

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

---

Hillside Pavilion  
3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, September 17, 2020  
Commencing at 4:36 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER  
ELISE DiNARDO, COMMISSIONER, (Arrived at 4:47 p.m.)  
DOROTHY JETTER, COMMISSIONER  
DEBRA MUNDORF, COMMISSIONER  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

JAY GELDZILER, COMMISSIONER

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

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	6
EXECUTIVE SESSION	9
APPROVAL OF MINUTES	10/26
CONSENT AGENDA	
APPROVAL OF RFP/BIDS	10
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2020-24	10
RESOLUTION NO. 2020-25	10
RESOLUTION NO. 2020-26	11
RESOLUTION NO. 2020-27	11
APPROVAL OF PAYMENT OF BILLS	11
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	27
PUBLIC COMMENT	58
ADJOURNMENT	58

1 MS. DILLON: Okay.

2 On the record.

3 MR. SANGER: Okay

4 On the record.

5 Let's stand and let's salute the flag.

6 Welcome to the September meeting of the  
7 Union City Housing Authority.

8 Thank you for all being here -- for all of  
9 you to -- being here.

10 And let's -- let's salute the -- salute the  
11 flag together.

12 Thank you.

13

14 (Whereupon, the Pledge of Allegiance was  
15 said by all.)

16

17 MR. SANGER: Thank you.

18 Okay. Again, thank you for being here.

19 It's a pleasure to see everyone. And while I

20 can't actually see your faces -- but I do

21 recognize everyone here, as we all are, you know,

22 taking the proper procedures, proper protocol, as

23 we all continue with the COVID virus. And as far

24 as taking the proper steps to prevent anything

25 and, of course, to protect all of us.

1           So thank all of you for being here.

2           We are socially distanced, as you could see  
3 by our seating. We're all at least six foot  
4 apart.

5           As I mentioned a few moments ago, our  
6 facility has been recently -- by an outside  
7 company -- has been disinfected. And all its  
8 proper cleaning and disinfection and all the  
9 funding for that is through special funding from  
10 the federal government for -- for COVID-19.

11           And so we are able -- not only this  
12 facility but a number of our other -- other  
13 facilities we're allowed to disinfect the sites  
14 and keep an ongoing cleaning of the sites; of  
15 course, protect all of our residents and, of  
16 course, to try to best we can to improve their  
17 quality of life.

18           Want to take a moment to thank all of you;  
19 your participation, your cooperation, everything  
20 that you provided for us for the last six months  
21 was just outstanding.

22           Your -- your cooperation in allowing me, as  
23 the Executive Director, to call you to do certain  
24 -- and have some -- some surveys on -- on the  
25 phone and also allowed us to continue so we can

1 provide all the quality services for all of our  
2 residents.

3           So everyone I called, everyone I worked  
4 with, it was extremely positive, extremely  
5 helpful. And, of course, when we had our Zoom  
6 meetings, everyone participated; everyone was  
7 in-- you know, was involved, and truly showed  
8 that you continued with a genuine interest for  
9 the people of Union City and to continue in  
10 providing for our residents.

11           So I want to appreciate that very much.  
12 You'd be surprised, when you speak to other  
13 directors and people elsewhere, how some of the  
14 meetings had slacked off. And how some people  
15 didn't attend and things of that nature.

16           But I'm happy to say we were all in  
17 attendance and we all allowed the -- the Union  
18 City Housing Authority to continue along in what  
19 they say a seamless transition.

20           Right?

21           Seamless transition right through.

22           So thank you for that.

23           And with all that being said, I just hope  
24 everyone in your families, individually from the  
25 -- the Administration here at the Housing

1 Authority to all of you as the Board members and  
2 as the policymakers, just want to say to you  
3 hopefully all your families are healthy and  
4 everyone through maybe minimal effect from the  
5 COVID virus and as we all move along.

6 So, again, thank you so much.

7

8 **ROLL CALL:**

9

10 MR. SANGER: So with that being said, I  
11 would like to take roll call now.

12 And let me do that for everyone who is  
13 here.

14 Chairperson Pedraza?

15 CHAIRPERSON PEDRAZA: Here.

16 MR. SANGER: Okay.

17 Vice Chairperson Gutierrez?

18 VICE CHAIRPERSON GUTIERREZ: Here.

19 MR. SANGER: Commissioner Jetter?

20 COMMISSIONER JETTER: Here.

21 MR. SANGER: Commissioner DiNardo?

22 Absent.

23 But we do expect her to be coming maybe a  
24 little later.

25 Commissioner Diane Capizzi?

1 COMMISSIONER CAPIZZI: Here.

2 MR. SANGER: Commissioner Debbie Mundorf?

3 COMMISSIONER MUNDORF: Here.

4 MR. SANGER: And Commissioner Jay Geldziler  
5 is not with us today; he is absent and has a  
6 personal family issue he's attending to.

7 So with that all being said, we do have  
8 five present; two -- two absent. So we do have a  
9 quorum.

10 And I would like to start off by saying  
11 that this is a Regular Meeting of the Union City  
12 Housing Authority and adequate notice of this  
13 meeting has been provided as follows:

14 The annual schedule of Board meetings set  
15 forth the time, date and location of such  
16 meetings and the notice and the agenda to extent  
17 known of this meeting has been prominently posted  
18 on the bulletin board, forwarded to The Jersey  
19 Journal and has been on file in the Office of the  
20 City Clerk, as well as that this also published  
21 online for anyone who does get to our website.  
22 This has been provided online as to today's  
23 meeting and the time of today's meeting.

24 So, with -- with that being said, we would  
25 like to go into our Closed Session.

1           And can we get a motion to go into Closed  
2 Session?

3           CHAIRPERSON PEDRAZA: I motion.

4           VICE CHAIRPERSON GUTIERREZ: I'm second.

5           MR. SANGER: Okay.

6           Motion by Mr. Pedraza.

7           Second by Miss Gutierrez.

8           Can we have a roll call?

9           Chairperson Pedraza?

10          CHAIRPERSON PEDRAZA: Yes.

11          MR. SANGER: Vice Chairperson Gutierrez?

12          VICE CHAIRPERSON GUTIERREZ: Yes.

13          MR. SANGER: Commissioner Jetter?

14          COMMISSIONER JETTER: Yes.

15          MR. SANGER: Commissioner Capizzi?

16          COMMISSIONER CAPIZZI: Yes.

17          MR. SANGER: Commissioner Mundorf?

18          COMMISSIONER MUNDORF: Yes.

19          MR. SANGER: Okay, five yes.

20          And allows us now to go now to go into  
21 Closed Session.

22          If there is anyone here from the public, --  
23 and I see -- I'm seeing none -- to be sure now  
24 that they do exit and we'll allow them to come  
25 back when we go back into our Regular Session.



1

2 (Whereupon, the Board moved to Executive  
3 Session at 4:42 p.m.)

4

5 (Whereupon, Commissioner Elise DiNardo  
6 arrived at 4:47 p.m.)

7

8 (Whereupon, the Board returned to Open  
9 Session at 5:12 p.m.)

10

11 MR. SANGER: Now I do need a motion to go  
12 into our Open Session.

13

Would someone give a motion?

14

CHAIRPERSON PEDRAZA: (Indiscernible).

15

MR. SANGER: Motion by Mr. Pedraza.

16

VICE CHAIRPERSON GUTIERREZ: Second.

17

MR. SANGER: Second by Miss Gutierrez.

18

Chairperson Pedraza?

