

1 (Pledge of Allegiance recited at this time.)

2 EXECUTIVE DIRECTOR SANGER: Welcome,
3 everyone, to the September meeting of the Union City
4 Housing Authority.

5 We have not met in a while and I'm
6 trusting and hoping that you -- everyone at this
7 table did have an R and R summer, and rest and
8 relaxation summer and hopefully everyone is in good
9 health.

10 As we gather around the table, some
11 people are talking about ailments and different
12 things that are going on, but I hope everyone is in
13 good health with their families and as always upon
14 our return and as I do, and I mean this sincerely, I
15 look around this table and I want to thank everyone
16 for their participation, and --

17 COMMISSIONER GUTIERREZ: Thank you.

18 EXECUTIVE DIRECTOR SANGER: And what
19 you did voluntarily and give back to the, you know,
20 to the people of Union City, especially in the area
21 of much-needed affordable housing. You know, you
22 guys are special and I really mean that, to come
23 here, you know, all the people don't realize the
24 time and dedication you put in and what you have to
25 do on a, you know, on a regular basis and voluntary

1 is the key, and you're certainly people of service
2 and we appreciate that here.

3 MR. RODRIGUEZ: We do.

4 EXECUTIVE DIRECTOR SANGER: So with
5 that being said, again, hopefully everyone had a
6 good summer. We did have a -- you're going to hear
7 from us in a few minutes -- we did have a productive
8 summer here at the Union City Housing Authority and
9 we were able to get a number of things completed and
10 even though we were Covid or post-Covid, you know,
11 things did, you know, move along, and, you know,
12 we're trying to, of course, continue with the
13 quality that we like to present for the people of
14 Union City.

15 So with that being said, I'm going to
16 go right into the -- right into taking attendance
17 for tonight's meeting, of course.

18 And Mr. Pedraza?

19 CHAIRPERSON PEDRAZA: Here.

20 EXECUTIVE DIRECTOR SANGER: Present.

21 CHAIRPERSON PEDRAZA: Present.

22 EXECUTIVE DIRECTOR SANGER: Okay. Ms.
23 Gutierrez?

24 COMMISSIONER GUTIERREZ: Present.

25 EXECUTIVE DIRECTOR SANGER: Okay. Ms

1 Jetter? Absent.

2 Ms. DiNardo? Absent.

3 Ms. Capizzi?

4 COMMISSIONER CAPIZZI: Present.

5 EXECUTIVE DIRECTOR SANGER: Ms.

6 Mundorf?

7 COMMISSIONER MUNDORF: Present.

8 EXECUTIVE DIRECTOR SANGER: Mr.

9 Geldziler?

10 COMMISSIONER GELDZILER: Here.

11 EXECUTIVE DIRECTOR SANGER: Okay, five
12 present, two absent. We do have a quorum. And this
13 is a regular meeting of the Union City Housing,
14 monthly meeting of the Union City Housing Authority
15 in accordance and pursuant to Chapter 231 PL 1975,
16 otherwise known as the Open Public Meetings Act,
17 adequate notice of this meeting has been provided as
18 follows: The annual schedule of Board meetings set
19 forth the time, date, and location of such meetings,
20 and notice and the agenda, to extent known, of this
21 meeting has been posted on our bulletin board and
22 the Union City Housing Authority website.

23 Again, I just want to welcome everyone
24 to our meeting and the first thing I'd like to do is
25 get into our closed session, and I would ask for a

1 motion to go into closed session.

2 CHAIRPERSON PEDRAZA: Motion.

3 COMMISSIONER GUTIERREZ: Motion.

4 CHAIRPERSON PEDRAZA: Motion by Mr.

5 Pedraza and second by Ms. Gutierrez, and a roll call

6 for that closed session.

7 Mr. Pedraza?

8 CHAIRPERSON PEDRAZA: Yes.

9 EXECUTIVE DIRECTOR SANGER: Ms.

10 Gutierrez?

11 COMMISSIONER GUTIERREZ: Yes.

12 EXECUTIVE DIRECTOR SANGER: Ms.

13 Capizzi?

14 COMMISSIONER CAPIZZI: Yes.

15 EXECUTIVE DIRECTOR SANGER: Ms.

16 Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 EXECUTIVE DIRECTOR SANGER: Mr.

19 Geldziler?

20 COMMISSIONER GELDZILER: Yes.

21 EXECUTIVE DIRECTOR SANGER: Okay. Five

22 yes, and we will go into closed session. I would

23 ask if there are any members of the public here to

24 now leave for closed session and we will have you

25 back in for open session. Thank you.

