
10 to come forward.

11 Please come forward, state your name and
12 your address and we'll be happy to hear from you.

13 MS. BESHARA: Toni --

14 Can you hear me?

15 MS. DILLON: You got to speak up a little
16 bit.

17 MS. BESHARA: Toni Beshara, 305 44th
18 Street.

19 Just, again, a revisited question.

20 Will any of these plans that you are going
21 to implement using some of these funds in any way
22 imp-- or possibly in any way impact even down the
23 road the rents, especially where I live, the --
24 the Veterans Housing?

25 Or are there other -- even not discussed

1 here with these particular improvements and
2 funding, could there be another way that our --
3 our rental structure would be --

4 MR. SANGER: Um-hum.

5 Well, --

6 MS. BESHARA: -- affected?

7 MR. SANGER: -- let me -- let me say this
8 to you.

9 We are continually and constantly looking
10 for ways to be sure how we can assist --
11 financially assist all of our tenants.

12 That's why we're very much involved with
13 this whole rental assistance process; why we're
14 involved with COAH funding.

15 I know the leadership of Union City and the
16 -- the Mayor and the Commissioners, as well.

17 All right?

18 One thing you can be sure of, when we go to
19 buildings such as 3900 Palisade Avenue, there is
20 a chance possibly that a number of peoples' rent
21 may go down when they go into a voucher system.
22 There's a chance that may happen.

23 Okay?

24 But I will say this, one thing you can be
25 sure of -- and -- and this is always a bottom

1 | line thing, is we will be able to do all these
2 | things without increasing any rents.

3 | Okay?

4 | All of these things will be done and there
5 | will be no cost increase or rental increase, as
6 | of today -- unless the government changes things
7 | and things may happen. But we feel we can get
8 | all this done without increasing any of rents or
9 | any cost to all the people in our -- in our
10 | current situation.

11 | MR. RODRIGUEZ: May I just -- I just want
12 | to add one more thing on it -- on, basically,
13 | just what he -- reiterate what he just said.

14 | Keep in mind these funds are federal funds.
15 | They're money that comes in -- they're either
16 | state or federal. And they also are funds that
17 | we depend on so that we don't have to pass along
18 | any of these rent increases to offset the
19 | inevitable process that we all our experiencing
20 | nowadays.

21 | I think you're all aware of it, if you
22 | haven't heard in the -- in the news, inflation is
23 | -- is becoming a -- a reality now.

24 | So construction materials and -- and
25 | building materials are all affected. And,

1 obviously, those go into the big picture as how
2 much is this going to cost to continue to
3 providing all these improvements.

4 Right?

5 So we hope that the federal government
6 keeps the funding levels consistent and
7 increasing -- and tag them to the consumer price
8 index to basically keep sustaining our -- our
9 goals and our projects.

10 So, just keep in mind, it's -- it's a
11 challenge.

12 We here do have no intentions of, you know,
13 passing on rent increases. But at the same time
14 we're at the mercy of the funding that comes from
15 the state and federal government.

16 MS. BESHARA: Would you consider scaling
17 back some of the projects if you ran into a
18 situation where the rents would be impacted if
19 you did not continue to receive funding?

20 MR. SANGER: I will say this.

21 As I said before, that it's paramount that
22 we always look to lessen the burden on the
23 tenants.

24 All right?

25 And if things -- in the future if things

1 change and that -- there might be some things
2 that might be moving in that direction, of course
3 we would look at all of the variables and all of
4 the situation to see what's best for the people.

5 It's always what's best for the tenants
6 always on our mind.

7 So it's always open for discussion and
8 possibility, yes.

9 MS. BESHARA: Okay.

10 The other question that I had, way back
11 last December when you began Cantello -- the
12 first part of the project, you mentioned we might
13 be able to see a model apartment. And then,
14 since then, --

15 MR. SANGER: Um-hum.

16 MS. BESHARA: -- someone had moved in --

17 MR. SANGER: Yes.

18 MS. BESHARA: -- there.

19 Is there still a chance that --

20 MR. SANGER: Yes.

21 MS. BESHARA: -- before this all done --

22 MR. SANGER: Yes.

23 MS. BESHARA: -- we can --

24 MR. SANGER: And I did --

25 MS. BESHARA: -- see --

1 MR. SANGER: -- say that to you.

2 And I want to afford you that opportunity.

3 Yes.

4 I'm going to write a big note. And right
5 now -- and -- and can you do this for me, and
6 maybe it will be better.

7 In early November, can you give me a call?

8 Because my next round of -- we're doing
9 four units right now. This round are going to be
10 -- we're -- we started them yesterday.

11 All right?

12 And November 9th is our date that we wanted
13 them completed.

14 So in early November, before they are
15 turned back over to the tenant, I would like to
16 take you there.

17 Okay?

18 MS. BESHARA: Okay.

19 MR. SANGER: And let you take a walk
20 through.

21 All right?

22 MS. BESHARA: Okay.

23 That -- those are my questions.

24 MR. SANGER: Yes.

25 Please do that for me. Because sometimes I

1 -- I'm busy and I forget. But -- because I'd
2 like to afford you that opportunity. Because
3 this is the second time you've asked that.

4 So, --

5 MS. BESHARA: Okay.

6 MR. SANGER: -- I want to be sure to help
7 you.

8 MS. BESHARA: Thank you.

9 MR. SANGER: Yeah. Yeah.

10 MR. PIZZILLO: Thank you.

11 MR. SANGER: Okay.

12

13 **ADJOURNMENT:**

14

15 MR. SANGER: And now do I have a --

16 Miss --

17 MR. PIZZILLO: Motion to adjourn?

18 MR. SANGER: -- motion to adjourn?

19 VICE CHAIRPERSON GUTIERREZ: Make a motion.

20 MR. SANGER: Miss Gutierrez.

21 MR. PIZZILLO: First.

22 MR. SANGER: Okay, first.

23 MR. PIZZILLO: Do we have a second?

24 MR. SANGER: And second by Miss DiNardo.

25 MR. PIZZILLO: Second by Commissioner

1 DiNardo.

2 MR. SANGER: Okay.

3 Mr. --

4 Miss Gutierrez?

5 VICE CHAIRPERSON GUTIERREZ: Yes.

6 MR. SANGER: Miss DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Miss Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Four yes.

13 Our meeting is over.

14 And thank you very much for a great
15 meeting.

16 Thank you.

17

18 (Whereupon, the proceedings were concluded
19 at 6:04 p.m.)

20

21

22

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, October 21, 2021
10 and digitally recorded.

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Karen A. Marino

Karen A. Marino AOC 493

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Deborah Dillon

25 Monitored and Proofread by: Deborah Dillon