19

CHAIRPERSON PEDRAZA: Yes.

20

MR. SANGER: Vice Chairperson Gutierrez?

21

VICE CHAIRPERSON GUTIERREZ: Yes.

22

MR. SANGER: Commissioner Jetter?

23

COMMISSIONER JETTER: Yes.

24

MR. SANGER: Commissioner DiNardo?

25

COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Commissioner Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 MR. SANGER: Commissioner Mundorf?

4 COMMISSIONER MUNDORF: Yes.

5 MR. SANGER: Okay.

6 Six yes.

7 We'll move now into our Regular Session.

8

9

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

12 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
13 **JUNE 18, 2020 AND THE EXECUTIVE SESSION OF JUNE**  
14 **18, 2020); and**

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

17 **CONSENT AGENDA:**

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

19 **C. APPROVAL OF VARIOUS RESOLUTIONS**

20 RESOLUTION NO. 2020-24 - RESOLUTION  
21 APPROVING TELEPHONIC RATIFICATION OF UNION CITY  
22 HOUSING AUTHORITY BOARD OF COMMISSIONERS  
23 APPROVING CONTRACT FOR BOILER AND HOT WATER  
24 CLEANING SERVICES;

25 RESOLUTION NO. 2020-25 - RESOLUTION

1 APPROVING EMERGENCY BOILER REPLACEMENT AT AMP I  
2 OF THE UNION CITY HOUSING AUTHORITY;

3 RESOLUTION NO. 2020-26 - RESOLUTION  
4 APPROVING PUBLICATION OF RE-BID FOR REPLACEMENT  
5 OF HOT WATER HEATER AND BOILER AT AMP II OF THE  
6 UNION CITY HOUSING AUTHORITY; and

7 RESOLUTION NO. 2020-27 - RESOLUTION  
8 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
9 PUBLISH BID FOR GENERAL COUNSEL AND LABOR LEGAL  
10 SERVICES FOR 2021 CALENDAR YEAR.)

11 **D. APPROVAL OF PAYMENT OF BILLS.)**

12

13 MR. SANGER: And I would like to take a  
14 moment now just to share with you some  
15 Resolutions that we would like you to consider  
16 this evening and to get your vote.

17 And if there are any members of the public  
18 there, they could come in now for our Open  
19 Session.

20 But, if you'll follow along with me, we do  
21 have four Resolutions for this evening that I'll  
22 try to read for you and make it as concise as  
23 possible.

24 The first Resolution is really a follow-up  
25 to one of the phone -- one of my phone polls with

1 you.

2           And it's a Resolution Approving Telephonic  
3 Ratification of the Union City Housing Authority  
4 Board of Commissioners Approving Contract for  
5 Boiler and Hot Water Cleaning Services.

6           On July 2<sup>nd</sup>, the Union City Housing  
7 Authority sought bids for boiler and hot water  
8 cleaning services.

9           Four bids were received on the due date of  
10 submission.

11           The bid submitted by Liberty Mechanical  
12 Contractors was determined to be the lowest  
13 responsible bidder and to be legally sufficient;  
14 and;

15           Whereas, on August 20<sup>th</sup>, the Executive  
16 Director conducted a telephone -- telephonic poll  
17 of the Union City Housing Authority Board of  
18 Commissioners seeking approval from the  
19 Commissioners to accept the bid and award the  
20 contract for boiler and hot water cleaning  
21 services bid submitted by Liberty Mechanical  
22 Contractors in the amount not to exceed  
23 \$19,550.00; and;

24           Whereas, the Executive Director receive --

25           At that time was seven votes and thank you

1 for your votes so we can -- we could pick up the  
2 -- the pace in implementing this.

3 And -- and those seven votes were in favor  
4 of approving the awarding contract to Liberty  
5 Mechanical and further approving the Executive  
6 Director to negotiate and execute contracts with  
7 the Silva (sic) Mechanical for these services;  
8 and

9 Whereas, Silva (sic) Mechanical shall be  
10 paid in accordance with the bid submitted and;

11 The Liberty Mechanical Contractor shall be  
12 paid in accordance with bid submission and also  
13 not to exceed 19,550.

14 And, remember, as we are doing our  
15 contracts now, it is a two year contract.

16 All right?

17 And let It Be Further Resolved that the  
18 Executive Director, Union City Housing Authority  
19 is authorized to execute the contract with  
20 Liberty Mechanical to provide boiler and hot  
21 water heater cleaning services.

22 So that is Resolution 2020-24.

23 Resolution 2020-25.

24 Resolution Approving Emergency Boiler  
25 Replacement of AMP I of the Union City Housing

1 Authority.

2 Amp I is known as Columbian Courts. And  
3 for many of you that are -- that is our complex  
4 down on 3<sup>rd</sup> and 4<sup>th</sup> Street.

5 And, Whereas, the Union City Housing  
6 Authority is seeking to replace the existing hot  
7 water and boiler at AMP I and;

8 Whereas, the Authority sought invitations  
9 or RFP for these services to be provided but did  
10 not receive legally responsive submissions and  
11 rejected all bids.

12 Some of these bids' prices were  
13 astronomical and were certainly unacceptable for  
14 a Housing Authority. And so, therefore, we are  
15 taking these steps.

16 The Authority currently has a contract with  
17 Silva Mechanical Services to provide emergency  
18 hot water and boiler repair services.

19 Not replacement; repair.

20 So, Whereas, because of the condition of  
21 the existing boiler and the need to replace it  
22 prior to the start of the cold weather season, --

23 Which is coming upon us rather quickly.

24 -- that is -- there is an emergent need --

25 Which means an emergency need.

1           -- to have it replaced as soon as possible  
2 and;

3           Whereas, it has been determined that Silva  
4 Mechanical Services can provide the services  
5 needed to replace hot water heater and boiler at  
6 a price not to exceed \$28,800.00 and;

7           Whereas, -- Whereas, the Authority  
8 discussed the replacement with Silva Mechanical  
9 Services and determined that this replacement is  
10 in an emergent need and;

11           Therefore, Be Resolved that the  
12 Commissioners of the Union City Housing Authority  
13 do hereby approve Silva Mechanical Services to  
14 complete the hot water heater and boiler  
15 replacement at AMP I on an emergent basis,  
16 consistent with terms set forth in its existing  
17 contract for emergency hot water heater and  
18 boiler repair services;

19           Be It Further Resolved that the Executive  
20 Director of the Union City Housing Authority is  
21 hereby authorized to execute any documents  
22 connected with Silva Mechanical Services to  
23 provide hot water heater and boiler replacement.

24           And to put this in a capsule form and to  
25 make -- put a -- a brief capsule on this, what

1 | does all this mean, it meant we went out to bid  
2 | for new boilers -- downtown and one here uptown  
3 | -- and the bids came in unrealistic for us;  
4 | tremendously high that we could not afford as an  
5 | Authority.

6 |           We did recognize the fact that Silva  
7 | Mechanical was the -- has an existing contract  
8 | for repairs of those. They informed us that --  
9 | that they would have to be replaced and because  
10 | it's an emergency basis, with the cold weather  
11 | coming upon us quickly, we can pick someone -- we  
12 | do not have to go through the bidding process.

13 |           So it made sense to work with Silva, who  
14 | were doing the repairs on them anyhow. And what  
15 | we had done as well to save money, --

16 |           And I thank Waldo and Jorge for this.

17 |           -- we had gone out and bought our own  
18 | boiler.

19 |           All right?

