

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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Hillside Pavilion  
3911 Kennedy Boulevard  
Union City, New Jersey

Wednesday, September 22, 2021  
Commencing at 4:37 p.m.

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

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

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

DOROTHY JETTER, 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

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1 MS. DILLON: Yes.

2 On the record.

3 MR. SANGER: On the record.

4 Okay.

5 Good afternoon, everyone.

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

8 And would like -- as Executive Director and  
9 representing the -- the staff at the Union City  
10 Housing Authority, we'd just like to welcome  
11 everyone back from their summer vacation.

12 And we didn't have an opportunity to meet  
13 during the -- the summer months, which -- but  
14 still at that time many -- many good things have  
15 happened at the Housing Authority. And we  
16 certainly wish that you had a rested, relaxing  
17 summer.

18 And just hearing how some people went  
19 traveling and -- and some things, it's great to  
20 hear, you know. And that's what the summertime  
21 is for.

22 But, at the same time, we're back. And as  
23 look around this room, I know there are so many  
24 people that are actively involved in -- in work  
25 life and in servicing the people of Union City,

1 | many other capacities and different ways, and in  
2 | their work life. And when we come back after the  
3 | summertime, a tremendous amount of work for us.

4 |         So, we're all very busy. We're all moving  
5 | forward.

6 |         And I'd just like to take the -- the moment  
7 | to, again, welcome everyone back.

8 |         Thank you for what you have done and what  
9 | you will be doing as we really -- as we go into  
10 | now --

11 |         I believe today -- is it today or was it  
12 | yesterday was the --

13 |         MR. RODRIGUEZ: Last day --

14 |         MR. SANGER: -- first day of fall.

15 |         MR. RODRIGUEZ: Yeah, exactly.

16 |         COMMISSIONER MUNDORF: No, today.

17 |         MR. RODRIGUEZ: I think today is the --

18 |         MR. SANGER: Today is the first day of  
19 | fall?

20 |         MR. RODRIGUEZ: Yes.

21 |         MR. SANGER: Yeah?

22 |         VICE CHAIRPERSON GUTIERREZ: Yeah.

23 |         COMMISSIONER GELDZILER: Yes.

24 |         MR. RODRIGUEZ: That's correct.

25 |         MR. SANGER: Okay. At three something or

1 | whatever.

2 |           So, --

3 |           MR. RODRIGUEZ: Yeah.

4 |           MR. SANGER: -- happy fall as well.

5 |           COMMISSIONER CAPIZZI: Yay.

6 |           VICE CHAIRPERSON GUTIERREZ: Yeah.

7 |           MR. SANGER: Okay?

8 |           First day of fall.

9 |           But, again, thank you.

10 |           And hopefully, everyone did have, again, a  
11 | rested and relaxed summertime and -- and ready to  
12 | go.

13 |           So, before we do open our meeting of  
14 | course, -- and we'll get started by saluting our  
15 | flag.

16 |  
17 |           (Whereupon, the Pledge of Allegiance was  
18 | said by all.)

19 |

20 |           MR. SANGER: Thank you.

21 |           This is a Regular Meeting of the Union City  
22 | Housing Authority for September 22<sup>nd</sup>, 2021.

23 |           In accordance with and pursuant to Chapter  
24 | 231, P.L. 1975, the Open Public Meeting Act.

25 |           Adequate notice of this meeting has been

1 provided as follows:

2           The annual schedule of Board meetings set  
3 forth the time, date and location of such meeting  
4 and the notice and -- and the agenda to extent  
5 known of this meeting, has been prominently  
6 posted on the bulletin board and the -- on our  
7 web-- and at the Union City Housing Authority  
8 website.

9

10 **ROLL CALL:**

11

12           MR. SANGER: This moment I'd like to take  
13 our roll call, if you would.

14           Chairperson Pedraza?

15           CHAIRPERSON PEDRAZA: Here.

16           MR. SANGER: Vice Chairperson Gutierrez?

17           VICE CHAIRPERSON GUTIERREZ: Here.

18           MR. SANGER: Commissioner Jetter?

19           Absent.

20           Commissioner DiNardo?

21           COMMISSIONER DiNARDO: Here.

22           MR. SANGER: Commissioner Capizzi?

23           COMMISSIONER CAPIZZI: Here.

24           MR. SANGER: Commissioner Mundorf?

25           COMMISSIONER MUNDORF: Here.

1 MR. SANGER: Mr. Geldziler?

2 COMMISSIONER GELDZILER: Here.

3 MR. SANGER: Okay.

4 Six present; one absent.

5 We do have a quorum.

6 In -- in moving forward, what I'd like to  
7 do right now as we do each and every month, is to  
8 move right into our Closed Session.

9 Can I get a motion for Closed Session?

10 VICE CHAIRPERSON GUTIERREZ: I make a  
11 motion.

12 MR. SANGER: Motion by Miss Gutierrez.

13 Second --

14 COMMISSIONER DiNARDO: Second.

15 MR. SANGER: -- second by Miss DiNardo.

16 And let's vote on that to go into Closed  
17 Session.

18 Mr. Ped-- Chairperson Pedraza?

19 CHAIRPERSON PEDRAZA: Yes.

20 MR. SANGER: Vice Chairperson Gutierrez?

21 VICE CHAIRPERSON GUTIERREZ: Yes.

22 MR. SANGER: Commissioner DiNardo?

23 COMMISSIONER DiNARDO: Yes.

24 MR. SANGER: Commissioner Capizzi?

25 COMMISSIONER CAPIZZI: Yes.

1 MR. SANGER: Commissioner Mundorf?

2 COMMISSIONER MUNDORF: Yes.

3 MR. SANGER: Commissioner Geldziler?

4 COMMISSIONER GELDZILER: Yes.

5 MR. SANGER: Okay, six yes.

6 We will now go into Closed Session.

7 There are -- any members of our public  
8 here, would allow them -- ask them now to leave  
9 us. And when we're finished with our Closed  
10 Session, we'll invite you back in.

11 Thank you.

12

13 (Whereupon, the Board moved to Executive  
14 Session at 4:41 p.m.)

15

16 (Whereupon, the Board returned to Open  
17 Session at 5:20 p.m.)

18

19 MR. SANGER: Can I get a motion to go back  
20 into Open Session?

21 COMMISSIONER DiNARDO: Motion.

22 MR. SANGER: Motion --

23 VICE CHAIRPERSON GUTIERREZ: Second.

24 MR. SANGER: Motion by Miss DiNardo.

25 Second by Miss Gutierrez.



1 Chairperson Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. SANGER: Vice Chairperson Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Commissioner Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Commissioner Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: Okay.

14 Six yes.

15 We are now in Open Session.

16 And if you would, counsel is getting some  
17 of our members of the public to come back into  
18 our meeting.

19 (Whereupon, there was a pause in the  
20 proceedings.)