1 (CLOSED SESSION HELD AT 4:43 P.M. AND
2 ENDED AT 5:03 P.M.)

3 CHAIRPERSON PEDRAZA: We are now in
4 open session.

5 Any member of the public, please allow
6 them to come into our meeting.

7 Okay. We are now in open session of
8 the Union City Housing Authority. Our
9 September 15th, 2022, meeting and our first
10 resolution is 2022, number 37, and this is a
11 resolution approving telephonic ratification of the
12 Union City Housing Authority Board of Commissioners
13 of resolutions 2022-34, 2022 -- through 2022-36, and
14 if you recall back in the summertime we did have
15 some business that we did have to take care of and
16 was mandatory and people were nice enough to be on
17 the phone with me and we did a telephonic poll, but
18 we always do, as well as the telephonic vote, we
19 always like to ratify it at our next meeting to show
20 that we are certainly following through the proper,
21 proper process for this.

22 So the first is: Whereas, on or about
23 August 18th, when I did call, the Executive Director
24 conducted a telephonic poll of the Union City
25 Housing Authority Board of Commissioners seeking

1 approval for the Commissioners to approve and
2 authorize into several contracts. The Executive
3 Director did receive seven votes in authorizing the
4 entry into the requested contracts.

5 And whereas, the Authority is now
6 seeking ratification and memorialization by this
7 resolution of the following telephonically approved
8 resolution items:

9 Number 1, Resolution 2022-34:
10 Approving the entry into a contract with NW
11 Financial to provide financial consultant services
12 in connection with the RAD conversion.

13 Resolution 2022, number 35: Approving
14 the entry into a contract with Silva's Mechanical
15 Services for the extraordinary boiler and hot water
16 fireside and waterside cleaning services, which is
17 an annual -- one of our annual resolutions.

18 And number three, resolution 2022-36:
19 Approving the execution of a memo of understanding
20 known as an MOU and transfer of 63 project-based
21 vouchers, PBV, to 720 8th Street, Union City.

22 And at that time we all voted yes, and
23 I'm just hoping, of course, we'll get that
24 ratification this evening.

25 And then we're moving on to Resolution

1 number 2022, number 38.

2 And the resolution approving the Union
3 City Housing Authority to publish request for
4 proposal, basically to go out to bid, go out for a
5 proposal for general and labor legal services.

6 Whereas, the Union City Housing
7 Authority is seeking approval by the Union City
8 Housing Authority Board of Commissioners to publish
9 a request for proposal seeking general and labor
10 legal services.

11 Whereas, the Authority has prepared a
12 bid package in accordance with the applicable state
13 law for general and labor legal services inviting
14 those entities to provide the necessary services.

15 Now, therefore, be it resolved with the
16 Commissioners of the Union City Housing Authority,
17 to hereby approve and permit the Authority to
18 publish a bid for general and labor legal services.

19 And we'll move forward with that and,
20 of course, that has to do with the gentleman right
21 here and who he represents.

22 Also resolution number 2022, number 39,
23 resolution approving the Union City Housing
24 Authority to publish request for proposal for
25 architectural and civil engineering services for

1 2022 to '23 capital fund.

2 Whereas, the Union City Housing
3 Authority is seeking approval by the Union City
4 Housing Authority Board of Commissioners to publish
5 a request for proposal seeking architect and civil
6 engineering services, otherwise known as A & E
7 services for 2022-23 Capital Fund Program.

8 Whereas, the Authority has prepared a
9 bid package in accordance with the applicable state
10 law for architectural, A & E, civil engineering
11 services for 2022-23, Capital Fund Program, inviting
12 those qualified entities to provide the necessary
13 services.

14 Now, therefore, be it resolved that the
15 Commissioners of the Union City Housing Authority do
16 hereby approve and permit the Authority to publish a
17 bid for A & E services for 2022-23 Capital Fund
18 Program.

19 And just a little elaboration, a little
20 clarification on this. We do get capital funds of
21 approximately \$1.2 million per year from HUD, from
22 the federal government, and, of course, some of that
23 money is already spent for different loans and
24 different things of that nature, but we do owe about
25 \$700,000 a year, 600, \$700,000 a year approximately.

1 We're able to spend on some capital fund
2 improvements that you have all worked on with us,
3 such as boilers, such as new stairwells, such as new
4 parking lots, such as new windows, such as new
5 fencing, different things of that nature that you've
6 been very much supportive of. So we, by law, of
7 course, now we need an architect or so to work with
8 those capital funds for us for the upcoming -- for
9 our upcoming expenditures.

10 So that's where we're at with that.

11 Are there any questions towards that at
12 all? Okay. I think right now we can go right into
13 a consent agenda. Is that --

14 ATTORNEY PIZZILLO: That's correct.

15 EXECUTIVE DIRECTOR SANGER: All right.

16 So we can go we'll go into consent
17 agenda, and let me just remind everyone, as you do
18 look on your agenda this evening we will be
19 approving the minutes of the meeting of our June
20 meeting, because we did not have a meeting in July
21 or August, and we'll be approving that. We'll be
22 approving any bids or RFPs that we had just gone
23 out, the various resolution. Approvement of payment
24 of bills through our CFO, and, of course, our
25 accounts receivable, delinquent accounts, you know,

1 we don't have to do, but also to be aware of that in
2 our thought process.

3 So with that being said, I would like
4 to get a vote for consent agenda. Mr. Pedraza?

5 ATTORNEY PIZZILLO: Wait, we need a
6 motion.

7 EXECUTIVE DIRECTOR SANGER: Oh, a
8 motion. I'm sorry. I always forget that.

9 COMMISSIONER GUTIERREZ: I make a
10 motion.

11 EXECUTIVE DIRECTOR SANGER: Motion by
12 Ms. Gutierrez.

13 COMMISSIONER MUNDORF: Second.

14 CHAIRPERSON PEDRAZA: Second by Ms.
15 Mundorf, motions to go into --

16 ATTORNEY PIZZILLO: To approve the
17 consent agenda.

18 EXECUTIVE DIRECTOR SANGER: The consent
19 agenda. Yes, sir.

20 Okay. Mr. Pedraza?

21 CHAIRPERSON PEDRAZA: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.
23 Gutierrez?

24 COMMISSIONER GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: Ms.

1 Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 EXECUTIVE DIRECTOR SANGER: Ms.

4 Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 EXECUTIVE DIRECTOR SANGER: Mr.

7 Geldziler?

8 COMMISSIONER GELDZILER: Yes.

9 EXECUTIVE DIRECTOR SANGER: Five yes.

10 All right. Thank you very much for the consent
11 agenda of yes and to getting those resolutions
12 approved, and it certainly allows us to continue to
13 go forward, and as I always say onward and upward
14 with that, with our Housing Authority.

15 At this time, I would -- I have
16 included in your packet and I have sent to you a
17 number of times or not in your packet, but in your
18 place -- in your place when you came here this
19 evening, I included now a status of major projects
20 at the Union City Housing Authority, and what I had
21 said to you a long the way for the last six months,
22 a year or so, maybe even a year, maybe even a little
23 more, but as we get closer and closer to -- with
24 many of our projects, and as we develop these
25 projects, and as we go through the process of these

1 projects, I would alert you, because I want you to
2 be alert and to be aware of all the -- of the major
3 projects that go on because, of course, the amount
4 of money and funding that is attached to this is
5 very important for, of course, the quality of living
6 for all of our residents, but, of course, that we're
7 going through all the legal processes and basically
8 that you know exactly what you're voting for or not
9 voting for or whatever you choose, but I want to
10 keep you abreast of all our projects so you do have
11 an understanding, and there will be no surprises for
12 you or anything of that nature, that you will have a
13 good understanding of what we're doing.

14 So the first I'd like to do, and as we
15 go along I just wanted to give you a little report
16 here and spend a little time putting together this
17 piece, which is on the yellow. Ms. Capizzi, we used
18 to call this oak tag.

19 COMMISSIONER CAPIZZI: Yup, yup.

20 EXECUTIVE DIRECTOR SANGER: Anyone in
21 the teaching world, I don't know if they still call
22 it oak tag nowadays, but we have a nice yellow oak
23 tag here.

24 MR. RODRIGUEZ: Oak tag. I like that.

25 EXECUTIVE DIRECTOR SANGER: I wanted to

1 make it presentable.

2 But our first is our COAH project,
3 which is the Coalition Of Affordable Housing,
4 affordable housing improvements, and that was the
5 Cantello Street, we spoke about that many times.
6 We're happy to say that we are 98 percent, and I'll
7 look to Mr. Vito who is here with us this evening as
8 well, who has been heading that the last year or so
9 and doing -- he did a fine job with this. As always
10 you do have some issues with contractors and people
11 like that whenever you're finalizing projects,
12 sometimes it can be a little bit challenging, you
13 know, a little bit of a struggle, but we're doing a
14 good job with it and we just want to let you know
15 this evening that's hopefully to be completed
16 November 2022, which is a short maybe two months
17 away or so, but we have 40 new units on Cantello
18 Street, we're able to put new bathrooms, new
19 kitchens, new electric, new floors, new windows, new
20 interior and exterior doors, new walkways, fencing,
21 new exterior lighting, and, of course, you know,
22 there are quite a few others, but these are the
23 major items, to be completed, as we said,
24 November 2022, and we're happy with this, and, of
25 course, we're looking to right now in another phase

1 of this Phase 1 here is to put new vinyl siding on
2 our -- of which we call it, we chose a nice color,
3 light brown color with some nice white trim, it's
4 going to look sharp, it's going to look sharp.
5 Right now you have aluminum siding on some of these
6 buildings that have been there for 50 years, and
7 we're going to get new aluminum -- vinyl siding as
8 well as all the trim on the windows now, and will
9 all be aluminum and really make it a nice brown and
10 white and very attractive and at the same time,
11 while it's attractive, it's also, you know, one of
12 quality and, you know, all insulation and things of
13 that nature. So we're looking to move -- we're
14 looking to move towards that putting the -- we're
15 also going to be putting, at a cost, this is the
16 cost to the Union City Housing Authority now,
17 everything here that you see here was by COAH
18 funding, but for the Union City Housing Authority we
19 are paying for the vinyl siding somewhere in the
20 ballpark of \$130,000, all right, because it wasn't
21 included in the COAH, and we are also going to be
22 paying for exterior lighting, LED lighting there,
23 all right, because it would be a shame to put all
24 this, make all this nice and beautiful stuff and
25 still have that old, ugly, tired-looking, yellow

1 lighting from 30 years ago, 40 years or whatever,
2 and it's not even bright enough, it doesn't even
3 illuminate, you know, so we're doing that as well.
4 So that's going to be at a cost to us. So the whole
5 thing is going to be in the cost to us of about 150,
6 right, Jorge, between 150, \$160,000.

7 MR. RODRIGUEZ: Yes. I mean, it's in
8 that estimated range, obviously, with the lighting
9 involved too.

10 EXECUTIVE DIRECTOR SANGER: Right. So
11 that's what we're doing with the Cantello or right
12 after that, and I know there's a person here that
13 will be interested and we'll be looking to go to the
14 courts these next coming months and seeing how --
15 what we can do no to project out for Phase 2. The
16 Phase 2, our architect has already presented to the
17 attorneys for the City of Union City who really
18 oversee, oversees the money for COAH, has presented
19 to them a Phase 2 estimate of what the cost may be,
20 and they'll start the process with the courts to do
21 that. So, Ms. Beshara, I thought you might want to
22 know that as we move along, and I know you always
23 have an interest in that. So that's it with
24 Cantello, and a lot of good things there. Also,
25 keep in mind, again, we had -- we did not figure

1 into this Cantello the first round relocation fees.
2 We had to relocate people. That relocation cost was
3 quite a bit of money, all right? So that's one
4 thing we learned now in all our future projects,
5 regardless if it's COAH money, COAH project, or a
6 RAD project, we're going to be sure that we include
7 relocation money into all of our projections, all of
8 our projections, when we do that.

9 So the next one is the RAD rental
10 assistance. What does RAD stand for? Rental
11 Assistance Demonstration. We're in the planning
12 organizational stage period and rehab of all of the
13 PHA buildings, which is here, five buildings here on
14 the 39th Street complex, we have 3700, the senior
15 complex, 3700 Palisades Avenue, and we have the
16 Columbian Court project downtown. So all in all, we
17 have 455 units there, and we can do -- either do RAD
18 pending money. Of course, money is so important in
19 all projects, depending on the amount of money or
20 loan we might possibly be able to take out on how
21 much lending institutions will lend us, we'll be
22 able then to see if we're going to do all of it, are
23 we going to do one amp? Two amps? Are we going to
24 do a first amp and then learn and finish one section
25 and then learn from that and then go on to do a

1 second section, and whatever. So these are all
2 decisions that will have to be made down the line,
3 but with the -- and you might say: What are we
4 looking to do with RAD? If someone says oh -- comes
5 up to you and say, "I'm a resident here, and I hear
6 you're having RAD. What things are going to be in
7 RAD?" You know, so it's just so you have just new
8 roofs, new elevators, new electric, new windows, all
9 ADA accessibility and new -- any new codes that are
10 coming out, a new plumbing and piping, which is
11 essential. Number one thing of importance, of
12 course, the safety of the people with roofing and
13 elevators, that type of thing, but the plumbing and
14 piping system, 60, 70 percent of our issues in
15 maintenance costs comes from the lack of proper
16 plumbing and piping.