20 |           And rather than get a -- because we didn't  
21 | have the bids now. We hired someone on an  
22 | emergency basis. Therefore, we -- we bought our  
23 | own boiler. Saved a lot of money. When I say a  
24 | lot of money, you know, an extreme amount of  
25 | money.



1           So we have the -- all the -- the capacity  
2 to put a new boiler in. We have all -- we have  
3 all -- we have all that. And plus it will be put  
4 in by Silva for \$28,800.00.

5           Which is going to save us -- let me just  
6 say to you probably a cost of a hundred thousand  
7 dollars by doing it this way; doing it on an  
8 emergency basis.

9           And, as you could see, the nights are  
10 getting cold. You know? And -- and already.  
11 You know? I'm surprised we didn't have one or  
12 two of our seniors call us already at night, you  
13 know, and -- and ask for heat. But it comes  
14 around us quickly.

15           So that's what we went through with this.

16           Went into an emergency basis because the  
17 original bid was not what we wanted. Realized  
18 how close we were to the heating season. It can  
19 be declared an emergency. We picked Silva  
20 because they already had a contract with us for  
21 repairs. And we're making this work with a lot  
22 of cost efficiency.

23           Okay?

24           So we have that one, 25.

25           Now we're up to 2020-26.

1           Resolution Approving Publication of Re-Bid  
2 for Replacement of the Hot Water Heater/Boiler at  
3 AMP II.

4           And this is a continuity of the last one  
5 now because the boiler uptown here is still in  
6 working order. We're going to get by this winter  
7 with it. We've made a decision, again to save  
8 money, that we can do some type of repair that  
9 will get us through this winter and provide heat  
10 for everyone here uptown.

11           And -- but we would like to rebid during  
12 this winter and then be able to do this in the  
13 spring when no -- the heat is not needed, you  
14 know, in the springtime.

15           Because if you recall, we -- the bid was so  
16 high for both of them. One we did with  
17 emergency; one we're going to do in a rebid and  
18 we're hoping to do that.

19           So this is the rebid.

20           And, Whereas, the Union City Housing  
21 Authority is seeking to replace existing hot -- a  
22 boiler at AMP II.

23           This is AMP II up here. When we -- we have  
24 these here --

25           What is that 660, Waldo?

1 MR. MORIN: 640.

2 MR. SANGER: 640? It's in 640 here; 634 -  
3 640, one of our buildings here.

4 And, Whereas, the Authority's required to  
5 publish a RFP inviting contractors to rebid on  
6 these requested services;

7 The Executive Director's seeking approval  
8 of the Commissioners -- Union City Housing  
9 Authority to submit and publish an RFP for hot  
10 water heater and boiler replacement and;

11 Therefore, Be It Resolved that the  
12 Commissioners of the Union City Housing Authority  
13 do hereby approve the publication inviting  
14 contractors to rebid on the hot water heater and  
15 replacement for AMP II only in order to get a  
16 legally responsible submission;

17 Be It Further Resolved the Executive  
18 Director of the Union City Housing Authority is  
19 hereby authorized to publish a rebid for hot  
20 water heater and boiler replacement services for  
21 AMP of the Union City Housing Authority.

22 And, again, we'll be seeking your support  
23 to do that.

24 And the last Resolution I have is -- is  
25 something we do every year during the month of

1 September now.

2 Is a Resolution Permitting the Union City  
3 Housing Authority to Republish -- to Publish a  
4 Bid for General Counsel and Legal -- and Labor  
5 Legal Services.

6 And, Whereas, the Union City Housing  
7 Authority is seeking request for proposals to  
8 provide General Legal and Labor Counsel Services  
9 for the 2021 Calendar Year and;

10 Whereas, the Authority has prepared a bid  
11 package in accordance with applicable state law  
12 for General Legal and Labor Counsel services that  
13 inviting those qualified entities to provide the  
14 necessary services and;

15 Therefore, Be It Resolved that the  
16 Commissioners of the Union City Housing Authority  
17 do hereby approve and permit the Authority to  
18 publish a bid for General Legal and Labor Counsel  
19 Services for the 2021 School (sic) Year.

20 Some of you may look at it and say, oh  
21 that's still months off. But when you think  
22 about it, we're getting approval to go out on  
23 September; we can do this in October; we award it  
24 in November; and it's ready to go in January.

25 VICE CHAIRPERSON GUTIERREZ: Um-hum.

1 MR. SANGER: So, actually, we're right on  
2 time with this and we're -- we're happy to move  
3 forward and we hope we're happy, you know, to see  
4 maybe good things happen for us as we move along  
5 with this.

6 So those are -- those are our proposals.

7 Does anyone have any questions on these at  
8 all?

9 Okay.

10 So what I'd like to do then is go now into  
11 -- that all -- is really all I have for the Open  
12 but I'd like to now go into what we can do as far  
13 as a Consent Agenda.

14 And do I have to get approval for that  
15 counselor, --

16 MR. PIZZILLO: Yes.

17 MR. SANGER: -- the Consent?

18 MR. PIZZILLO: You -- you --

19 MR. SANGER: Can I have motion for Consent  
20 Agenda?

21 VICE CHAIRPERSON GUTIERREZ: Make a motion.

22 MR. SANGER: Motion made by Miss Gutierrez.  
23 Second?

24 Second by Miss Capizzi.

25 And --

1 MR. PIZZILLO: Just -- just before you take  
2 the vote.

3 MR. SANGER: Okay.

4 MR. PIZZILLO: So this is -- this is a  
5 motion to approve the Consent Agenda. The  
6 Resolutions that Mr. Sanger just read, as well as  
7 the Approval of the --

8 MR. SANGER: The minutes.

9 -- June Meeting -- June 2000 -- June 18<sup>th</sup>,  
10 2020 meeting minutes.

11 MR. SANGER: Right.

12 MR. PIZZILLO: So with that said, just  
13 wanted to --

14 MR. SANGER: Right.

15 MR. PIZZILLO: -- make sure you guys are  
16 clear what you're voting on.

17 MR. SANGER: Right.

18 MS. DILLON: And the Payment of Bills.

19 MR. PIZZILLO: To -- Approval of the  
20 Minutes, --

21 MR. PIZZILLO: And the Payment of Bills.

22 Excuse me.

23 And the Payment of Bills.

24 MR. SANGER: -- Approval of the Minutes,  
25 Approval of the Various Resolutions, and -- and

1 | Approvement (sic) of the Payment of Bills.

2 |           COMMISSIONER DiNARDO: So -- so we didn't  
3 | participate in the last meeting.

4 |           MS. DILLON: Miss DiNardo, can you  
5 | please --

6 |           MR. SANGER: Excuse me?

7 |           MS. DILLON: -- sit forward and speak up?

8 |           COMMISSIONER DiNARDO: Yes.

9 |           MR. SANGER: Sorry.

10 |           COMMISSIONER DiNARDO: Miss -- Miss Capizzi  
11 | and I did not participate in the last meeting.

12 |           MR. SANGER: Okay.

13 |           COMMISSIONER DiNARDO: So I don't think we  
14 | can vote on the minutes.

15 |           MR. SANGER: Okay, so we'll have to --  
16 | Well, Counselor, --

17 |           MR. PIZZILLO: You --

18 |           MR. SANGER: -- what's the direction?

19 |           MR. PIZZILLO: So, yeah, so I would suggest  
20 | you do --

21 |           MR. SANGER: I'll -- I'll let you say it.