21

22 (Whereupon, the Board discussed and took  
23 action on the following items:

24 **CONSENT AGENDA**

25 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING &**

1 **EXECUTIVE SESSION OF JUNE 17, 2021;**

2 **B. APPROVAL OF RFP/BIDS;**

3 **C. APPROVAL OF VARIOUS RESOLUTIONS**

4 RESOLUTION NO. 2021-41 - RESOLUTION  
5 APPROVING CONTRACT FOR FIRE SPRINKLER SYSTEM  
6 REPAIR SERVICES;

7 RESOLUTION NO. 2021-42 - RESOLUTION  
8 APPROVING CONTRACT FOR FUEL OIL DELIVERY  
9 SERVICES;

10 RESOLUTION NO. 2021-43 - RESOLUTION  
11 APPROVING CONTRACT FOR BOILER WATER TREATMENT  
12 SERVICES;

13 RESOLUTION NO. 2021-44 - RESOLUTION  
14 APPROVING CONTRACT FOR FIRE ALARM/SECURITY  
15 SYSTEM/INTERCOM AND ELEVATOR PHONE REPAIR  
16 SERVICES;

17 RESOLUTION NO. 2021-45 - RESOLUTION  
18 APPROVING CONTRACT FOR COMPACTOR MACHINE  
19 MAINTENANCE AND REPAIR SERVICES;

20 RESOLUTION NO. 2021-46 - RESOLUTION  
21 APPROVING CONTRACT FOR EXTERMINATOR SERVICES;

22 RESOLUTION NO. 2021-47 - RESOLUTION  
23 APPROVING CONTRACT FOR EMERGENCY ELECTRICAL  
24 REPAIR SERVICES;

25 RESOLUTION NO. 2021-48 - RESOLUTION

1 APPROVING CONTRACT FOR GENERATOR MAINTENANCE  
2 SERVICES;

3 RESOLUTION NO. 2021-49 - RESOLUTION  
4 ACCEPTING PROPOSAL AND ENTERING INTO A CONTRACT  
5 FOR ELEVATOR MAINTENANCE SERVICES;

6 RESOLUTION NO. 2021-50 - RESOLUTION  
7 APPROVING TELEPHONIC RATIFICATION OF UNION CITY  
8 HOUSING AUTHORITY BOARD OF COMMISSIONERS OF  
9 RESOLUTIONS 2021-31 - 2021-40;

10 RESOLUTION NO. 2021-51 - RESOLUTION  
11 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
12 PUBLISH BID FOR GENERAL COUNSEL AND LABOR LEGAL  
13 SERVICES FOR 2022 CALENDAR YEAR;

14 RESOLUTION NO. 2021-52 - RESOLUTION  
15 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
16 RE-PUBLISH A REQUEST FOR PROPOSAL SEEKING  
17 QUALIFIED NON-PROFIT DEVELOPERS TO INSTITUTE A  
18 PROJECT BASE VOUCHER PROGRAM FOR THE  
19 REHABILITATION OF 50 DWELLING UNITS AT 3900  
20 PALISADE AVENUE; and

21 RESOLUTION NO. 2021-53 - RESOLUTION  
22 PERMITTING THE UNION CITY HOUSING AUTHORITY TO  
23 PUBLISH BID FOR ARCHITECTURAL AND ENGINEERING  
24 SERVICES FOR THE 2021 CAPITAL FUND PROGRAM;

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

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

2

3 MR. SANGER: Okay.

4 At this time I would like to -- to go over  
5 and read to you our Resolutions for this  
6 evening's meeting.

7 And, of course, this is the -- basically,  
8 the meat of the Union City Housing Authority and  
9 the Board of Commissioners, which truly allows us  
10 to move forward and keep our operations moving in  
11 -- in the right direction.

12 Tonight I'll be reading 13 Resolutions.

13 But also I want to remind you and -- and  
14 thank you that over the months of July and August  
15 I was able to do telephone survey and telephone  
16 vote with you.

17 And what I'll be doing tonight on about  
18 seven of those is that I asked you by telephone  
19 is to just ratify that.

20 COMMISSIONER CAPIZZI: Um-hum.

21 MR. SANGER: Even though we've taken a vote  
22 by telephone, I also like to do it again for next  
23 time we meet, just to make it as -- as formal  
24 and, of course, as official as possible and -- to  
25 show that we are doing, you know, things very

1 transparent.

2           Okay?

3           So, Resolution 2021, number 41.

4           And I will try to be as concise as  
5 possible.

6           Resolution Approving Contract for Fire  
7 Sprinkler Repair Services.

8           And the Union City Housing Authority sought  
9 bids for fire sprinkler system repair.

10           We -- we -- they were picked up by three  
11 companies and three bids were received on the due  
12 date of submission.

13           And the bids submitted Fire -- Fire  
14 Prevention Contractors was determined to be  
15 legally sufficient;

16           Whereas, Fire Prevention Contractors shall  
17 be paid in accordance with the following rates:  
18 \$70.00 per hour and emergency call hourly rate of  
19 \$120.00, and a total cap of \$5,800.00.

20           And before I go any further, I just want to  
21 inform you that all the caps have remained the  
22 same as they have for about the last four years.  
23 We have not increased the cap. This Board, when  
24 I first came onboard here as the Executive  
25 Director, was very interested and we're very

1 strong in the fact that we have a cap.

2 So, you will see that the caps have not  
3 changed. That we have -- we've seldom exceeded  
4 those caps. Maybe once or twice we do exceed a  
5 cap but we come to you first and ask for your --  
6 for your approval first if we ever do exceed a  
7 cap.

8 So you might hear that this evening.

9 And -- and most of these now are two year  
10 contracts. We are now in our two year contract  
11 phase of doing things, as -- as we've done in the  
12 last -- the last two years. So, --

13 Now, Therefore, Be It Resolved the  
14 Commissioners of Union City Housing Authority  
15 approve to a two year contract with Fire  
16 Prevention Contractors for fire sprinkler system  
17 repair service in accordance with the bid; and

18 Resolved that the Executive Director, Union  
19 City Housing, is hereby authorized to execute the  
20 contract with Fire Prevention Contractors, Inc.  
21 to provide fire sprinkler repair service in  
22 accordance with -- with specs -- bid  
23 specifications.

24 We'll now go to Resolution 2021, number 42.

25 Resolution Approving Contract for Fuel Oil

1 Delivery Services.

2           The importance of this is does not have to  
3 be stated. Of course, maintaining -- you know,  
4 having fuel in order to maintain heating for --  
5 throughout the winter season for all of our  
6 residents.

7           And a Resolution Approving Contract for  
8 Fuel Oil Delivery Services.

9           Whereas, Union City Housing Authority  
10 sought bids for fuel oil delivery;

11           Whereas, bids were picked by two companies,  
12 two bids were received on the due date of  
13 submission;

14           Whereas, bid submitted by National Fuel  
15 Oil, Inc. was determined to be the lowest  
16 responsible bid and was determined to be legally  
17 sufficient;

18           Whereas, National Fuel Oil shall be paid in  
19 accordance with the bid submission;

20           Therefore, Be Resolved that the  
21 Commissioners of Union City Housing Authority  
22 hereby approve to a two year contract, National  
23 Fuel Oil, Inc., to fuel -- to fuel oil delivery  
24 service in accordance with bid specifications;  
25 and

1 Further Resolved, that National Fuel Oil  
2 shall be paid in accordance with the bid  
3 submission for following rate, which is .0769 per  
4 each gallon for -- for each delivery; and

5 Further Resolved that the Executive  
6 Director of the Union City Housing Authority has  
7 entered -- is authorized to enter into a -- and  
8 -- and to execute two year contract with National  
9 Fuel Oil, to provide fuel oil delivery service in  
10 accordance with bid specifications.