17 Isn't that right, Vito?

18 MR. TATTOLI: Absolutely.

19 EXECUTIVE DIRECTOR SANGER: Yeah. So
20 the cost for that is phenomenal and the maintenance
21 of that is phenomenal, so that is something we're
22 really looking forward to. New bathrooms, new
23 kitchens, and then with that, of course, we have to
24 do environmental, issue environmental studies. If
25 you recall, you passed the resolution just recent

1 months, for an environmental person. You passed a
2 resolution for architect and engineer. You passed a
3 resolution for NW for the finance consultant, right?
4 So these are all things that are part of the RAD
5 process that is required by HUD, environmental
6 issues, and such as oil tanks and asbestos, things
7 of that nature, professional services, and all these
8 things were with Board approval, and I thank you for
9 that. I just want to remind you that you did have
10 Board approval with all these, architect, engineer,
11 financial consultant, environmental consultant, and
12 you're going to say, wow, this is a huge cost. Yes,
13 it is a huge cost. It's going to be somewhere
14 between 30 and \$40 million, all right? Which will
15 be taken out just like a mortgage, without using
16 fancy words, basically a mortgage that's going to be
17 over a 20 year period, all right? And the repair
18 and the rehab and the projects that you'll do will
19 spread out over that period too. So you're going to
20 prioritize some -- what projects you're going to do
21 the first three years, what projects you're going to
22 do years four to -- maybe four to seven, what
23 projects you're going to in the years eight to ten,
24 whatever, you know. So that's how that whole thing
25 works. It does spread out over a period of time.

1 ATTORNEY PIZZILLO: And if I could just
2 add that --

3 EXECUTIVE DIRECTOR SANGER: Sure.

4 ATTORNEY PIZZILLO: -- the real benefit
5 of, you know, going through the conversion of RAD,
6 it does allow the Authority to go out into the
7 market to obtain the financing for that, for all of
8 these things. Without RAD, the Authority would be
9 stuck with whatever funds it receives from HUD. So
10 this allows the Authority to go out into the market
11 to find a lender, a qualified lender, to, you know,
12 to actually get the money to make these repairs,
13 because otherwise they'd essentially never get done
14 because of the amount of money received from HUD has
15 to go to all of these other things to keep the
16 Authority operating. This is just earmarked towards
17 these updates and --

18 EXECUTIVE DIRECTOR SANGER: Number one
19 on the resolution tonight was approving the entry
20 into a contract with NW Financial to provide
21 financial consulting services in connection with
22 RAD. They will be doing exactly what Gerard had
23 just mentioned, go out with us and find the
24 financial institution with us and show that
25 financial institution that we're in sound fiscal

1 health, that we have good sound fiscal -- you know,
2 we have money, we have money, and we're going to be
3 a good person, a good agency to lend money to.

4 ATTORNEY PIZZILLO: Yeah.

5 EXECUTIVE DIRECTOR SANGER: And we're
6 healthy, so we can go out and get a good lone, so
7 but that's what they do for a living, these people,
8 and it's not in easy process, so that's what these
9 NW Consultants that you voted on, so you see now
10 it's all fitting in.

11 ATTORNEY PIZZILLO: And just one more
12 thing, Mr. Sanger. NW Financial, I've worked with
13 them before, they are very good at what they do. I
14 mean, when it comes to municipalities and financial
15 consultants, they're essentially the go-to, so, you
16 know, Sandy and Jorge and Vito, you know, them
17 reaching out and getting NW Financial onboard is, I
18 think, is an asset for the Authority and going to be
19 very helpful.

20 EXECUTIVE DIRECTOR SANGER: Thank you
21 for that.

22 MR. RODRIGUEZ: Thank you.

23 EXECUTIVE DIRECTOR SANGER: Okay.

24 Any questions on those first two, COAH
25 or rental assistance? I did want to give you an

1 update and a thorough, you know, explanation,
2 clarification for everything.

3 Now, also, there's the new 8th Street
4 senior citizen building, not sponsored by the Union
5 City Housing Authority, okay? This is a Union City,
6 City of Union City project that the Mayor of Union
7 City is undertaking, utilizing funding from various
8 state agencies, and which is a great idea, but it
9 will also be managed by private management, not by
10 us, all right? But what we will be doing is, you'll
11 see item number two there, bullet number two, we
12 will be providing -- there will be 101 units there
13 or 181 seniors living there, 63 of those 101 will be
14 getting Section 8 vouchers through us. So the Union
15 City Housing Authority is making a large
16 contribution to this building here by providing
17 vouchers for like 63 percent of the people, 63 out
18 of a hundred, right? So 63 percent of it is going
19 to be coming from the fund of which they'll be able
20 to, of course, pay their loan, and what has to be
21 done, you know, there as well. So we're a major
22 player in this, but it's also a very healthy thing
23 for us, because we're showing HUD, we're showing the
24 federal government that we're getting vouchers out
25 into our community. This one perhaps to be

1 supporting a lot of senior citizens, but we'll be
2 getting vouchers into our community, which we have.
3 We have approximately \$800,000 that we have to get
4 out into the community. Is that correct, Jorge?
5 Approximately.

6 MR. RODRIGUEZ: Well, you mean the
7 vouchers?

8 EXECUTIVE DIRECTOR SANGER: Yeah, the
9 vouchers.

10 MR. RODRIGUEZ: Well, yeah, we're every
11 -- that's fair. That's fair.

12 EXECUTIVE DIRECTOR SANGER: Yeah.
13 About \$800,000 that we're going -- we have to get
14 out, okay? But we haven't been able to because so
15 many of the apartments in Union City are saturated.
16 There is no space. There's no place to get the
17 money out there. You know, there's no place for
18 people to live, but now we're going to have these
19 opportunities, so it's a good healthy thing for
20 everyone, okay?

21 ATTORNEY PIZZILLO: And if I could say
22 one thing on that, that although privately managed,
23 the group that is developing the developer is a
24 not -- not a for-profit developer. They are a
25 developer who specializes in affordable and senior

1 housing, and as Sandy said, we've been working with
2 not only the developer, but also the City and the
3 City's lawyers to come up with something to really
4 make this project feasible, and then, as Sandy
5 indicated, it's -- you know, I think it's important
6 to show that the Authority is out there kind of
7 assisting in -- even though it's not necessarily a
8 building that's going to be managed by the
9 Authority, it does put, you know, more affordable
10 housing opportunities out there in the market, you
11 know, and helping reduce some of the -- some of the
12 struggles that, you know, people are having. So.

13 MR. RODRIGUEZ: And as tonight's
14 meeting has discussed earlier, the memorandum of
15 understanding was basically put together by our
16 counsel to help facilitate the whole process
17 forward, you know, which is what banks want to see.
18 They want to see that the Housing Authority's
19 committed to this project and --

20 EXECUTIVE DIRECTOR SANGER: And
21 understand the major piece in this, nothing will be
22 done at all unless it's approved by HUD.

23 ATTORNEY PIZZILLO: Yeah, that's
24 exactly right. That's exactly right.

25 EXECUTIVE DIRECTOR SANGER: The whole

1 plan will be presented to HUD. We will not take any
2 steps or ask you to vote on any finalization of this
3 until -- these are just preliminary, these are plans
4 now, but we would not allow -- ask you to vote on
5 anything final decisions unless it was approved by
6 HUD first.

7 ATTORNEY PIZZILLO: And just to --
8 legally, if HUD does not approve this, this
9 memorandum of understanding and this transfer goes
10 away. So this is all contingent on HUD approval.
11 And that's, you know, we were -- we were clear with
12 the City's lawyer, I was clear with the City's
13 lawyer, and we were clear with the developer that
14 the Authority would not move forward with this
15 unless and only if, you know, HUD is okay with it
16 and if they're not, then we have the ability to get
17 out of it.

18 EXECUTIVE DIRECTOR SANGER: And I just
19 wanted to -- just point of information for you, a
20 point of interest for you, too, the senior citizen
21 building that's going to be down on 8th Street,
22 which is right across from remember BowlRite, those
23 of you that are familiar with 8th Street between
24 Central and Summit Avenue, there's a parking lot.
25 So right now what they would be doing is building

1 over the parking lot, and underneath there will be
2 parking still, they're not going to take away from
3 the parking for, you know, the everyday parking, for
4 the businesses down in that area, and also there
5 will also be, if you know now right there there's a
6 post office there, that post office will be part of
7 this building in the lower level. The new building.
8 So it's going, you know, it's going to be multiuse,
9 multipurpose, and one thing that HUD required with
10 over -- I believe it's with over 25 vouchers that
11 there must be --

12 MR. RODRIGUEZ: That's correct.

13 EXECUTIVE DIRECTOR SANGER: -- social
14 and medical services for seniors in the building, so
15 which is a great thing.

16 COMMISSIONER MUNDORF: Yeah.

17 EXECUTIVE DIRECTOR SANGER: So they'll
18 also be including some medical offices there,
19 facilities where they could have incoming visiting
20 professionals that will be coming in and, of course,
21 servicing our senior citizens and things like that.
22 So just to let you know, it's like a mixed -- mixed
23 use and whatever.

24 While they're building, they're going
25 to have the post office -- I was told they're going

1 to rent one of the small stores on Summit Avenue for
2 a temporary post office to have them go local in
3 that area and so people still have a post office in
4 the area, and then they'll be able to -- once that
5 the new building is built they'll be in there. So
6 it will be exciting, I think. It's a big project
7 that I'm hoping, I think, one of the key things is
8 to not only that you're improving for housing and
9 but also helps you improve the surrounding area, you
10 know, the neighborhood itself and surrounding area.
11 So it brings a pride to the neighborhood and other
12 people, you see other people now fixing up, painting
13 up, cleaning up their own places and whatever. So
14 hoping that it spruces up the whole area, you know,
15 that kind of thing.

16 And the last thing is 3900 Palisade
17 Avenue. We have a partnership there for
18 improvement, 3900 is not part of our program, but
19 again, it is affordable housing in Union City. It's
20 a part that there are 45 units there. People
21 working, you know, people living there. Currently,
22 we have six Section 8 vouchers there, but we're
23 going to be adding another ten new PBV, which is
24 project-based voucher, project-based voucher is
25 that's one area, one place, one building. So that's

1 what we're doing there, and we're hoping to
2 cooperate with the people there, and that they can
3 generate money from our vouchers, okay? So and
4 utilizing our vouchers and our money that we're
5 giving them from the federal -- to get money then so
6 they can go out and get a loan, so they can fix up
7 the building that's deteriorated very much there.
8 So there's different ways and we're working with the
9 city fathers on this as well on how we could also --
10 our role not only improving for the Housing
11 Authority, but how we could also help other areas
12 all through legal process, how to help other areas
13 as well to improve overall affordable housing.

14 MR. RODRIGUEZ: Exactly.

15 EXECUTIVE DIRECTOR SANGER: So that's
16 where we are at. So it's a real good thing. And
17 bottom line is the proposal improvements to the
18 building in partnership with P.U.R.E., those are
19 people who own the building now, P.U.R.E., and have
20 loan and brackets there, so they can go out and get
21 a loan, like I just said, and for this.

22 So I just wanted to give you a nice
23 presentation for you. Some people ask you some
24 questions. You have a general comment you could
25 make at least back and you know some of the things

1 we're doing, and as we go further in, I'm sure all
2 the guys here are going to keep me -- these are
3 things we have to communicate to the Board and they
4 do say that. Don't forget, Sandy, these are things
5 we have to get to the Board and the Board has to
6 know and things like that. But that's an item for
7 the Board meeting, no, that's an item for the Board
8 meeting, that's an item for your report. Things
9 like that. So that's about it.

10 You know, any questions?

11 I could give you a summary report on
12 the amount of things we've done here in the summer,
13 but I think I'm going to hold off on that till the
14 next meeting. I said enough tonight, but whatever,
15 and then I'll give you a little more. When we come
16 back next meeting I'll have a little more on some of
17 the projects we did over the summer, but I thought
18 this was essential now, because a lot of the
19 negotiations are going to be, you know, now up and
20 coming with this and again I want to keep you
21 abreast of everything.

22 So with that being said, now is the
23 time of the meeting where we could hear from the
24 public. Anyone in the public would like to address
25 the Board, please stand, do so, mention your name

1 and address.

2 MS. BESHARA: Yes. Toni Beshara, 305
3 44th Street, veterans project.

4 You did mention earlier that the next
5 phase of the Cantello Street project and after that
6 would be of court going to court.

7 Do you have any timeline or date?

8 EXECUTIVE DIRECTOR SANGER: No, we
9 don't. No, we don't. That is, again, something
10 similar to what Gerard is going through. That's
11 something where the attorneys and the legal advisors
12 for the City of Union City would have to make time
13 in court to do that, and I know they have some
14 periods where they do have do that for certain
15 months to fit into it the court schedule, to fit
16 into the court schedule, so we're going to try, you
17 know, as soon as possible. This is something I'm
18 hoping early winter we could start working on it,
19 November, December, and start working on this.

20 ATTORNEY PIZZILLO: There's a third
21 party involved besides the court, which is a Special
22 Master, and the special master is really the one --
23 so it's a process, the city lawyers, the Special
24 Master, Fair Share Housing, so there's all these
25 groups that are involved that need to review,

1 approve the proposal, before you could even move it
2 into the court and then when the Court, you know,
3 when you start that process, there's a, you know, a
4 filing that needs to get made, there's some briefing
5 that needs to happen, and then ultimately a hearing
6 and then an order. So we're in that process.

7 Obviously, it's going through the review of all
8 these professionals, because it's their role to make
9 sure that, you know, our Mount Laurel is the name of
10 the case, obligations are being -- the City's Mount
11 Laurel obligations are being complied with through
12 the counsel of Affordable Housing.

13 EXECUTIVE DIRECTOR SANGER: Just sounds
14 funny, Mount Laurel in Union City.

15 ATTORNEY PIZZILLO: Yeah, I know, I
16 know. I'm sorry, I was getting a little too
17 lawyerly there.

18 EXECUTIVE DIRECTOR SANGER: That sounds
19 funny. We love Mount Laurel when you're in the low
20 income area.

21 ATTORNEY PIZZILLO: Yeah, well.

22 MS. BESHARA: Then, okay, so that's
23 about the timeline for the court that would -- so
24 then what would be next after this project once the
25 court, you know, stuff is done?

1 EXECUTIVE DIRECTOR SANGER: After this
2 project? Hopefully, would be Phase 2.

3 MS. BESHARA: And what's involved in
4 that?

5 EXECUTIVE DIRECTOR SANGER: For the
6 COAH again. That would be the other veterans
7 housing in Union City, other than Cantello Street.

8 MS. BESHARA: Altogether? Or --

9 EXECUTIVE DIRECTOR SANGER: Well, we
10 have to see. We might do a downtown and uptown or
11 uptown first then a downtown. Again, it's going to
12 be -- see how much the City of Union City has
13 collected from COAH is going -- and that will
14 dictate to us on the amount of money we can spend
15 and, of course, with that comes the amount of units
16 that we can rehab. All right?

17 MS. BESHARA: All right. Okay. Got
18 that. That's about all. Thank you.

19 EXECUTIVE DIRECTOR SANGER: Okay.
20 Thank you very much. Thank you.

21 Okay. Can I get a motion to close?

22 COMMISSIONER GUTIERREZ: Motion to
23 close.

24 EXECUTIVE DIRECTOR SANGER: Motion by
25 Ms. Gutierrez. Second anyone?

1 CHAIRPERSON PEDRAZA: Second.
2 EXECUTIVE DIRECTOR SANGER: Mr. Pedraza
3 to close.
4 Mr. Pedraza?
5 CHAIRPERSON PEDRAZA: Yes.
6 EXECUTIVE DIRECTOR SANGER: Ms.
7 Gutierrez?
8 COMMISSIONER GUTIERREZ: Yes.
9 EXECUTIVE DIRECTOR SANGER: Ms.
10 Capizzi?
11 COMMISSIONER CAPIZZI: Yes.
12 EXECUTIVE DIRECTOR SANGER: Ms.
13 Mundorf?
14 COMMISSIONER MUNDORF: Yes.
15 EXECUTIVE DIRECTOR SANGER: Mr.
16 Geldziler?
17 COMMISSIONER GELDZILER: Yes.
18 EXECUTIVE DIRECTOR SANGER: Five yes.
19 Close our meeting. Thank you very much. And
20 5:25 -- 35.
21 ATTORNEY PIZZILLO: 5:35, yup.
22 EXECUTIVE DIRECTOR SANGER: And thank
23 you for your time.
24 (Concluded at 5:35 p.m.)
25

CERTIFICATE OF OFFICER

I, THERESA L. TIERNAN, A Registered Merit Reporter, Certified Stenographic Shorthand Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings as taken stenographically by and before me at the time, place and on the date herein before set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

THERESA L. TIERNAN, CCR, RMR
Notary Public of the State of New Jersey
C.C.R. License No. XI01210

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