22 |           MR. PIZZILLO: -- just as to the Approval  
23 | of the Minutes, you would do -- just do a new  
24 | motion --

25 |           COMMISSIONER DiNARDO: So --

1 MR. PIZZILLO: -- as to the approval of  
2 those minutes.

3 COMMISSIONER DiNARDO: Or abstain just on  
4 the minutes.

5 MR. SANGER: Other than the minutes.

6 MR. PIZZILLO: And just abstain as to  
7 that --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. PIZZILLO: -- as to that motion.

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: So you would say --

12 MR. PIZZILLO: And then -- but the rest of  
13 the Consent Agenda --

14 MR. SANGER: -- other than the minutes.

15 Right?

16 Okay.

17 COMMISSIONER DiNARDO: Okay. Okay.

18 MR. PIZZILLO: Yeah.

19 MR. SANGER: Thank you for mentioning that;  
20 appreciate it.

21 MR. PIZZILLO: Okay, so, we'll just --  
22 we'll do this over.

23 So can we have a motion to approve the  
24 Consent Agenda -- Agenda, the Approval of the  
25 RFPs and the Bids, the Approval of the Various



1 Resolutions, and the Approval of the Payments of  
2 Bills.

3 Motion please?

4 COMMISSIONER DiNARDO: I'll make a motion.

5 MR. PIZZILLO: Okay.

6 Motion made by Miss DiNardo.

7 Second --

8 Commissioner DiNardo.

9 Seconded by Vice Chair Gutierrez.

10 And I'll let Mr. Sanger do the roll call.

11 MR. SANGER: Okay.

12 Roll call.

13 Mr. Pedraza?

14 CHAIRPERSON PEDRAZA: Yes.

15 MR. SANGER: Miss Gutierrez?

16 VICE CHAIRPERSON GUTIERREZ: Yes.

17 MR. SANGER: Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. SANGER: Commissioner DiNardo?

20 COMMISSIONER DiNARDO: Yes.

21 MR. SANGER: Commissioner Capizzi?

22 COMMISSIONER CAPIZZI: Yes.

23 MR. SANGER: Commissioner Mundorf?

24 COMMISSIONER MUNDORF: Yes.

25 MR. SANGER: Yes. Okay.

1 All right.

2 Thank you very much.

3 And as we move forward, I would like to now  
4 discuss with you --

5 MR. PIZZILLO: One --

6 MR. SANGER: -- and take a --

7

8 (Whereupon, the Board discussed and took  
9 action on the following item:

10 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
11 **JUNE 18, 2020 AND THE EXECUTIVE SESSION OF JUNE**  
12 **18, 2020.)**

13

14 MR. PIZZILLO: One -- now just I would ask  
15 for a motion to approve the meeting minutes of  
16 June 18, 2020.

17 Motion please?

18 CHAIRPERSON PEDRAZA: Move.

19 I make motion.

20 MR. PIZZILLO: Motion made by Chairman  
21 Pedraza --

22 CHAIRPERSON PEDRAZA: Yes.

23 MR. PIZZILLO: -- Pedraza.

24 Seconded by Vice Chair Gutierrez.

25 We're going to have two abstentions on

1 | this, as two members of the -- two Commissioners  
2 | weren't present at the June meeting.

3 |         So, Commissioner DiNardo, as well as  
4 | Commissioner Capizzi will be abstaining on this  
5 | vote.

6 |         MR. SANGER: Okay.

7 |         Mr. Pedraza?

8 |         CHAIRPERSON PEDRAZA: Yes.

9 |         MR. SANGER: Miss Gutierrez?

10 |         VICE CHAIRPERSON GUTIERREZ: Yes.

11 |         MR. SANGER: Miss Jetter?

12 |         COMMISSIONER JETTER: Yes.

13 |         MR. SANGER: Miss Mundorf?

14 |         COMMISSIONER MUNDORF: Yes.

15 |         MR. SANGER: Right.

16 |         And we're two who are abstaining.

17 |         MR. PIZZILLO: Yup. So it's four, oh, two.

18 |         MR. SANGER: Miss Capizzi -- Miss Capizzi

19 | and Miss DiNardo will be abstaining.

20 |         Okay.

21 |         Thank you.

22 |

23 | **F. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

24 |

25 |         MR. SANGER: And what I like to do at this

1 | time, as -- and do take a few minutes and I --  
2 | and again it's not to, you know, -- sometimes we  
3 | do get wordy but it is a fact that we haven't met  
4 | in six months. And a lot has gone on here at the  
5 | Union City Housing Authority over these last six  
6 | months.

7 |           And in spite of the -- you know, the COVID  
8 | virus, we have done many great things and  
9 | operations has continued.

10 |           So what I'd like to do, if you could look  
11 | and see, these are the achievements of the Union  
12 | City Housing Authority from -- from 9/19/2016 to  
13 | the present, which is approximately -- which is  
14 | four years this week.

15 |           Okay?

16 |           But what I -- every six months I like to up  
17 | -- you know, basically, you know, re-- review  
18 | this, look over this and update all of this to  
19 | the many things we've done at the Housing  
20 | Authority.

21 |           So what I'd like you to do, is the third  
22 | page from the end, I will go over -- and I do  
23 | this every six months with you, is to go over  
24 | what we've done at the Union City Housing  
25 | Authority as of 8/1/2020.

1           And I think when you look at this and when  
2 I look at this -- and this is a capsule, this is  
3 a culmination of many of our projects here, I  
4 think you will be impressed. I think you would  
5 even feel as yourselves and you'll say to  
6 yourselves, boy we voted on all that; we did all  
7 these things?

8           And I think it's -- it's very important  
9 that you have an idea of the many things we've  
10 done here, the achievements here for the last six  
11 months. So, again, as I said earlier in our  
12 meeting, so if you're ever talking with someone  
13 or someone ever comes to you and discusses and  
14 asks you questions about some of the things you  
15 might be doing at the Housing Authority, this  
16 gives you a general idea of a lot of the things  
17 that we've done.

18           So, just to go over things -- and I'm going  
19 to try my best to be concise but there are so  
20 many here and there are many that I probably have  
21 forgotten -- not forgotten but weren't able to  
22 include because it would have been a -- a toilet  
23 tissue list. It would have been such a long list  
24 of so many things we do on a daily basis.

25           But with your support and what you're doing

1 on a regular basis, we've had -- now had since  
2 the last six months, new playground pavers and  
3 new playground at Columbian Courts. That's  
4 downtown.

5 We've had perimeter trees trimmed at AMP I.  
6 A lot of our trees trimmed.

7 Our garage has been painted thoroughly.

8 We've had a huge tree removed from the 500  
9 Block of -- down on West Street.

10 And we have a REAC complete -- completed on  
11 AMPS I, II, IV. And REAC is our real estate  
12 assessment. And that, of course, is where we  
13 stand in maintaining all of our properties with  
14 what is required from HUD.

15 Improvement to items on the REAC  
16 deficiencies. In other words, when we did get  
17 some issues that the HUD wanted us to improve  
18 upon, we were able to make those improvements and  
19 to work on those deficiencies.

20 The Renaissance Building at 26-- 2601  
21 Central Avenue, the management transition of  
22 that. And that's going very well; 2601 Central  
23 Avenue.

24 We've already -- we already put together  
25 attorney letters to residents illegally using

1 Union City Housing Authority electric and water.  
2 We have many people who plug into our electric in  
3 our Veterans Housing. And we have electric in  
4 our hallways and in our basements and you'd be  
5 surprised how many people, basically, plug into  
6 that and pirate our electric and our water and  
7 things like that.