11 I will also inform you National Fuel Oil is  
12 same as we had this year.

13 Okay?

14 So, now -- same as we had the last few  
15 years, going back into another two year contract.

16 Next, Resolution 2021-43.

17 Resolution Approving Contract Boiler Water  
18 Treatment Services.

19 Union City Housing Authority sought bids  
20 for boiler water treatment services;

21 Whereas, bid was picked by two companies,  
22 one bid was submitted on the due date of  
23 submission; and;

24 The bid was submitted by Scientific Boiler  
25 -- Boiler Water Conditioning Company who was



1 determined to be the lowest responsible bid and  
2 was determined to be legally sufficient; and

3           Whereas, Scientific Boiler Water  
4 Conditioning Company shall be paid in accordance  
5 with its bid submission at a cap amount of  
6 \$14,280.00.

7           And it will be a two year contract with  
8 them.

9           And the specific Boiler Conditioning  
10 Company shall be paid in accordance with bid  
11 submission at the rates and the cap set above.

12           And the Board resolve -- further resolves  
13 that the Executive Director, Union City Housing  
14 Authority is hereby authorized to execute  
15 contract with Scientific Boiler Water  
16 Conditioning Corporation.

17           Next, Resolution 2021-44.

18           Resolution Approving Contract for Fire  
19 Alarm/Security System/Intercom and Elevator Phone  
20 Repair Services.

21           Union City Housing Authority sought bids  
22 for -- for fire alarm/security system, intercom  
23 and elevator phone repair services; and

24           Whereas, bids were picked up by three  
25 companies, one bid was submitted on the -- and

1 one bid was submitted on the date of submission;

2           Whereas, the bid submitted by UFS, which is  
3 United Federated Systems, was determined to be  
4 the lowest responsible bid; and

5           USFS (sic) shall be paid in accordance with  
6 the bid submission the following rate: weekdays,  
7 first hour, one thousand (sic) -- \$113.50 and  
8 \$113.50 each additional hour; weekends, first  
9 hour, 170.25 -- and 170.25 each additional hour  
10 with a total cap of \$76,500.00; and

11           Therefore, Resolved that the Commissioners  
12 of Union City Housing Authority do hereby approve  
13 entry into a two year contract with the Federal  
14 -- United Federated Services (sic) to provide  
15 fire alarm/security intercom and elevator phone  
16 repair service in accordance with bid  
17 specifications.

18           UFS Systems shall be paid in accordance  
19 with bid submission at the rates and caps set  
20 above; and

21           Be It Resolved, that the Executive Director  
22 of Union City Housing Authority is authorized to  
23 execute the contract with UFS to provide fire  
24 alarm/security intercom and elevator repair  
25 services.

1           And always keep in mind the amount I'm  
2 telling you is for two years. If it seems a  
3 little high, you'll just continue to recognize it  
4 is for two years.

5           Also, Resolution 2021-45.

6           Resolution Approving Compactor Machine  
7 Maintenance and Repair Services.

8           With Union City Housing Authority sought  
9 bids for compactor maintenance.

10           Were picked up by two companies and one bid  
11 was received on the due date of the submission.

12           Whereas, the bid submitted by Premier  
13 Compactor Service (sic), LLC was determined to be  
14 the lowest responsible and determined -- legally  
15 and suffic-- that's legally sufficient; and;

16           Whereas, Premier Compact System, LLC shall  
17 be paid in accordance with its bid submission;

18           Now, Therefore, Be It Resolved that the  
19 Commissioner of Union City Housing Authority do  
20 hereby approve two year contract with Premier  
21 Compactor System, LLC to provide compactor  
22 machine maintenance and repair services with the  
23 bid specification;

24           Be It Further Resolved, that the Premier  
25 Compactor shall be paid in accordance with the

1 bid sub-- submission at the following rates:  
2 \$91.00 for first hour, \$83.00 for each additional  
3 hour, and \$150.00 per emergency hour, with the  
4 cap of \$8,330.00.

5 Again, that is a two year contract.

6 Number -- 2021, number 46.

7 Resolution Approving Contract for  
8 Extermination Services.

9 Very valuable to the Union City Housing  
10 Authority.

11 Whereas, Union City Housing Authority  
12 sought bids for exterminator services;

13 Whereas, bids were picked by two companies,  
14 one bid was received on the due date of  
15 submission;

16 Whereas, the bid submitted by E&G  
17 Exterminators, Inc. was determined to be the  
18 lowest responsible and legally sufficient bid;  
19 and;

20 Whereas, EG Exterminators shall be paid in  
21 accordance with the rates set forth in the bid  
22 submission with a cap of \$19,320.00;

23 Therefore, Be it Resolved that the  
24 Commissioners of Union City Housing Authority --  
25 Authority hereby approve entry into a two year

1 contract with E&G Exterminators in accordance  
2 with bid specs; and;

3 Be It Further Resolved that the Executive  
4 Director, Union City Housing Authority is  
5 authorized to execute the contract with E&G  
6 Exterminators.

7 2021, number 47.

8 Resolution Approving Contract for Emergency  
9 Electrical Repair.

10 Union City Housing Authority sought bids  
11 for emergency electrical repair.

12 Bids were picked by four comp-- were picked  
13 up by four companies and four bids were received;  
14 and;

15 Whereas, the bid submitted by TSUJ Corp.  
16 was determined to be the lowest and legally  
17 sufficient bid; and;

18 Whereas, TSUJ Corp. shall be paid in  
19 accordance with the following rates: \$75.00 an  
20 hour for weekday emergency service and 110 for  
21 weekend emergency services; and;

22 Be It Resolved that the Commissioner of  
23 Union City Housing Authority do hereby approve  
24 entry into a two year contract with TSUJ Corp.  
25 for emergency electrical repairs in accordance

1 with bid specifications.

2 2021, number 48.

3 Resolution Approving Contract for Generator  
4 Maintenance Services.

5 Union City Housing Authority sought bids  
6 for generator maintenance services; and;

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

10 Whereas, the bid submitted by Kraft Power  
11 Corp. -- Corp. was determined to be the lowest  
12 and legally sufficient bid; and;

13 Whereas, Kraft Power Corp. shall be paid in  
14 accordance with rates set forth in the bid  
15 submission at a capped amount of \$6,600.00; and;

16 Be It Resolved that the Commissioners of  
17 Union City hereby approve entry into two year  
18 contract with Kraft Power Corp. for generator  
19 maintenance service in accordance with bid specs.

20 2021, number 49.

21 Resolution Accepting Proposal and Entering  
22 into a Contract for Elevator Maintenance  
23 Services.

24 And Whereas, the Union City Housing  
25 Authority has on the last two occasions published

1 a RFP -- Request for Proposal, for elevator  
2 maintenance services; and;

3         Whereas, the Authority has been  
4 unsuccessful in receiving legally responsible and  
5 sufficient bids and rejected all previously  
6 submitted bids; and;

7         Whereas, the Authority has, consistent with  
8 applicable public procurement laws, sought  
9 quotations and estimates from -- from already  
10 approved State vendors; and;

11         Whereas, the Authority received an estimate  
12 from Otis Elevator Company, an approved State  
13 vendor for elevator maintenance services; and;

14         Whereas, the estimate and proposal prepared  
15 by Otis Elevator is within the budget  
16 contemplated for these services;

17         Whereas, since Otis Elevator Company is  
18 already approved State vendor and -- and based on  
19 the lack of responsible bidders -- bids received,  
20 the Executive Director is seeking approval to  
21 accept the proposal prepared by Otis Elevator  
22 Company and enter into two year contract with  
23 Otis Elevator Company at the rate of \$3,825.00  
24 per month to be paid in quarterly installments  
25 throughout the term of the contract;

1           Therefore, Resolved that the Commissioners  
2 do hereby approve the Executive Director to enter  
3 into agreement with Otis Elevator Company.