8           So we -- we decided that we're going to  
9 move on that. And Gerard has done a good job  
10 moving -- you know, moving on that and getting  
11 people to, of course, stop that practice, which  
12 is basically illegal. So that has improved  
13 dramatically.

14           Successful audit preparation of our budget  
15 for Fiscal Year 2018.

16           Repaired and improved our -- our fire  
17 sprinkler system at 2601 Central Avenue, the  
18 Renaissance Building.

19           A successful plan for all of our capital  
20 funds. And you'll see where we had spent much of  
21 that money.

22           For compactor machines.

23           Boiler upgrades that we discussed this  
24 evening. The boiler upgrades.

25           Apartment renovations.

1           A and E services, which is architect and  
2 engineer services.

3           Operations.

4           Administrative fees.

5           Window upgrades, which you voted upon. And  
6 we have 640 and 634 new window upgrades.

7           Bathroom upgrades.

8           For a total of \$1,084,000.00 that you would  
9 see there.

10           And so we're proud of the fact on how we  
11 utilize our capital funds from the federal  
12 government.

13           Playground completion, uptown and downtown,  
14 in all our complexes.

15           All apartment doors at 3700 Palisade  
16 Avenue, which is our senior building; 101  
17 apartment doors were painted.

18           We improved external lighting at 3700  
19 Palisade Avenue.

20           We updated and improved our Union City  
21 Housing Authority website for better  
22 communication with the public.

23           We replaced all smoke detectors and -- and  
24 CO detectors in AMPs II and III, which again was  
25 a big -- was a big step forward; was safety for



1 all of our tenants.

2 Section 8 apartment inspection daily -- we  
3 had an inspection daily and monthly log. To be  
4 sure we -- you had accurate records of all the  
5 inspections we were doing in our Section 8  
6 apartments.

7 We -- something we're very proud of.  
8 Washer and dryer laundry rooms have been all  
9 renovated and new laundry facilities with new  
10 dryers and new washers in all of our buildings.  
11 All of our buildings have new wash and laundry  
12 rooms.

13 We have AMP I and AMP II boiler upgrade  
14 that we're discussing this evening.

15 Roof -- roof door repairs for AMPS II and  
16 III.

17 We had a -- our -- our capital fund program  
18 agency plan.

19 Our successful setup of Coronavirus plan  
20 for administrative office and residents and with  
21 staggered staff with appropriate protocols.

22 And I mentioned this to Gerard before our  
23 meeting began just in talking and conversation.  
24 But we got a -- a magazine from the New Jersey  
25 NAHRO, which is the -- the Housing -- the Housing

1 Association in New Jersey. And they had  
2 provided, you know, everything as far as what  
3 they thought would be a best way -- and some of  
4 the things that should be included in protocol.

5 And I'm very happy to say, while a lot of  
6 it was -- we had taken, you know, parts from CDC,  
7 parts from the State, part from local health --  
8 you know, health department things. Everything  
9 that was in their recommendations, we had already  
10 implemented two, three months before. Everything  
11 to a T.

12 A lot of it was really commonsense once you  
13 got, you know, some of the items from -- from  
14 the, you know, the CDC and from the State. But  
15 everything that we put in our protocols were --  
16 came out in that magazine as -- as far as what  
17 they were recommending.

18 So I'm very happy with that. So that's --  
19 that's gone very well for us.

20 Contracted with outside companies to  
21 disinfect and clean buildings for Coronavirus  
22 prevention. And we're doing that in all of our  
23 buildings. We're still doing it today. And keep  
24 in mind that we did have about three hundred  
25 and --

1           Jorge, was that 349,000? Or --

2           MR. RODRIGUEZ: In COVID funds?

3           MR. SANGER: In the Corona funds, yeah.

4           MR. RODRIGUEZ: Approximately. Between --  
5 between the -- yes, between our Section 8 program  
6 and our public housing, yes, --

7           MR. SANGER: Yes.

8           MR. RODRIGUEZ: -- that's about right.

9           MR. SANGER: Somewhere around \$350,000.00  
10 to put into place different things now as far as  
11 Coronavirus. Disinfecting buildings. Hiring --  
12 hiring additional security people. You know,  
13 just a multitude -- just many -- so many  
14 different things that we could do. Cleaning of  
15 all the buildings. Having company in.

16           As we said, this building has been  
17 disinfected for the third time. You might have  
18 seen the certificate on the front door of this  
19 building. It's been disinfected and it's for a  
20 30 day period.

21           And --

22           MR. RODRIGUEZ: If -- if I might add, -- if  
23 I --

24           MR. SANGER: -- and, Jorge, would you like  
25 to add something to that?

1 MR. RODRIGUEZ: Yeah, if I might add, --

2 MR. SANGER: Yes.

3 MR. RODRIGUEZ: -- also we -- we just  
4 recently --

5 MS. DILLON: Please just sit forward, Mr.  
6 Rodriguez.

7 MR. RODRIGUEZ: Okay.

8 If I might add, we just recently, you know,  
9 upon your -- upon your recommendation and  
10 suggestion as well, on our 3700 Palisade Avenue  
11 building, we put Purell sanitizing stations --

12 MR. SANGER: Right.

13 MR. RODRIGUEZ: -- all over the building,  
14 which --

15 MR. SANGER: Right. Right.

16 MR. RODRIGUEZ: -- you know, helps our --  
17 our most vulnerable population.

18 MR. SANGER: All the sanitizing  
19 stations, --

20 MR. RODRIGUEZ: Right.

21 MR. SANGER: -- cameras, which we're going  
22 to be taking advantage of.

23 MR. RODRIGUEZ: Yes.

24 MR. SANGER: You might say why cameras?  
25 Because might have people who -- who are

1 | trespassing and going in that could carry  
2 | Coronavirus. And people going into buildings  
3 | that are not authorized that could be carrying  
4 | Coronavirus.

5 |           So -- and this is all until --

6 |           Is that February, Jorge? When -- when do  
7 | we have -- the -- the end of the year?

8 |           MR. RODRIGUEZ: Well, we have to the end of  
9 | this year.

10 |           MR. SANGER: Um-hum.

11 |           MR. RODRIGUEZ: HUD will revisit this topic  
12 | again as -- as we get closer to the end of the  
13 | year, which we anticipate some of those funds to  
14 | be probably also expanded, as far as the use of  
15 | those --

16 |           MR. SANGER: Um-hum.

17 |           MR. RODRIGUEZ: -- funds and how we can --

18 |           MR. SANGER: Right.

19 |           MR. RODRIGUEZ: -- apply them right now.

20 |           MR. SANGER: Better utilize -- better  
21 | utilize based on --

22 |           MR. RODRIGUEZ: Exactly.

23 |           MR. SANGER: -- the needs.

24 |           MR. RODRIGUEZ: Exactly.

25 |           MR. SANGER: Right.

1 MR. RODRIGUEZ: Which I hope and I  
2 anticipate that to be the case.

3 But until the end of December right now as  
4 -- as we speak.

5 MR. SANGER: Okay.

6 And one plan we do have is for additional  
7 cameras downtown that we will be coming to you to  
8 approve the next few months as well.

9 So we're moving towards that.

10 Outside companies.

11 If we turn the page.

12 Additional part-time cleaning and security  
13 staff for Coronavirus, we just mentioned.

14 New air conditioners for the first floor  
15 apartments at 519-521 Summit Avenue.

16 New landscaping equipment. That's  
17 lawnmowers, hedge cutters, power blowers, weed  
18 whackers.

19 Strong use of the social worker. Many  
20 people caught up with the Coronavirus. All of  
21 you have met Edith Guerra. And she has been  
22 working very closely with people who have issues  
23 related to the Coronavirus.

24 And to my knowledge -- and it's -- it's  
25 unfortunate that I report this to you but we

1 believe that we had about 14 people, either in  
2 Section 8 or public housing, who died of the  
3 Coronavirus.

4           So it was 14 out of -- and we have about  
5 1,365 different units. And out of that 14 people  
6 unfortunately were -- had -- had passed due to --  
7 you know, directly related to the Coronavirus.

8           Also, with the -- the social worker, she is  
9 helping us very much by calling many of these  
10 people that are on the list and collecting rent  
11 as well. And see if there's anything happening  
12 in their life that might be deterring them or  
13 impacting them whereby they can't pay their rent.

14           All right?

15           So she's working on -- with that with us as  
16 well.

17           So we're trying to utilize all staff and  
18 everything possible to get the revenue that we  
19 duly deserve.

20           Evaluation of all vendor contracts.

21           COVID funding eligible expenses assessment.  
22 In other words where can we best utilize the  
23 money we just spoke about?

24           Fix and improve sprinkler system for the  
25 kids. During the summer months we still had the

1 | sprink-- some of the sprinkler systems going.  
2 | There might have been a little modified time;  
3 | might have been less time than in the past but we  
4 | still had that going for some of our children.  
5 | And, of course, trying to keep them socially  
6 | distanced at the time.

7 |           We had a knock box and key boxes installed  
8 | at the Renaissance Building for -- with the Fire  
9 | Department.

10 |           Planning for use of capital fund money and  
11 | the needs of residents.

12 |           Clean up and repaint all lines in parking  
13 | lot in -- at here and 3700 Palisade Avenue. So  
14 | we cleaned up the parking lot and all the lines.

15 |           Repair automatic bar fence at -- at 3700  
16 | Palisade Avenue. In other words, the fence that  
17 | lets people in and out of the parking lot.

18 |           And we're also planning to put automatic  
19 | fence at 2601 Central Avenue for better security,  
20 | so people won't be coming in unauthorized using  
21 | our parking lot and our facility.

22 |           We planned with attorney as to delinquent  
23 | rents and communication to tenants during COVID,  
24 | which Gerard had just spent time sharing with  
25 | you.



1           Research fiscal grant opportunities for the  
2 Union City Housing Authority. Jorge has been  
3 working with a number of outside agencies who are  
4 basically -- who do research and do -- do  
5 searching and possibly to get us some additional  
6 grants for us and funds we can utilize to -- to  
7 improve and to work on the needs of our  
8 residents.

9           Research physical grant opportunities.

10           (Indiscernible) -- planning for RAD status.  
11 And we're hoping in working with the City  
12 government, in working with the Mayor, MR -- go  
13 RAD, which is a rental assistance program, which  
14 is going to allow us --

15           We spoke about in this in the past. It's  
16 been a -- it's been a long process but will allow  
17 us maybe to take out funding from the federal  
18 government to make improvement in all of our  
19 buildings. It's basically a large mortgage.

20           But before we do do this and do it in  
21 haste, we're trying to do it in well thought out  
22 and -- and in its -- and in the best way as  
23 possible to make it as smooth as possible.

24           Yes, ma'am?

25           COMMISSIONER DiNARDO: So -- so with the --

1 with the RAD program, years ago we had some  
2 consultant who came in and spoke to us about --  
3 about RAD. And I guess the consultant would be  
4 the liaison to put together the application or  
5 however --

6 MR. SANGER: Correct.

7 COMMISSIONER DiNARDO: -- you do it.

8 I mean --

9 MR. SANGER: Correct.

10 COMMISSIONER DiNARDO: -- from what I  
11 remember it was -- it's like a public/private  
12 partnership.

13 Right?

14 MR. SANGER: Yes.

15 COMMISSIONER DiNARDO: Okay.

16 So now if -- if you're working on that  
17 project, how -- how would it be done now?

18 Would you still be using that consultant?

19 Or --

20 MR. SANGER: We would still be using a cold  
21 consultant.

22 COMMISSIONER DiNARDO: A consultant.

23 MR. SANGER: It may not be the same  
24 consultant.

25 COMMISSIONER DiNARDO: Understood.

1           MR. SANGER: We -- the Union City Housing  
2 Authority had originally put in a -- a  
3 application about five years ago. And for  
4 different reasons, whatever, the City of Union  
5 City -- who must approve first to go to RAD -- to  
6 go into RAD, it has to be approved by the  
7 Commissioners and the City of Union City. They  
8 chose, for whatever reason without getting into  
9 it, maybe to pull the application, to rethink  
10 things and to try to, you know, make intel-- give  
11 time for intelligent decisions and something that  
12 will be, you know, smooth and beneficial.

13           COMMISSIONER DiNARDO: And at --

14           MR. SANGER: So --

15           COMMISSIONER DiNARDO: -- that time it was  
16 probably very new the program. I don't --

17           MR. RODRIGUEZ: Yes.

18           COMMISSIONER DiNARDO: -- I don't think  
19 there were many --

20           MR. RODRIGUEZ: Yes.

21           COMMISSIONER DiNARDO: -- Housing  
22 Authorities locally that were doing it.

23           I -- if I remember, I think we were told  
24 West New York at that time was --

25           MR. SANGER: Yes, West New York.

1           COMMISSIONER DiNARDO:  -- was looking at  
2 doing --

3           MR. SANGER:  You're correct.

4           MR. RODRIGUEZ:  Right.

5           COMMISSIONER DiNARDO:  -- doing the  
6 program.

7           MR. SANGER:  It's correct.

8           COMMISSIONER DiNARDO:  But that was all.

9           MR. RODRIGUEZ:  That's correct.

10          MR. SANGER:  Hoboken is implementing it.

11          And --

12          COMMISSIONER DiNARDO:  Okay.

13          MR. SANGER:  -- Weehawken as well.  I  
14 believe Weehawken as well.

15          COMMISSIONER DiNARDO:  Okay.

16          MR. SANGER:  So we're trying our best.  
17 We're doing as much research.  And I'm hoping to  
18 get together with the Mayor and his -- and the  
19 Commissioners and -- to get -- to get approval  
20 and so we can send that to HUD with our  
21 application.

22                 The next step would be, we'd have two  
23 meetings with our residents and explain to them  
24 the process and start taking the steps to -- to  
25 implement the program.

1           So, we think it's tremen-- you know, our  
2 buildings are 50, 60 years old. It certainly  
3 needs it. There's a great need for it. And --  
4 but we do want to take the time to make sure  
5 we're doing it in its right way.

6           COMMISSIONER DiNARDO: So -- so, Mr.  
7 Sanger, is it that you -- you go to like an  
8 actual bank through the federal government to get  
9 the loan?

10          MR. SANGER: Yes, they've -- they -- it  
11 used to be some by tax credit and things --

12          COMMISSIONER DiNARDO: Yes.

13          MR. SANGER: -- of that nature. But you no  
14 longer -- you know, you no longer have to go  
15 through that.