4           And that one you could see the difference  
5 between that when the bidding --

6           We were not happy with the bid, bids were  
7 not submitted and if anyone were we were not  
8 happy with those, which allows us now to go to  
9 State vendor.

10           Went through the State vendor process.  
11 Followed the guidance of our --

12           MR. RODRIGUEZ: Counsel.

13           MR. SANGER: -- of our counsel and working  
14 with Jorge and we were able to do that.

15           And we know that Otis Elevator is a company  
16 that comes with very reputable. And we've --  
17 we've checked with some other agencies around us,  
18 government agencies that have Otis Elevator as a  
19 -- as a vendor for the elevators and they've been  
20 happy with their performance.

21           So, we -- we think we're headed in the  
22 right direction with that.

23           Also, Resolution 20 -- 2021, number 50.

24           Resolution Approving Telephonic  
25 Ratification of the Union City Housing Authority



1 Board of Commissioners of Resolutions 2021,  
2 number 31, through number 40.

3 These are the list of all those Resolutions  
4 there that I asked you to do telephonically.

5 And it's Resolution number two thousand --  
6 number 31.

7 Approving Publication Request for Project  
8 Based Voucher Program at 3900 Palisade Avenue.

9 Number 32.

10 Approving the Union City Housing Authority  
11 Joining the New Jersey Public Housing Joint  
12 Insurance Fund.

13 Number -- number 33.

14 Approving the Publication of Request for  
15 Proposal for Replacement and Repair Exterior  
16 Lighting at AMP II and AMP III of the Union City  
17 Housing Authority.

18 Number 34.

19 Approving the Publication of a Request for  
20 the Replacement of Heating and Air Conditioning  
21 Unit at Union City Housing Authority  
22 Administrative Office.

23 Number 35.

24 Approving the Publication of Request for  
25 Proposal for Site Improvements at 3700 Palisade

1 Avenue.

2           Those site improvements are four new  
3 bathrooms that will be renovated and improved  
4 upon in common areas there.

5           Resolution number 36.

6           Approving the Publication Request for  
7 Replacement of Boiler at AMP I of Union City  
8 Housing Authority.

9           Resolution Approving the Publication of  
10 Request for Proposal Seeking General Contract  
11 Services for Parking Lot Improvements at 3911  
12 Kennedy Boulevard.

13           Therefore, Be It Resolved that the  
14 Commissioners of the Union City Housing Authority  
15 do hereby memorialize and ratify the  
16 telephonically approved Resolutions.

17           And, again, thank you for taking the time  
18 this summer with me and allowing us to move  
19 forward with the telephonic survey. And it  
20 allows us not to slow down and keep things going  
21 in a -- in a progressive way.

22           Number 21 -- number 51.

23           Resolution Permitting Union City Housing  
24 Authority to Publish Bid for General Counsel and  
25 Labor Legal Services for the 2022 Calendar Year.

1           And first time I've said 2022. So the time  
2 is going fast.

3           Whereas, Union City Housing Authority is  
4 seeking approval to publish a Request for  
5 Proposal to provide legal and labor counsel  
6 services to the Authority for the 2022 calendar  
7 year; and;

8           Whereas, the Authority has prepared a bid  
9 package in accordance with applicable State law  
10 for general legal and labor counsel services  
11 inviting those qualified entities to -- to bid on  
12 the necessary services;

13           Now, Therefore, Be It Resolved that the  
14 Commissioners of Union City Housing Authority do  
15 hereby approve and permit the Authority to  
16 publish a bid for general legal counsel services  
17 for the 2022 calendar year.

18           Resolution 2021, number 52.

19           Union City Housing Authority to Re-Publish  
20 or Re-Bid a -- a Request for Proposal Seeking  
21 Qualification for Non-Profit Developers to  
22 Institute a Project Base Voucher Program for the  
23 Rehabilitation of 50 Dwelling Units at 3900  
24 Palisade Avenue.

25           The Union City Housing Authority has

1 | previously sought and obtained approval by the  
2 | Union City Housing Authority Board of  
3 | Commissioners to publish a Request for Proposal  
4 | seeking qualified property non-profit entities  
5 | and developers in order to implement a Project  
6 | Based Voucher Program for the rehabilitation of  
7 | 50 residential dwelling units at 3900 Palisade  
8 | Avenue; and;

9 |         Whereas, the Authority did publish a  
10 | Request for Proposal for an interested non-profit  
11 | entities and developers to partner with the  
12 | furtherance of the implementation of the P-- PBV  
13 | Program but did not receive any sufficient  
14 | response; and;

15 |         Whereas, the Authority is seeking approval  
16 | to re-publish or rebid this Request for Proposal  
17 | in order to find a qualified partner to allow the  
18 | Authority to convert this property to a PBV site,  
19 | which would assist in rehabilitation of existing  
20 | 50 residential dwelling units; and;

21 |         Whereas, -- Whereas, the Executive Director  
22 | has discussed the program with the Authority's  
23 | Fee Accountant and it was determined that the PBV  
24 | Program would allow the Authority more  
25 | flexibility in the availability of funding to

1 update and rehabilitate the Authority's existing  
2 housing stock and provides additional housing  
3 opportunities; and;

4           Whereas, this Resolution is authorize --  
5 authorizing the Authority to take the first step  
6 towards its goal of rehabilitating 50 residential  
7 dwellings at 3900 Palisade Avenue; and;

8           Whereas, the Authority has prepared a bid  
9 package in accordance with this -- with the  
10 applicable State law for these services inviting  
11 these qualified entities to provide bids in  
12 furtherance of the PBV Program for rehabilitation  
13 of 50 residential dwelling units at 3900 Palisade  
14 Avenue.

15           Just to get a little clarification on this.

16           I have discussed this a bit in the past but  
17 I think this deserves a little bit more of a  
18 clarification for -- for you as Board members.

19           That the Union City Housing Authority is  
20 required, under HUD guidelines, to seek and to do  
21 our best to get vouchers out into our community.

22           We, as a community in -- in Union City, as  
23 you well know, is a -- is a community where many  
24 of the -- the housing stock is exhausted.

25           All right?

1           There is just not space, there's just not  
2 room -- living space available for so many  
3 people.

4           So what we're looking to do with a  
5 non-entity company, who may own a building at  
6 this time, or a corporation or an LLC or whoever  
7 it might be, to allow us now to enter into an  
8 agreement with them to go into some of these  
9 buildings and allow the people in those buildings  
10 to get vouchers for -- Section 8 vouchers.

11           Okay?

12           That's what this is about.

13           So it's a great opportunity for people to  
14 get Section 8 vouchers and -- which allows them  
15 to even use that voucher and go elsewhere in the  
16 future if they'd like.