16          Right, Jorge?

17          MR. RODRIGUEZ: Right. Right.

18          MR. SANGER: Basically, what it is is  
19 you would --

20          And -- and I'll let --

21          MR. RODRIGUEZ: Basically, --

22          MR. SANGER: -- Jorge expand this.

23          MR. RODRIGUEZ: -- it's a  
24 private/public type of like you said.

25          MR. SANGER: It would be like a mortgage.

1 MR. RODRIGUEZ: It's --

2 MR. SANGER: It would be like a mortgage.

3 MS. DILLON: Please.

4 MR. RODRIGUEZ: It's --

5 MS. DILLON: One at a time.

6 MR. RODRIGUEZ: Right. And it's -- it is  
7 pretty --

8 MR. SANGER: Be a mortgage.

9 MR. RODRIGUEZ: -- much like a private --

10 Exactly. Like a -- you're borrowing money  
11 and, basically, you're using it through a private  
12 funding.

13 COMMISSIONER DiNARDO: Okay.

14 MR. RODRIGUEZ: And what -- what happens is  
15 that, you know, some of these investors or -- you  
16 know, would come in and basically receive credits  
17 for putting up that money, in return for the  
18 assurance of subsidy that you receive from  
19 Section 8.

20 So that's the leverage right there. I mean  
21 that's the -- like the -- the actual -- yeah, the  
22 leverage. Pretty much what would happen.

23 You know in the past, yes, there used to be  
24 other forms of financing. But that -- this is  
25 the most popular method right now, so.

1           COMMISSIONER DiNARDO:  And -- and the  
2 parties to this relationship would be the Housing  
3 Authority, the City, and then whoever that other  
4 entity is.

5           MR. SANGER:  That's --

6           COMMISSIONER DiNARDO:  There's no like --

7           MR. SANGER:  That's true.

8           The -- the --

9           COMMISSIONER DiNARDO:  -- there's no  
10 nonprofit.  Because when -- when it was presented  
11 to us --

12          MR. SANGER:  That's right.

13          COMMISSIONER DiNARDO:  -- at that time --

14          MR. SANGER:  It would be a --

15          COMMISSIONER DiNARDO:  -- there was some --

16          MR. SANGER:  -- triangle.

17          COMMISSIONER DiNARDO:  -- nonprofit  
18 involved, too.

19          MR. SANGER:  A triangle.  Yes.

20          COMMISSIONER DiNARDO:  Okay.

21          MR. RODRIGUEZ:  Right.

22          MR. SANGER:  The three --

23          MR. RODRIGUEZ:  As far as -- as far --

24          MR. SANGER:  -- the three entities.  Yes.

25          COMMISSIONER DiNARDO:  Three entities.

1 MR. RODRIGUEZ: Right.

2 MR. SANGER: Yes.

3 COMMISSIONER DiNARDO: Okay.

4 MR. RODRIGUEZ: Right. And HUD will  
5 continue --

6 What -- what happens is then basically our  
7 units would be converted into Section 8 voucher  
8 -- Section 8 project units.

9 So, in essence, what happens is that we'd  
10 have a guaranteed amount of money that would come  
11 in every month, based on market rents. As  
12 opposed to what, you know, we -- we do now is we  
13 could receive a -- an individual amount of  
14 subsidy based on the individual's income. And --  
15 and we receive an operating expense portion of  
16 that, you know, to operate the -- the Housing  
17 Authority.

18 With the RAD program you would be receiving  
19 the -- it would be like receiving a Section 8  
20 voucher for that unit. But we would now have it  
21 tagged or pegged to a market rent from the  
22 surrounding area.

23 So it does bring in a lot more as far as  
24 funds are concerned because our mar-- as you well  
25 know, our rents around here are very high.



1           COMMISSIONER DiNARDO:  Yes.

2           MR. RODRIGUEZ:  So now as a landlord we  
3 have -- we still give the tenant, we -- the  
4 tenant still qualifies, no one is impacted --  
5 because the tenant still pays only 30 percent of  
6 their income.  But we are now receiving from HUD  
7 a larger amount based on the market rent in the  
8 area.

9           And that's where, you know, basically we  
10 would be paying our loan back in a much more  
11 quicker way because of the fact that we're paying  
12 -- we're getting a higher rent amount.

13          COMMISSIONER DiNARDO:  And then the -- the  
14 interest rate that's set up with that, it would  
15 be just like a regular mortgage.

16          MR. RODRIGUEZ:  Absolutely.

17          MR. SANGER:  Yeah.

18          MR. RODRIGUEZ:  And --

19          COMMISSIONER DiNARDO:  Whatever the  
20 prevailing --

21          MR. RODRIGUEZ:  Absolutely.

22          MR. SANGER:  Yes.

23          COMMISSIONER DiNARDO:  -- interest rates  
24 are?

25          MR. RODRIGUEZ:  And in --

1 MR. SANGER: Basically a mortgage.

2 MR. RODRIGUEZ: Exactly.

3 MR. SANGER: It's a mortgage --

4 MR. RODRIGUEZ: It's a mortgage --

5 MR. SANGER: -- that we would pay over a 20  
6 year period --

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. SANGER: -- that --

9 And -- and, of course, the government keeps  
10 a close eye on it. Of course the -- the lending  
11 institution keeps a close eye on it.

12 MR. RODRIGUEZ: Sure. Sure.

13 MR. SANGER: You know, it -- it's basically  
14 a problem that you really wouldn't get in any, I  
15 -- I guess, fiscal stress with this because the  
16 institution wouldn't lend you the money if you  
17 weren't in a good position to pay it back off.

18 MR. RODRIGUEZ: Right. We would have --

19 MR. SANGER: You know?

20 MR. RODRIGUEZ: -- to present --

21 MR. SANGER: And what that allows Jorge to  
22 say, many of our apartments then and our units  
23 could then go to voucher, which allows us --  
24 which helps the people in the -- in the units  
25 with less of rent. And also allows us to have

1 | about \$400,000.00 a year in administrative fees  
2 | that we never had before --

3 |           COMMISSIONER DiNARDO: Oh, wow, that's  
4 | great.

5 |           COMMISSIONER CAPIZZI: Mmm.

6 |           MR. SANGER: -- that they pay you.

7 |           So there are additional benefits, side  
8 | benefits to this, that help very much -- that  
9 | help very much in administration as well, as  
10 | you're doing the upkeep as well.

11 |           So we're presenting this to the Mayor and  
12 | the Commissioners. We'll be presenting it to the  
13 | people, you know, and -- and to get -- and  
14 | then --

15 |           We do have a consul-- we have -- our  
16 | auditor is also -- has great experience in doing  
17 | this. So we could have our auditor then --  
18 | rather than go out and get another person,  
19 | another piece, our current auditor would be a  
20 | person that we may call upon to put the process  
21 | through, you know, to help take us through the  
22 | process and guide us through.

23 |           So that's what we're looking to possibly  
24 | do.

25 |           COMMISSIONER DiNARDO: It sounds like

1 something that's the wave of the future.

2 Right?

3 It -- it sounds like a positive to me.

4 MR. RODRIGUEZ: Sure. Sure. It does.

5 I mean it -- what -- what really -- what  
6 the government -- the federal government wants to  
7 do is basically have those private/public  
8 partnerships. So that way that -- that there is  
9 much more liquidity -- there's a lot of money out  
10 there that we can help in certain zones.

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. RODRIGUEZ: As a matter of fact, HUD  
13 has put out what they call opportunity zones.  
14 And those -- that's in recent programs. Similar  
15 to what you used to see with the three percent  
16 sales tax --

17 COMMISSIONER DiNARDO: Yes.

18 MR. RODRIGUEZ: -- in certain areas.

19 Well HUD has init-- initiated a program  
20 similar to that called opportunity zones.

21 And, you know, and -- and really, at the  
22 end of the day it's really basically helping  
23 those areas which are distressed be able to  
24 attract money to, you know, rebuild our -- our  
25 urban areas and our areas that, you know, need a

1 | lot of help as far as our low income population.