17           At the same time, the funding that we've  
18 received, it will be getting out into the  
19 community. Right now, when we don't use the  
20 funding, you know the term, use it or lose it.

21           Okay?

22           So we are actively seeking now how we can  
23 takeover some of these -- not takeover, be in --  
24 in partnership with some of these non-profit  
25 entities to provide Section 8 vouchers for us.

1           And, if things go well, maybe there's an  
2 opportunity where the Union City Housing  
3 Authority may take total management.

4           That's down the road. That's down the  
5 road.

6           These are the first step. It's in its  
7 infant stages.

8           We've applied to the -- the HUD for this  
9 and we're waiting for the approval from HUD to  
10 come back with this as well.

11          So, in the meantime, we're also going out  
12 to -- you know, we're asking for a proposal.

13          It's been about a month, five weeks, we're  
14 a little -- you know, we're a little stressed  
15 with that in -- in the fact, you know, frustrated  
16 is the word, that we're not really getting the  
17 response from HUD that we would like.

18          I don't think there's any problem with it  
19 but I know many people there, they're not working  
20 from the office, they're working at home.  
21 There's different things that are happening there  
22 as well that might be slowing down the response  
23 time back to us.

24          So, just to let you know what that's all  
25 about.

1           The next one is '21-53.

2           Resolution Permitting Union City Housing  
3 Publish a Bid for Architectural and Engineer  
4 Services for the 2021 Capital Fund.

5           And the Union City Housing Authority is  
6 seeking proposal to provide A&E services in  
7 connection with 2021 Capital Fund money; and;

8           Whereas, the -- the Authority's prepared a  
9 bid package in accordance with applicable State  
10 law for the Architectural -- A&E services,  
11 inviting those qualified entities to provide the  
12 necessary services.

13           Now, Therefore, Be It Resolved that the  
14 Commissioners of Union City Housing Authority do  
15 hereby approve and permit the Authority to  
16 publish a bid for A&E services in connection with  
17 the 2021 Capital Fund Program.

18           That is it for all of our Resolutions.

19           Thank you for your time and for allowing me  
20 to get them all out to you. But, as we've said,  
21 this is really like three months of Resolutions  
22 that we wanted to present and get a true formal  
23 form of vote for these.

24           Are there any questions?

25           You know I was rather quick with those. I



1 | tried to paraphrase where I thought it was best.

2 |           But are there any questions or any thoughts  
3 | or comments on these at all?

4 |           Okay.

5 |           As you know, seven or eight of them were  
6 | the -- just the annuals that we do each and every  
7 | year and -- and also that we did telephonically.

8 |           So, okay, with no -- with no questions  
9 | asked, I think we could now get a -- a motion now  
10 | to -- that we will go into have a Consent Agenda.

11 |           Okay, can I get a motion?

12 |           Motion; Margarita -- by Margarita.

13 |           And second by Debbie Mundorf.

14 |           We'll get a roll call for that.

15 |           Chairperson Pedraza?

16 |           CHAIRPERSON PEDRAZA: Yes.

17 |           MR. SANGER: Vice Chairperson 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 Mr. Geldziler?

1 COMMISSIONER GELDZILER: Yes.

2 MR. SANGER: Okay.

3 Just want to also always keep in mind that  
4 you -- tonight would -- that the vote was also  
5 for -- that it was just a reminder that was for  
6 June -- last June's minutes that we --

7 COMMISSIONER CAPIZZI: Um-hum.

8 MR. SANGER: -- voted for, okay, with that.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: Yes, ma'am?

11 COMMISSIONER DiNARDO: So I'm abstaining  
12 because I wasn't here -- on the minutes.

13 MR. SANGER: Okay.

14 So -- and let's just mention, too, that in  
15 our minutes, as noted, that Miss DiNardo was not  
16 present for that meeting and she would like to --

17 MS. DILLON: Yes.

18 MR. SANGER: -- refrain from --

19 MS. DILLON: Just state, Mr. Sanger, what

20 --

21 MR. SANGER: Yes.

22 MS. DILLON: -- you're including.

23 You're including the minutes, --

24 MR. SANGER: Right.

25 MS. DILLON: -- the Approval of --

1 MR. SANGER: Yes.

2 MS. DILLON: -- of the RF--

3 MR. SANGER: Which -- which I normally do.

4 We are -- we are including the -- the  
5 minutes of the meeting, the -- the Approval of  
6 the -- the money -- the funding of the --

7 First of all, the -- the minutes of the  
8 meeting, the bids that I just -- the RFPs and  
9 some bids, the Resolutions I just mentioned to  
10 you, and also the payment of the bills.

11 MS. DILLON: Yes.

12 MR. SANGER: All right. So those are the  
13 four things.

14 We did go over -- not really -- not really  
15 have to have a vote for our Delinquency Account  
16 -- Account's Receivable, but that was also a big  
17 part of our meeting.

18 So, those are the areas that you are really  
19 voting on.

20 Again, Approval of Minutes, Approval of any  
21 RFP or Bids, Approval of -- of Various  
22 Resolutions, and Approvement of Payment of Bills.

23 MS. DILLON: Thank you.

24 MR. SANGER: Okay.

25 Thank you for that reminder.

1 Thank you.

2 Okay.

3

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

5

6 MR. SANGER: So with that passed, I think  
7 at -- at this moment I'd like to take time --

8 I don't think I need any motions or  
9 anything.

10 No?

11 I'm going to just take time to have the --  
12 the Report of the Director. And just to keep  
13 you, you know, up to -- you know, general  
14 information.

15 I think it's important for you, --

16 As I always say, it's not that you have to  
17 know everything that's going on here but I think  
18 it's very important for you to know general  
19 information and many of the things that are  
20 happening here so, of course, that you could be  
21 our cheerleader.

22 But also, at the same time, you could have  
23 information if anyone ever does approach you or  
24 talk to you about some things -- major things are  
25 -- initiatives that are happening at the Housing

1 Authority, you have an opportunity to, you know,  
2 give them an intelligent response.

3           So the first thing I'd like to report is  
4 that COVID, very happy to say, we've had no COVID  
5 -- cases of COVID at our Housing Authority office  
6 since the beginning of COVID.

7           Yes, we did have one or two of our  
8 maintenance workers that were external workers  
9 but not within our office and that is continuing,  
10 so we've very happy with that.

11           Also, some of you may be -- you may have  
12 said to yourself, how did we make out or how did  
13 we fare with the -- with Hurricane Ida?

14           All right?

15           How -- what happened?

16           So, I will say to you, this -- I brought,  
17 you know, tremendous out of work as it has done  
18 for so many people in the northeast part of the  
19 United States, the heavy rain from Hurricane Ida.  
20 And we certainly were involved with that.

21           We -- we had to provide 18 new hot water  
22 heaters for our Veteran's homes, where -- where  
23 basements and cellars and things of that -- they  
24 were flooded out.

25           All right?

1           Which caused the hot water heaters to be  
2 damaged and we --

3           So 18 of them were newly installed. And  
4 I'd like to say we did that in two and a half  
5 days. In two and a half days we were able to get  
6 18 of the hot water heaters.

7           And thanks to Jorge and Waldo, --

8           MR. MORIN: (Indiscernible).

9           MR. SANGER: -- and our guys and to  
10 whatever but they -- we really did a good job on  
11 that.

12           One thing that we're -- we have a big  
13 concern about and you should be aware of, down at  
14 512-514 3<sup>rd</sup> Street, downtown, which is the  
15 Columbia -- our Columbian -- Terre (phonetic)  
16 Courts downtown, we had two boilers that were  
17 submerged in ten foot of water.

18           COMMISSIONER MUNDORF: Wow.

19           MR. SANGER: Okay?

20           And I mean ten foot of water.

21           So that, as well as sump pumps at various  
22 sites and different roofs and windows and things  
23 of that nature that we have to care for. But the  
24 boilers and the sump pumps is -- comes at a cost  
25 of one --

1           To repair and get them functionable and  
2 operational, of course so important -- the  
3 heating season may start in two -- two weeks,  
4 two, three weeks, in early October.

5           -- \$172,000.00 of damage.

6           So we are documenting all this. Taking  
7 pictures. And documenting and filling out  
8 application for FEMA for reimbursement and doing  
9 whatever we can to have a reimbursement for that.

10           So I'm just letting -- you know, informing  
11 you that yes we did have quite a few issues.

12           Yes we -- as we said 18 new hot water  
13 heaters in our Veteran's, two big boilers and all  
14 our sump pumps --

15           Obviously, all the water came in so fast  
16 and so heavy and -- that it was impossible for  
17 the sump pumps to be working and take care of  
18 that -- the volume of that in such -- you know,  
19 in such a time.

20           So that's, you know, you should be informed  
21 of that as well.

22           Happy -- happily to let you -- happy to let  
23 you know that we have applied for RAD. We're  
24 waiting for a formal letter back from the HUD.  
25 But we have been approved online. And we see

1 that we've gone on to the next step online.

2 But we still have to wait for the formal  
3 letter to come from them approving and we will  
4 enter into the RAD, which is Rental Assistance  
5 Demonstration; which is going to allow us,  
6 eventually, --

7 And, of course, as we go along we'll get  
8 into more detail and more specifications for you  
9 -- be specific.

10 But it's going to allow us to go into all  
11 of our buildings for the cost of, I'm going to  
12 say approximately, -- and I shouldn't say but  
13 approximately maybe, you know, in the -- in the  
14 range -- ballpark range of about \$15 million to  
15 go in and fix up all the apartments in -- of our  
16 buildings and do what has to be done to improve  
17 the quality of life for all of our residents.

18 So, we're happy with that.

19 Tree trimming in all of our properties.

20 If you look around and see the properties  
21 and see we've done a real good job with our tree  
22 trimming and -- and trying to improve upon that.

23 Exterior lightings in AMPs II and III.

24 That is all here. These buildings here.

25 AMPs II and III. A lot of exterior lighting



1 that's going on, which it's going to just --

2 With the -- with the exterior lighting and  
3 trimming of the trees, is only going to allow our  
4 cameras to be more effective.

5 All right?

6 And we've done a great --

7 The cameras have been a tremendous asset.

8 Just today -- if you recall, --

9 I'll just give you an example.

10 If you recall about, oh I don't know, maybe  
11 a year and a half -- maybe right prior to  
12 pandemic, we had Ana Gonzalez (phonetic) come to  
13 our meeting. She was the one who decorates our  
14 buildings --

15 COMMISSIONER CAPIZZI: Um-hum.

16 VICE CHAIRPERSON GUTIERREZ: Yeah. Um-hum.

17 MR. SANGER: -- and does so nice.

18 VICE CHAIRPERSON GUTIERREZ: I remember.

19 MR. SANGER: We had her family come --

20 COMMISSIONER DiNARDO: Um-hum.

21 MR. SANGER: -- and all of those things.

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 MR. SANGER: If you ever get a chance to  
24 see the front of 3911, she takes care of a garden  
25 there and everything. She's a great -- great

1 lady. You know, great resource and whatever.

2 But, unfortunately, we had some youngsters  
3 -- teenagers who went down the last few days and  
4 weeks and went onto her floor and ripped down all  
5 the Halloween decorations and all the beautiful  
6 things she's doing in our building. Within ten  
7 minutes we got it on the camera, okay, who they  
8 are.

9 VICE CHAIRPERSON GUTIERREZ: Wow.

10 MR. SANGER: Yes, they live with us and,  
11 you know, --

12 COMMISSIONER CAPIZZI: Hmm.

13 VICE CHAIRPERSON GUTIERREZ: Uhh.

14 MR. SANGER: -- the kids are within -- live  
15 in the lower floor.

16 But just went around just ripping down all  
17 the decorations and just being violent and  
18 vandalism and things like that.

19 And here's a lady doing great things for  
20 us. And you feel -- you know, you feel for her,  
21 you know and think --

22 Just an example of what the cameras are  
23 doing for us, too. And the cameras are doing a  
24 great job. We've -- we've gotten so many people.

25 We have Kevin Delacruz (phonetic), who's

1 | now a Union City Policeman but he also works --  
2 | continuing to work -- he worked for us fulltime  
3 | for two and a half years but now he's a Union  
4 | City Policeman and but he's also working for --  
5 | continued working for us for parttime. He comes  
6 | in every day and reviews any issues that we have,  
7 | you know, on the camera or people report things  
8 | to us, something missing.

9 |           Big thing with stealing of packages. You  
10 | know, people just taking the packages; deliveries  
11 | from UPS and -- and Federal Express.

12 |           You know that's a big thing everywhere.  
13 | Every time you turn on a television, someone's  
14 | stealing something.

15 |           But Kevin gets right on the camera. We  
16 | caught every one of them who took that.

17 |           You know?

18 |           You know, must have been a couple a dozen.

19 |           So these -- these are the kind of things --  
20 | we haven't had a fire alarm pulled here in many,  
21 | many, many, many months. Before the cameras, --

22 |           MR. RODRIGUEZ: Oh, yeah.

23 |           MR. SANGER: -- they were pulled every  
24 | week, two, three times a week.

25 |           MR. RODRIGUEZ: Yup. I remember that.

1           MR. SANGER: Because there was no way to,  
2 you know, to really force -- you know, people  
3 just being, you know, mischievous so to speak.

4           So a lot of great things happen with the  
5 cameras.

6           And this why I'm saying is trimming of the  
7 trees and the better lighting is just going to  
8 overall safety and allow everything to be more  
9 effective and to work better. So, with that,  
10 that's happening.

11           New parking lot outside.

12           It's all going to be milled. It's going to  
13 be milled. It's going to be resurfaced and the  
14 new drainage system as well.

15           So, hopefully, in the next few months and  
16 you come back maybe right after the holiday or  
17 early spring, we'll have a brand new parking lot  
18 here and, you know, lined nicely and -- and just  
19 spruced up into the way it should be.

20           Also, you be -- say, oh what's happening at  
21 the Cantello Street project? What happened with  
22 the pandemic?

23           Right now I'm happy to say that we're up to  
24 Unit 17 and 18 are all this summer. Every three  
25 weeks we're doing two more units.

1           When we do these two units, what we do is  
2 we move furniture out. The process is we move  
3 the furniture out of the people -- of the people  
4 -- of the resident. We put it into a container.  
5 And if they're -- you know, everyone has their  
6 own individual container, all their -- that is  
7 put in there.

8           And we're also now taking people to hotels.  
9 If people cannot live with a friend or a family  
10 member, we're taking them to hotels.

11           Okay?

12           We are now are have -- we have agreements  
13 with Red Roof hotel out in Secaucus. We have  
14 agreement with Extended Stay in Secaucus.

15           All right?

16           We have also with a hotel here in Union  
17 City we have agreements with.

18           But Extended Stay is the place most people  
19 like to go because it's also pet friendly.

20           COMMISSIONER CAPIZZI: Mmm.

21           MR. SANGER: You know?

22           We have some people -- I have some people  
23 now moving them -- oh, Mr. Sanger, I have two  
24 dogs and two cats.

25           VICE CHAIRPERSON GUTIERREZ: Oh, my God.

1 MR. SANGER: We -- can you put -- get them  
2 in a -- can you get them places?

3 You know, so it becomes -- it's -- you  
4 know, trying to meet everyone's --

5 MR. RODRIGUEZ: I like --

6 MR. SANGER: -- needs is very, --

7 MR. RODRIGUEZ: I just --

8 MR. SANGER: -- very high.

9 MR. RODRIGUEZ: -- want to say something.  
10 I don't want to --

11 MR. SANGER: Um-hum.

12 MR. RODRIGUEZ: If -- if I may interrupt  
13 for a second?

14 I just wanted to let the Board know that  
15 I'm very, very, you know, happy to tell you that  
16 and I -- you know, this is without going --  
17 mentioning but our Director actually takes the  
18 initiative, the hands-on approach, to help these  
19 families get relocated during this, you know,  
20 this time with everything what's going on.

21 Needless to say, people don't like to be  
22 relocated. But they're getting a -- an apartment  
23 brand new, worked on, and everything.

24 And it's been a challenging process to say  
25 the least but I am very, very honored to work for

1 | somebody like that has actually taken the  
2 | approach and the hands-on approach to help these  
3 | families, accommodate them, and put them in -- in  
4 | these hotels while the apartments are being  
5 | renovated.

6 |           This is not an easy task to say the least.  
7 | And there are times when, you know, the Director  
8 | comes into my office and, you know, we -- we just  
9 | -- I just let him vent, if you will. You know I  
10 | just let him vent and I -- you know, it's -- it's  
11 | just very admirable that -- that, you know, he  
12 | has taken this very seriously. He really wants  
13 | to see this project move forward.

14 |           We're almost at 50 percent completion --

15 |           MR. SANGER: Um-hum.

16 |           MR. RODRIGUEZ: -- on the project.

17 |           We're awaiting -- and I think he will  
18 | continue and he'll tell you this, we were waiting  
19 | for State to say to -- give us the green light so  
20 | to speak with the remainder of this funding for  
21 | this project.

22 |           But I just -- and, you know, I didn't want  
23 | to interrupt you but I think it's -- it's very  
24 | important for the Board to know that -- that the  
25 | -- you know, our Director here has really, you

1 know, stepped up and really made a difference in

2 --

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 MR. RODRIGUEZ: -- the progress of this --  
5 of this project.

6 So, thank you very much.

7 MR. SANGER: The -- the bottom --

8 COMMISSIONER CAPIZZI: Thank you.

9 VICE CHAIRPERSON GUTIERREZ: Thank you.

10 COMMISSIONER CAPIZZI: Thank you.

11 VICE CHAIRPERSON GUTIERREZ: Thank you.

12 MR. SANGER: -- the bottom line is --

13 Thank you, Jorge, for saying that.

14 The bottom line is this is something  
15 extremely sensitive to people, to elderly people.  
16 People, in general, do not like change,  
17 especially senior citizens and people -- elderly  
18 people. They don't like change. And I  
19 understand it. And I understand that very well.

20 So, you know, they're stuck. They've been  
21 living there 40, 50 years. They're comfortable.  
22 Please skip my apartment. Don't fix my  
23 apartment. Don't relocate me. Whatever.

24 For obvious reasons, of course, we have to  
25 ask them to leave for three days (sic). But we



1 try to make it as painless as possible and try --  
2 try to accommodate them and help them.

3 We've done things you wouldn't -- you know.  
4 You know following the philosophy of our  
5 community so to speak, you know. We've done  
6 things for people that --

7 COMMISSIONER CAPIZZI: Um-hum.

8 MR. SANGER: We actually drive their dogs  
9 out there ourselves. You know? Take their cats  
10 out there.

11 Actually bring an extra mattress on the  
12 back of my car and, --

13 COMMISSIONER CAPIZZI: Sure.

14 MR. SANGER: And other people here as well,  
15 too, as well.

16 COMMISSIONER CAPIZZI: Yup.

17 MR. SANGER: You know, and taking it to  
18 people.

19 Doing whatever it takes to get the job done  
20 and try to have people be as comfortable as  
21 possible --

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 MR. SANGER: -- during the process.

24 Not easy but that's --

25 COMMISSIONER CAPIZZI: Not easy.

1 MR. SANGER: -- that's where we're at. So  
2 that is going on there.

3 Happy to say, as Jorge said, we're up to  
4 18. We have 40 there. This week we'll be  
5 finished with 17 and 18.

6 Next -- next Tuesday we start 19 and 20.  
7 We'll be halfway through. So, you know, we're  
8 happy with that.

9 Is it a struggle?

10 Is it a challenge?

11 Yes.

12 But at the end, it's going to be all worth  
13 it. It's going to be worth it.

14 COMMISSIONER DiNARDO: So -- so when the  
15 residents come back, --

16 MR. SANGER: Yes.

17 COMMISSIONER DiNARDO: -- are they -- are  
18 they astounded?

19 Are they amazed in how great their  
20 apartment looks?

21 I mean --

22 MR. SANGER: Most people.

23 COMMISSIONER DiNARDO: Okay.

24 MR. SANGER: Most people. Yes.

25 COMMISSIONER DiNARDO: What's the

1 feedback --

2 MR. SANGER: Most people are --

3 COMMISSIONER DiNARDO: -- you're getting?

4 MR. SANGER: Most people are happy. Most  
5 people see an improvement. Most people realize  
6 that many of these units have not been touched or  
7 in any way --

8 MR. MORIN: (Indiscernible).

9 MR. SANGER: -- improved upon in -- in  
10 maybe 50 or 60 years.

11 COMMISSIONER DiNARDO: Right.

12 COMMISSIONER CAPIZZI: Hmm.

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 MR. SANGER: We had peop-- we had many  
15 boxes they're still using fuses --

16 VICE CHAIRPERSON GUTIERREZ: Um-hum.

17 COMMISSIONER CAPIZZI: Wow.

18 MR. SANGER: -- in our electric system.

19 VICE CHAIRPERSON GUTIERREZ: Yeah.

20 COMMISSIONER DiNARDO: The glass fuse.

21 MR. SANGER: And -- and, you know, and when  
22 they -- when they open up walls -- the  
23 contractors, and you see what's in those walls  
24 and what it is, it's -- you know, it's a -- needs  
25 a lot of work. Needed a lot of work. And -- and

1 | it's being done.

2 |           Most people are happy.

3 |           And, unfortunately, you may have some  
4 | people who --

5 |           You might have a list of 20 things and 18  
6 | are -- we do very well or good; the two that  
7 | might not be well, they concentrate on the two  
8 | that may -- we may not have done perfectly,  
9 | instead of count-- looking at the 18 that we did  
10 | well.

11 |           COMMISSIONER CAPIZZI: Mmm.

12 |           VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 |           MR. SANGER: You know?

14 |           And I try to say that to people in a nice  
15 | way.

16 |           You know?

17 |           COMMISSIONER CAPIZZI: Mmm.

18 |           MR. SANGER: Look at the good you have.

19 |           Yes, it's going to take us a little while  
20 | to clear a few things up and to -- to, you know,  
21 | finalize things. Yes, there's going to be a  
22 | punch list at the end that we're going to have to  
23 | come through.

24 |           Which you know very well also.

25 |           A punch list and things of that nature.

1           So, the bottom line is a lot of people fear  
2 the change. And whenever there's change, --  
3 especially in their personal lives and their  
4 comfort zone. And I understand that totally.

5           But, you know, this is the direction we  
6 have to go.

7           So, other things, too.

8           New floors at AMP II. That's 634, 640, 660  
9 here. New floors. You -- you approved that a  
10 while ago.

11           We just went through asbestos evaluation on  
12 assessment. We're doing very well there and we  
13 have that under control with that.

14           New stairwells at 634, which were corroded.  
15 And I won't tell you the reasons why they were  
16 corroded. But, you know, a lot of drinking of  
17 beer and a lot of public things that shouldn't be  
18 happening there on these stairwells for many  
19 years that corroded the stairs and things like  
20 that. It's -- it's amazing.

21           And then we are -- have back, in this very  
22 facility here, we're happy to say we've -- we're  
23 able to reestablish back the afterschool  
24 activities program and the afterschool basketball  
25 program. That was discontinued for those 18

1 months or so.

2 But we're following all the guidelines of  
3 the schools. And I want the kids to understand,  
4 you know, not anything different.

5 I've called -- I've contacted one or two  
6 people at school to say can you give me the exact  
7 procedure you go through for kids with your  
8 afterschool program, whatever.

9 So the kids are comfortable with it. We're  
10 following all the guidelines. We're following --  
11 doing everything the right way.

12 You know, we're having the gun there; we're  
13 having the temperature taken. We're having, you  
14 know, seating and -- you -- you name it, we have  
15 it. Whatever's -- all the guidelines that are  
16 being done.

17 So, trying to get back to normal as much as  
18 possible. And that's where we're at.

19 Do you have any question?

20 I just wanted to give you --

21 A lot of things we've been doing. Little  
22 lengthy but this is where we're at.

23 You know?

24 In case anyone asks you what's going on  
25 with some --

1 COMMISSIONER CAPIZZI: Um-hum.

2 MR. SANGER: -- of these things, you  
3 have --

4 VICE CHAIRPERSON GUTIERREZ: We have the  
5 answer.

6 MR. SANGER: -- you have a little bit of  
7 information you could share with them.

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: Okay? Anything else?

10 Okay.

11

12 **PUBLIC COMMENT:**

13

14 MR. SANGER: Now is the time, I believe,  
15 are there any members of the public who would  
16 like to address the Board?

17 Please, come forward and state your name  
18 and address.

19 MS. BESHARA: Toni Beshara, 305 44<sup>th</sup>, Vet--

20 MS. DILLON: Just keep your voice up for  
21 me.

22 MR. SANGER: Miss Beshara, would you mind  
23 just -- only if you -- lowering your mask just a  
24 bit for this so we could hear you?

25 Okay?

1 MS. BESHARA: Three --

2 Toni Beshara, --

3 MR. SANGER: As long as you're comfortable  
4 doing that.

5 MS. BESHARA: -- 305 44<sup>th</sup>, Veteran's  
6 Housing.

7 I'm -- I'm just curious. You're -- you  
8 said you're about halfway --

9 MR. SANGER: Yes.

10 MS. BESHARA: -- through the Cantello  
11 project?

12 Well when is, would you say, was the  
13 prospective completion date of that particular  
14 project? How -- and --

15 MR. SANGER: I -- I couldn't really say.  
16 Because there are so many different variables  
17 that may happen.

18 But I'm hoping that we have this sometimes,  
19 you know, late spring, early summer, you know,  
20 that they would be finished. And -- as far as  
21 the interior.

22 And then we'll be doing exterior, such as  
23 new siding, new -- new windows, --

24 MR. RODRIGUEZ: Roofing.

25 MR. SANGER: -- new siding, --



1 MR. RODRIGUEZ: Some roofing.

2 MR. SANGER: Yeah, some new roofing as  
3 well. And also lighting that we're going to be  
4 having.

5 If you remember, we -- we informed the  
6 Board and members of the public that were here,  
7 we're going to be some -- the same lighting that  
8 are in the streets of Union City.

9 The new decorative lighting that the Mayor  
10 has throughout Union City, we're going to have  
11 that same decorative lighting within our -- you  
12 know, within our -- our area there. In our  
13 common areas and outside in our walkways, in our  
14 yards, our walkways, our play areas, so we -- so  
15 it does blend into the neighborhood.

16 You know?

17 What we're doing.

18 So that's where we're at.

19 MS. BESHARA: Thank you.

20 MR. SANGER: Okay?

21 And we are also working closely with the --  
22 the legal team -- Gerard, myself, working with  
23 the legal team at City Hall who manages our COAH  
24 -- the COAH money, to see now if they can go  
25 before the court master --

1 Right?

2 Court master?

3 MR. PIZZILLO: The special master, yeah.

4 MR. SANGER: Special master.

5 MR. PIZZILLO: Yeah.

6 MR. SANGER: -- special master in the  
7 courts to see now how we could start moving  
8 forward to get additional moneys approved as we  
9 move along to do additional things for the  
10 future.

11 So, that's where we're at.

12

13 **ADJOURNMENT:**

14

15 MR. SANGER: If -- if there are no -- any  
16 further questions, I'd like to get a motion to  
17 end our meeting.

18 VICE CHAIRPERSON GUTIERREZ: I make a  
19 motion.

20 MR. SANGER: Motion by Miss Gutierrez.

21 And to end our meeting.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 MR. PIZZILLO: We need a second.

25 MR. SANGER: Second motion?

1 Second?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. PIZZILLO: Second by Mr. Pedraza.

4 MR. SANGER: Second by Mr. Pedraza.

5 Chairperson Pedraza?

6 CHAIRPERSON PEDRAZA: Yes.

7 MR. SANGER: Chairperson -- Vice

8 Chairperson Gutierrez?

9 VICE CHAIRPERSON GUTIERREZ: Yes.

10 MR. SANGER: Commissioner DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Commissioner Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: Commissioner Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Commissioner Geldziler?

17 COMMISSIONER GELDZILER: Yes.

18 MR. SANGER: Okay.

19 Thank you very much for a great meeting.

20 COMMISSIONER CAPIZZI: Thank you.

21 MR. SANGER: And I --

22 VICE CHAIRPERSON GUTIERREZ: Thank you.

23 MR. SANGER: -- appreciate your time.

24 COMMISSIONER CAPIZZI: Thank you.

25 MR. SANGER: Thank you.

1 VICE CHAIRPERSON GUTIERREZ: Thank you.

2 MR. RODRIGUEZ: Thank you.

3

4 (Whereupon, the proceedings were concluded

5 at 6:03 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Wednesday, September 22, 2021  
10 and digitally recorded.

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