2 |           So -- and it's -- you know, there are  
3 | obviously pros and cons to every -- every program  
4 | but right now with the interest rates being so  
5 | low, it would be very, very beneficial in the  
6 | long term as far as cost is concerned to  
7 | implement something like this. As far as  
8 | borrowing cost.

9 |           Yeah.

10 |           COMMISSIONER DiNARDO: Um-hum.

11 |           MR. SANGER: Okay.

12 |           Any other questions?

13 |           COMMISSIONER DiNARDO: Thank you.

14 |           MR. RODRIGUEZ: You're welcome.

15 |           MR. SANGER: Okay.

16 |           Just quickly, too.

17 |           Cantello Street Improvement Project started  
18 | this August; started three, four weeks ago. Get  
19 | a chance to drive by you'll see new walkways are  
20 | being installed as we speak. New canopies will  
21 | be going in next week.

22 |           So we're working on a lot of the exterior  
23 | items at -- to the improvements at -- at Cantello  
24 | Street.

25 |           And then I won't go into all the -- the

1 improvements but they're all listed here of what  
2 we'll be doing, hopefully, the -- the next six  
3 months there to improve for the 40 units there.

4           So a lot of good stuff happening there. It  
5 -- it's exciting for us and, again, something  
6 that you've been advocating and supporting us  
7 with and we thank you for that.

8           Concrete internal sidewalk improvements at  
9 2601 Central Avenue, which is the Renaissance  
10 Building.

11           We shredded box of old records and  
12 paperwork. And when I tell you old records and  
13 paperwork here, we had things here that were here  
14 for 30, 40 years that were here in some of our  
15 storerooms.

16           So over the course of the last two or three  
17 years, with Waldo and Jorge working together, we  
18 -- we literally have been pulling up the shredder  
19 truck and getting rid -- rid of a lot of things.  
20 And -- and, of course, staying within the -- the  
21 State guideline as far as how much -- how we --  
22 we would have to keep. We're keeping for seven  
23 years now. You know, seven years back.

24           And anything before that we're able to  
25 discard and -- and with that. So, a lot -- a lot

1 of good -- good things with that and clean up.

2 You know, just clean up and try to improve that.

3 Upgraded administrative office storage and  
4 recordkeeping rooms.

5 We had the Board of Commissioners Zoom  
6 meetings during the pandem-- during the pandemic,  
7 which shows that we did not cease any type of  
8 operation.

9 We opened 519-521 Summit Avenue with 12  
10 tenants. That's going great. We haven't had one  
11 problem out of there -- out of there so far since  
12 -- and we had everyone in there since April 1<sup>st</sup>.

13 So the first five, six -- five, six months  
14 has been great. And that -- that's going rather  
15 well.

16 We power washed all exterior walls, benches  
17 and tables at 3700.

18 We power washed all exterior walls and  
19 pavers and benches at Columbian Courts.

20 And something now, just as you know the  
21 last few months we had a lot of high-wind storms.  
22 We had a number of huge trees that fell on our  
23 property and things that we liable for.

24 Down at Columbian Court it came -- huge  
25 tree that was there for many years came down and

1 basically demolished our whole basketball court  
2 and all the fences around the basketball court;  
3 gutters on the building.

4           But we were -- we were able to now put new  
5 fencing and gutters at the Columbian Court after  
6 the fallen tree and the tree was -- of course,  
7 the tree was discarded. And power washed the  
8 entire courtyard at -- down -- down there and  
9 that cleaned that up. Something that Waldo told  
10 me wasn't done for 25 years. We power washed the  
11 whole property there and courtyard there.

12           And, something we're proud of, when you get  
13 a chance you're going to be going -- many of you  
14 do get an opportunity sometimes to go to 3700  
15 Palisade Avenue where the seniors are. And,  
16 again, Waldo and Jorge working together, we're  
17 painting the first and second floor. Again,  
18 hasn't been done in 25 years.

19           We're putting new tile throughout the --  
20 throughout all the floors on the first and second  
21 floor; in the TV room, in the Community Room, the  
22 four bathrooms and all tile there and all  
23 painting all the walls and trying to give it a --  
24 you know, a fresh -- a fresh look.

25           And -- and little things. You know, you



1 say how do you know --

2 We also put a lot of spikes in our windows.  
3 You'll say spikes in windows? We put spikes in a  
4 lot of our windows downtown because it keeps the  
5 pigeons away. Okay?

6 So, seriously, we had to put together a  
7 pigeon program that we're looking to expand upon  
8 even more. And the spikes on the windowsills so  
9 the -- the pigeons can't, of course, sit there.  
10 And, of course, what they do becomes really a  
11 health and safety problem and ruins peoples' air  
12 conditioners and things of that nature. And some  
13 people have to breathe in some of these kind of  
14 things and -- and, you know, without that.

15 So, this is a lot of the things we've been  
16 doing. Tremendous amount.

17 Thank you for your support.

18 We are proud of it. And that is my report  
19 to -- to you.

20 Is there -- is there anything that you  
21 might want to add or say or any questions you may  
22 have towards that?

23 That is my report.

24 And thank you for all your assistance and  
25 your support with this.

1           As I say, when you see this cumulatively,  
2 it's something we should all be proud of. Really  
3 proud of.

4           So we have a four year accurate record of  
5 everything we've done here at the Housing  
6 Authority. Not everything but I'd say, you know,  
7 just about.

8           Okay?

9

10 **PUBLIC COMMENT:**

11

12           MR. SANGER: All right, with that being  
13 said, it is now time that we hear from the  
14 public.

15           Is there anyone here from the public who  
16 would like to address the Board?

17           And seeing none.

18

19 **ADJOURNMENT:**

20

21           MR. SANGER: Can I get a motion to close  
22 the meeting?

23           VICE CHAIRPERSON GUTIERREZ: I make a  
24 motion.

25           MR. SANGER: Motion by Miss Gutierrez.

1 And second by Miss Mundorf.

2 COMMISSIONER MUNDORF: Debra Mundorf.

3 MR. SANGER: Okay.

4 So, to close our meeting.

5 Mr. Pedraza?

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: Miss Gutierrez?

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 MR. SANGER: Miss Jetter?

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: Commissioner DiNardo?

12 COMMISSIONER DiNARDO: Yes.

13 MR. SANGER: Commissioner Capizzi?

14 COMMISSIONER CAPIZZI: Yes.

15 MR. SANGER: Miss -- Commissioner Mundorf?

16 COMMISSIONER MUNDORF: Yes.

17 MR. SANGER: Okay, six yes.

18 Our meeting has ended.

19 And, again, thank you for your support.

20 COMMISSIONER CAPIZZI: Thank you.

21 COMMISSIONER DiNARDO: Thank you, Mr.

22 Sanger.

23 MR. SANGER: Thank you for a good meeting.

24 MR. PIZZILLO: Thank you.

25 VICE CHAIRPERSON GUTIERREZ: Thank you.

1 CHAIRPERSON PEDRAZA: Thank you.

2 MR. RODRIGUEZ: Thank you, everybody.

3

4 (Whereupon, the proceedings were concluded

5 at 5:51 p.m.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

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, September 17, 2020  
10 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon