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REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE : SEPTEMBER 21, 2023
CITY OF UNION CITY : 4:30 P.M.



HELD AT:
UNION CITY HOUSING AUTHORITY
UNION CITY, NEW JERSEY

BOARD MEMBERS PRESENT:

CHAIRPERSON JOSE PEDRAZA
VICE-CHAIRPERSON MARGARITA GUTIERREZ
COMMISSIONER ELISE DINARDO, ESQ.
COMMISSIONER DIANE CAPIZZI
COMMISSIONER DEBRA MUNDORF
COMMISSIONER DOROTHY JETTER (ABSENT)
COMMISSIONER JAY M. GELDZILER



APPEARANCES:

GERARD PIZZILLO, ESQ.,
Attorney for the Board.

ALSO PRESENT:

EXECUTIVE DIRECTOR STANLEY SANGER
JORGE RODRIGUEZ, COMPTROLLER/ADMINISTRATION
VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS

THERESA L. TIERNAN, RMR, CCR
CERTIFIED COURT REPORTER
(201) 925-7474

1 (PLEDGE OF ALLEGIANCE RECITED AT THIS TIME.)

2 EXECUTIVE DIRECTOR SANGER: Okay. All
3 right. Thank you, everyone. Welcome to the
4 September 21st meeting of the Board of Commissioners
5 of the Union City Housing Authority. And I would
6 like to take a roll call for all our Commissioners.

7 Chairperson Pedraza?

8 CHAIRPERSON PEDRAZA: Here.

9 EXECUTIVE DIRECTOR SANGER: Vice-
10 Chairperson Gutierrez?

11 VICE-CHAIRPERSON GUTIERREZ: Here.

12 EXECUTIVE DIRECTOR SANGER: Okay.
13 Commissioner Jetter is absent.

14 Commissioner DiNardo?

15 EXECUTIVE DIRECTOR SANGER: Okay.

16 Commissioner DiNardo?

17 COMMISSIONER DINARDO: Here.

18 EXECUTIVE DIRECTOR SANGER: All right.
19 Commissioner Capizzi?

20 COMMISSIONER CAPIZZI: Here.

21 EXECUTIVE DIRECTOR SANGER:

22 Commissioner Mundorf is absent at the
23 moment. She may arrive and when she does, we will
24 duly note that.

25 And, of course, Commissioner Geldziler?

1 COMMISSIONER GELDZILER: Here.

2 EXECUTIVE DIRECTOR SANGER: Okay. We
3 have five present and two absent at the moment. We
4 do have a quorum.

5 I would like to start by saying that
6 this is the regular meeting of the Commissioners
7 Meeting of Union City Housing Authority and in
8 accordance with and pursuant to Chapter 231 PL175,
9 the Open Public Meetings Act. Adequate notice of
10 this meeting has been provided as follows: The
11 annual schedule of Board meetings setting forth the
12 time, date, and location of such meeting and notice
13 and the agenda to be sent of this meeting have been
14 prominently posted on the bulletin board in the
15 Union City Housing Authority website.

16 So and again I want to thank everyone
17 for being here today. It is the month of September,
18 and that little nip is in the air, we were just
19 talking about that, it is September, and hopefully
20 all of you have enjoyed a summer of a little rest, a
21 little relaxation, and knowing that you're all very
22 busy people involved in a lot in your community and
23 doing so many different things, but we hope you did
24 have a rested and relaxed summer.

25 We did have a very active summer here

1 and here is Ms. Mundorf.

2 (Commissioner Mundorf enters the proceedings
3 at 4:41 p.m.)

4 EXECUTIVE DIRECTOR SANGER: Let the
5 record show that Ms. Mundorf is present. We were
6 just taking attendance.

7 COMMISSIONER MUNDORF: Hi, everybody.

8 COMMISSIONER CAPIZZI: Hi.

9 VICE-CHAIRPERSON GUTIERREZ: Hello.

10 EXECUTIVE DIRECTOR SANGER: Welcome,
11 welcome.

12 And as I was stating, we did have a
13 very active summer here that we're going to talk
14 about when we go into my presentation as the
15 Director's presentation. You will see a lot of
16 things that we did and again we're looking forward
17 to after our summertime another -- when we move
18 forward advancing the Union City Housing Authority.
19 So thank you very much for that.

20 At this time I would like to have a
21 motion to go into closed session and if I could have
22 a motion.

23 VICE-CHAIRPERSON GUTIERREZ: Motion.

24 CHAIRPERSON PEDRAZA: Second.

25 EXECUTIVE DIRECTOR SANGER: Motion by

1 Ms. Gutierrez. Second by Mr. Pedraza, and we'll
2 have a roll call.

3 Mr. Pedraza?

4 CHAIRPERSON PEDRAZA: Yes.

5 EXECUTIVE DIRECTOR SANGER: Ms.

6 Gutierrez?

7 VICE-CHAIRPERSON GUTIERREZ: Yes.

8 EXECUTIVE DIRECTOR SANGER: Ms.

9 DiNardo?

10 COMMISSIONER DINARDO: Yes.

11 EXECUTIVE DIRECTOR SANGER: Ms.

12 Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 EXECUTIVE DIRECTOR SANGER: Mr.

15 Geldziler?

16 COMMISSIONER GELDZILER: Yes.

17 EXECUTIVE DIRECTOR SANGER: We have

18 five yes to go into closed session. At this time if
19 there are any members of the public that is here,
20 we'll ask you to temporarily leave our meeting and
21 then we will call you back in for the public
22 portion.

23 MS. BESHARA: Thank you.

24 EXECUTIVE DIRECTOR SANGER: Thank you.

25 (CLOSED SESSION HELD AT 4:42 P.M. AND ENDED

1 AT 5:30 P.M.)

2 EXECUTIVE DIRECTOR SANGER: Okay. We
3 are now in open session. We do have a member of the
4 public with us now and we would like to get into
5 this portion of our meeting where we present the
6 resolutions and we do have quite a few resolutions
7 this evening, some are ratifications from the
8 summertime, and I, again, want to thank you. We did
9 have five or six resolutions that were able to do
10 telephonically over the summer, and I can't stress
11 to you how important that is for us here for overall
12 operations and getting the job done. You do take
13 the time to get on the phone with us, take time, you
14 know, your personal life, your private time, and get
15 on the phone with us and do some of these things, so
16 we'll be ratifying those as well. So let's get
17 right into the regulations.

18 Number 2023, No. 34. And also this one
19 goes along with the congratulations.
20 Congratulations to Jorge Rodriguez. He is now a
21 certified qualified purchasing agent.

22 VICE-CHAIRPERSON GUTIERREZ: Yeah.

23 MR. RODRIGUEZ: Thank you. Thank you.

24 COMMISSIONER DINARDO: Congratulations.

25 COMMISSIONER CAPIZZI: Congratulations.

1 EXECUTIVE DIRECTOR SANGER: And, of
2 course, I'm going to be asking you this resolution
3 to approve this, and I don't have to tell you how
4 valuable this is for a Housing Authority. All
5 right? We have our own QPA on Board with us. Our
6 threshold changes from like 17,000 to 44,000.

7 In other words, going through a bidding
8 process and quotes and different things of that
9 nature. So not only is Jorge is in his own personal
10 growth professionally, but it's a tremendous asset
11 for us here and how we could go through the whole
12 procurement process a little easier and a little
13 more direct and everything. So, Jorge,
14 congratulations.

15 MR. RODRIGUEZ: Thank you. Thank you.

16 COMMISSIONER DINARDO: All right.

17 VICE-CHAIRPERSON GUTIERREZ: Jorge,
18 congratulations.

19 MR. RODRIGUEZ: Thank you.

20 EXECUTIVE DIRECTOR SANGER: So with
21 that, this is resolution authorizing -- and don't go
22 anywhere else with that QPA, buddy, you know.

23 (Laughter.)

24 EXECUTIVE DIRECTOR SANGER: I know that
25 might have been on one or two people's minds. I'm

1 only kidding. I'm only kidding. I'm only kidding,
2 Jorge.

3 MR. RODRIGUEZ: That's good.

4 EXECUTIVE DIRECTOR SANGER: A little
5 lighten up moment.

6 MR. RODRIGUEZ: No, I hear you.
7 Resolution authorizing the Union City Housing
8 Authority to appoint Jorge Rodriguez as Qualified
9 Purchasing Agent for the Union City Housing
10 Authority.

11 Whereas, the Union City Housing
12 Authority is required to comply with all state and
13 local procurement laws requiring the submission of
14 proposals, evaluation, and approval prior to
15 entering into contracts for goods and services, and

16 Whereas, the State of New Jersey
17 procurement laws allow for public bodies to appoint
18 QPA for purposes of procurement and permits the QPA
19 to enter into certain contracts without having to
20 bid for those services.

21 Whereas, Mr. Rodriguez has received the
22 necessary qualifications from the State of New
23 Jersey and meets the requirements of being a QPA.

24 Whereas, the Authority has discussed
25 this appointment with the Commissioners and has

1 determined that this appointment will be in the best
2 interests of the Authority.

3 And now, therefore, be it resolved that
4 the Commissioners of the Union City Housing
5 Authority do hereby approve and authorize Jorge
6 Rodriguez to be appointed as the Authority's QPA.

7 Be it further resolved that the
8 Executive Director of Union City Housing Authority
9 is hereby authorized to execute any and all
10 documents regarding Mr. Rodriguez's appointment as
11 QPA for the Authority.

12 Again, congratulations.

13 MR. RODRIGUEZ: Thank you.

14 VICE-CHAIRPERSON GUTIERREZ: Yes,
15 congratulations.

16 COMMISSIONER DINARDO: Yeah.

17 MR. RODRIGUEZ: Thank you. Thank you.

18 EXECUTIVE DIRECTOR SANGER: Next
19 resolution is no. 2023, no 35.

20 Resolution approving entry of two year
21 maintenance contracts. This is something we do
22 annually every September. We always have seven or
23 eight maintenance contracts that we do like to do
24 together, group together, and get all of these
25 contracts approved so we could move on with the

1 contracts and to get into operations.

2 And whereas, the Union City Housing
3 Authority sought bids for services related to
4 compactor services, emergency electrical repair
5 services, extermination services, fire alarm and
6 security system services, fire sprinkler system
7 maintenance and repair, fuel oil delivery services,
8 and boiler water treatment services.

9 And whereas, on August 30th, the
10 Authority conducted an open RFP submissions received
11 on that date, three companies submitted bids for
12 consideration; and

13 Whereas, each submission was reviewed
14 by the Union City Housing Authority; and

15 Whereas, in reviewing the bid submitted
16 it was determined that the bid submitted by the
17 following contractors were legally sufficient and is
18 recommending the following contractors to provide
19 the above services:

20 The first one eventually for your --
21 hopefully for your approval is compactor services to
22 be awarded to Premier Compacting Systems, LLC, with
23 a cap of \$8,330, and again the caps are remaining
24 the same. We're not broadening the caps. We say
25 this each year and each time we do this so that

1 we're remaining at that cap, and I'm happy to say
2 this last year we didn't have to go over a cap once.

3 Is that correct, Jorge?

4 MR. RODRIGUEZ: That's correct.

5 EXECUTIVE DIRECTOR SANGER: That's
6 correct. We did not exceed the cap at all, so we're
7 happy with that.

8 COMMISSIONER DINARDO: That's pretty
9 good for fuel oil.

10 EXECUTIVE DIRECTOR SANGER: Yes, yes.
11 And we'll discuss that in a minute. We'll discuss
12 in a minute too.

13 COMMISSIONER DINARDO: Okay.

14 EXECUTIVE DIRECTOR SANGER: Good.
15 Right. You're right on, because I wanted to mention
16 that in a minute.

17 COMMISSIONER DINARDO: That's great.

18 EXECUTIVE DIRECTOR SANGER: Emergency
19 electrical repairs to TSUJ Corp the cap of \$55,760.

20 Extermination services to E & G

21 Exterminators, Inc., with a cap of \$18,410.

22 Fire alarm and security system services
23 for UFS with a cap of 76,500.

24 Fire sprinkler system maintenance and
25 repair: Fire Prevention Contractors with a cap of

1 \$16,490.

2 Fuel oil delivery services to Rachel
3 Micheles Oil Company, that's a tongue twister for
4 me, with a cap of 395,590.

5 And the boiler water treatment
6 services, Scientific Boiler Water Conditioning
7 Company with a cap of \$14,280.

8 And to just elaborate and go back to,
9 that was stated by Ms. DiNardo, happy to say that
10 the savings of oil right now, all of our boilers
11 except for one building we have now gone gas. We've
12 switched over to gas.

13 COMMISSIONER DINARDO: Oh, terrific.

14 EXECUTIVE DIRECTOR SANGER: So, a
15 tremendous improvement, a tremendous improvement and
16 cost factor for the Housing Authority. We put in
17 this one fuel oil delivery in case something
18 happened to the gas, because all these boilers now
19 can be switched back to oil if you have to.

20 COMMISSIONER DINARDO: Right.

21 EXECUTIVE DIRECTOR SANGER: They can
22 beg either or, correct, Vito?

23 MR. TATTOLI: A hundred percent.

24 EXECUTIVE DIRECTOR SANGER: Okay.

25 Either or. So we're on gas. There should be a big

1 improvement, a cost factor, and it's efficiency and
2 it's cleanliness and everything else. Gas is just
3 so much better in so many different ways, but we do
4 put this in just in case we have to switch back to
5 oil and whatever. And one of our buildings does
6 have oil, but we will be switching over to gas in
7 the very few future.

8 COMMISSIONER DINARDO: That's great.

9 COMMISSIONER MUNDORF: That's good.

10 EXECUTIVE DIRECTOR SANGER: So I just
11 wanted to mention that.

12 Whereas, the contractor shall be paid
13 in accordance with the rates set forth in the bid
14 proposal submitted to the Authority;

15 Now, therefore, be it resolved that the
16 Commissioners of the Union City Housing Authority do
17 hereby approve of the contracts with the above
18 contractors for services relating to maintenance.

19 Be it further resolved that the
20 contractors shall be paid in accordance with the
21 bids at the above amounts with stated caps and
22 further resolved that the Executive Director of the
23 Union City Housing Authority is hereby authorized to
24 execute the contract for the above services
25 consistent with the bids submitted.

1 Resolution 2023, No. 36.

2 Resolution approving contract for
3 services for the repair and replacement of exterior
4 stairs and railings at all Cantello Street
5 properties.

6 And we know that we went through the
7 whole COAH process at Cantello Street. We made
8 tremendous improvements over there, new bathrooms
9 and new kitchens, new flooring, new electric, new
10 windows, new siding, aluminum siding there,
11 everything there. One thing that wasn't part of the
12 COAH funding was the front steps and the rails, we
13 couldn't include everything, but now at this time
14 with some additional fundings that we do have, with
15 Jorge being very thrifty in that area, and with
16 veterans funding, we'll be able now to fix the front
17 steps and all the front railings as well and put in
18 cameras for the whole Cantello Street as well. So,
19 that's what we're looking to do with this. So, the
20 Housing Authority is a member of the cooperative
21 purchasing programs that would allow for the
22 Authority to contract with already approved state
23 contractors and vendors; and

24 Whereas, public procurement laws
25 require the publication for all vendors that exceed

1 a certain legal threshold amount; and

2 Whereas, the Authority has determined
3 that the proposed budget and costs associated with
4 the services being requested do not meet the legal
5 threshold requiring a publication inviting
6 contractors to submit a proposal for the work;

7 Whereas, the Authority has received
8 quotations from the several contractors for the
9 above services;

10 Whereas, the Authority received an
11 estimate from GJG Construction & Consulting LLC to
12 perform the above services in the amount not to
13 exceed \$35,450, which is below the legal threshold.

14 Now, therefore, be it resolve that the
15 Commissioners of the Union City Housing Authority do
16 hereby approve the entry of the contract with GJG
17 Construction & Consulting LLC for a GJG Construction
18 & Consulting LLC for the above related services in
19 accordance with the quotation received in the amount
20 not to exceed seed \$35,450; and the contract shall
21 be paid in accordance with the quotation at the
22 above amount in the cap of \$35,450. And that should
23 really make the whole site over there really, really
24 nice.

25 The last thing we have to complete

1 there. So we did a great job over there with your
2 help.

3 Also, Resolutions 2023-27, resolution
4 approving telephonic ratification of the Union City
5 Housing Authority Board of Commissioners and
6 Resolutions 2023, No. 29 through 2023 No. 33 on
7 July -- June 16th, and these are the resolutions I
8 was alluding to before, your help over the summer.

9 Whereas, on June 16th, July 27th, and
10 August 16th, 2023, Executive Director conducted a
11 telephonic poll and discussion of the Union City
12 Housing Authority Board of the following actions:
13 The Executive Director received approval to
14 authorize the following actions: The Authority is
15 now seeking ratification and memorialization of this
16 resolution of the following telephonic discussed and
17 approved items:

18 No. 33 approving the entry into a
19 contract for boiler and hot water cleaning services
20 with CJ Venderbeck and Sons consistent with the bid
21 submitted.

22 Resolution No. 30 approving the entry
23 into a contract with Hear Construction for the
24 construction of a new entry ramp at 640 39th Street
25 consistent with the bid submitted. And we're also

1 following all ADA requirements.

2 Number 32 approving the publication of
3 request for proposal for services and repairs and
4 replacement of perimeter fencing at 3700 Palisades
5 Avenue, which is our senior citizen building;
6 approving the republication of request for proposal
7 seeking financial proposals for immediate and
8 long-term repairs of Hillside Terrace I in
9 connection with RAD conversion, and Resolution No.
10 number 29 approving the publication of request for
11 proposal seeking biannual maintenance provider
12 service contracts.

13 Now, therefore, be it resolved that the
14 Commissioners of the Union City Housing Authority do
15 hereby memorialize and ratify the above
16 telephonically approved resolutions.

17 Number 38, resolution approving the
18 Union City Housing Authority to publish request for
19 proposal for general and labor legal services.

20 Whereas, the Union City Housing
21 Authority is seeking approval by the Union City
22 Housing Authority Board of Commissioners to publish
23 request for proposal seeking general and labor legal
24 services;

25 Whereas, the Authority has prepared a

1 bid package in accordance with the applicable state
2 law for elevator -- there's a mistake there, it
3 shouldn't be for the elevator services. It should
4 be for the general and legal services. Excuse us
5 for that error. Inviting those qualified entities
6 to provide the necessary services;

7 Now, therefore, be it resolved that the
8 Commissioners of the Union City Housing Authority to
9 hereby approve and permit the Authority to publish a
10 bid for general and labor legal services.

11 Number 39, resolution approving tenant
12 account receivable writeoffs as of August 31, 2023.

13 Whereas, the Union City Housing
14 Authority requires all tenants of the facilities to
15 enter into yearly lease agreements set forth in a
16 monthly rental amount based on the tenant's income;

17 Whereas, from time to time the tenants
18 will either move out, get evicted, or deceased or
19 otherwise vacate their units leaving an open
20 uncollectible balance in the Authority's financial
21 statements;

22 Whereas, in order to keep an accurate
23 accounting of its financial condition, the Authority
24 from time to time will write off bad debt such as
25 uncollectible rent balances from tenants who either

1 moved out or were evicted from their apartments;

2 The Authority's comptroller has
3 determined that there is a need to write off several
4 bad debts including \$38,876.62, which includes AMP I
5 of \$6,062.80; AMP II, which is \$32,750; and AMP III,
6 \$20; and AMP IV \$600.87 as of the above date for the
7 Authority's public housing accounts;

8 Whereas, the Authority's comptroller
9 has determined that there is a need to write off
10 several bad debts totaling \$5,209 as of August 31st
11 for the Authority's Veterans' Homes account;

12 Whereas, the Authority has reviewed the
13 tenant account receivables and determined that these
14 debts are from tenants who either moved out or
15 otherwise vacated the unit and the tenants no longer
16 live in the Authority facilities;

17 And now, therefore, be it resolved that
18 the Commissioners of the Union City Housing
19 Authority do hereby authorize the writeoff of bad
20 debts totaling \$38,876.62 for the Authority's public
21 housing accounts and authorize the writeoff of bad
22 debts totaling \$5,209 for the Authority's Veterans'
23 Homes account both of which are made up of
24 uncollectible outstanding rental amounts of the
25 above former tenants. That's a sad resolution.

1 And the resolution 2023, No. 40.
2 Resolution approving the Union City Housing
3 Authority to publish requests for proposal for
4 architectural and civil engineering services for
5 2023-24, general matter related to the Union City
6 Housing Authority properties and projects;

7 Whereas, the Union City Housing
8 Authority is seeking approval by the Union City
9 Housing Authority Board of Commissioners to publish
10 a request for proposal seeking A & E and civil
11 engineering services for 2023-24 general matters
12 related to the Union City Housing Authority
13 properties and projects;

14 Whereas, the Authority has prepared a
15 bid package in accordance with the applicable state
16 law for architectural and civil engineering services
17 for 2023-2024 inviting those qualified entities to
18 provide the necessary services;

19 Now, therefore, be it resolved that the
20 Commissioners of the Union City Housing Authority do
21 hereby approve and permit the Authority to publish a
22 bid for architectural and civil engineering services
23 for 2023-24 general matters related to Union City
24 Housing Authority properties and projects.

25 And our last resolution 2023, No. 41.

1 Resolution approving one year contract with Stewart
2 & Stevenson Power Products LLC for emergency
3 generator services;

4 That resolution I had put in front of
5 everyone. It should be right in front of there and
6 you have a copy of that. It wasn't in the original
7 package, but it's right there in front of you so you
8 could follow along with me.

9 Resolution approving one year contract
10 of Stewart & Stevenson for emergency generator
11 services. The Union City Housing Authority
12 determined that emergency exists regarding generator
13 services;

14 Whereas, Stewart & Stevenson Power
15 Products LLC prepared a quotation for the necessary
16 emergency services and can provide the services
17 needed in the amount of \$4,540;

18 Whereas, the Authority can in emergent
19 situations bypass the normal procurement process
20 when an emergency exists and is seeking to utilize
21 the services of a state-approved vendor.

22 Now, therefore, be it resolved that the
23 Commissioners of the Union City Housing Authority do
24 hereby approve the Stewart & Stevenson Power
25 Products LLC to provide the emergent generator

1 services to be consistent with the terms of the
2 quotation received and subject to a contract for
3 services between the Authority and Stewart &
4 Stevenson Power Products;

5 Be it further resolved that the
6 Executive Director of the Union City Housing
7 Authority is hereby authorized to execute any
8 documents in connection with Stewart & Stevenson
9 Power Products LLC to provide emergency generator
10 services.

11 Glad that's over.

12 Okay. Are there any questions towards
13 any of those resolutions? Okay. If there are none,
14 I would like to get an approval that we can go into
15 a consent agenda.

16 VICE-CHAIRPERSON GUTIERREZ: Motion.

17 EXECUTIVE DIRECTOR SANGER: Motion by
18 Ms. Gutierrez.

19 COMMISSIONER MUNDORF: Second.

20 EXECUTIVE DIRECTOR SANGER: And second
21 by Ms. Mundorf.

22 Roll call. Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms.
25 Gutierrez?

1 VICE-CHAIRPERSON GUTIERREZ: Yes.

2 EXECUTIVE DIRECTOR SANGER: Ms.

3 DiNardo?

4 COMMISSIONER DINARDO: I'll abstain on

5 the minutes. I didn't attend that meeting.

6 EXECUTIVE DIRECTOR SANGER: Okay.

7 Thank you. Okay.

8 COMMISSIONER DINARDO: But other than

9 that, yes.

10 EXECUTIVE DIRECTOR SANGER: Thank you

11 for reminding us of that.

12 COMMISSIONER DINARDO: Abstention on

13 the minutes.

14 EXECUTIVE DIRECTOR SANGER: Thank you.

15 And Mr. Geldziler?

16 COMMISSIONER GELDZILER: Yes. Five

17 yes. Now to --

18 COMMISSIONER CAPIZZI: Four yes. You

19 didn't call me.

20 EXECUTIVE DIRECTOR SANGER: I'm sorry,

21 Ms. Capizzi?

22 COMMISSIONER CAPIZZI: So, yes, but I

23 have to abstain on the minutes as well. I was

24 absent.

25 EXECUTIVE DIRECTOR SANGER: Okay. So

1 then make -- that's duly noted. Thank you. Okay.
2 That's that. Right. We voted on that.

3 Now is the time that we do go into the
4 chance for the, I guess, the Director now to make a
5 little presentation or give you a little idea of
6 some of the things we have done, completed over the
7 summer.

8 If you recall back in May I had
9 provided to you on a card just as this all the
10 projects that we were looking, upcoming projects
11 that we were looking to do over the spring and the
12 summer, all right? And what I did is to show you
13 how we did have a great summer, we did complete many
14 of our projects, and it's something we should all be
15 very proud of and as we stated before, even though,
16 you know, in spite of some of our revenue and some
17 things that may be happening, we're still providing
18 a good quality of living and improvements for all of
19 our residents.

20 And if you'll see back on May 8th I had
21 given this to you and just recently what I'd like is
22 provide you a little status report as to how we did
23 with those projects.

24 You'll see the very first one, paving
25 of the parking lot at 3700 Palisades Avenue. That

1 was done. Completed.

2 New laundry room improvements in all of
3 our buildings. Done. Completed.

4 New modernized elevator at 3700
5 Palisades Avenue, we'll be doing that this October
6 and a few weeks, that will be done, all right?

7 New fencing parking lot at 3911 Kennedy
8 Boulevard, you may have noticed the new fence as you
9 maybe parked outside in our parking lot --

10 CHAIRPERSON PEDRAZA: Yes.

11 EXECUTIVE DIRECTOR SANGER: -- prior to
12 you coming in. That was completely done. Four new
13 modernized toilets at 3700 Palisades Avenue. That's
14 our senior building. So those are all done.

15 MR. RODRIGUEZ: Those are the common
16 area bathrooms.

17 EXECUTIVE DIRECTOR SANGER: Common area
18 bathrooms, yes.

19 New entrance flooring stairs and
20 railings, currently happening at AMP II, that's down
21 the hill here at 634, 640, and 660 39th Street. All
22 the entranceways are getting new flooring, new
23 railings, new stairing, and things of that nature.
24 So that is currently happening. As we speak they're
25 working on it this week.

1 We have new security cameras indoors
2 and outdoors at 3700 Palisades Avenue. That is done
3 and met the requirement from the City Fathers that
4 all senior buildings in the City of Union City,
5 regardless if they're public buildings or privately
6 owned, that they have those security cameras. So
7 we're able to complete that.

8 We had tree trimming of all our
9 properties this summer. That is done as well.

10 We had painting of Columbia Court
11 stairwells and railings. Columbia Court is all the
12 downtown, all our downtowns on 3rd and 4th Street.
13 All the buildings there were all painted. All the
14 stairwells were painted. The railings were painted.
15 The doors of the apartments were painted. And
16 looking -- and again always looking to make
17 improvements there.

18 New safety ramp, as we speak, is being
19 installed at 640 39th Street. Again, meeting all
20 ADA requirements for there as well.

21 Our RAD project, which is ongoing,
22 we'll discuss that in one moment, we did exterior
23 painting. I don't know if any of you had a chance
24 or were able to see this, but the exterior painting
25 at 2601 Central Avenue, our building there, we

1 painted the entire building. We painted the entire
2 building, changed the color, brightened up the
3 building as well as brightened up the neighborhood a
4 little bit.

5 MR. RODRIGUEZ: Absolutely.

6 EXECUTIVE DIRECTOR SANGER: So it
7 really came out nice.

8 And then the entranceway of the outside
9 stairs and the railings at Cantello Street, we had
10 that as part of our, one of our resolutions.

11 And then the paint being of the
12 exterior fencing around 3700 Palisades Avenue.
13 Again, the senior building there, we're painting the
14 whole exterior fence, reconditioning and painting
15 the whole fence there as well.

16 So I just wanted to give you -- we gave
17 this to you in May, said we were going to be doing
18 this, and we wanted to give you a status report to
19 see that all of this was done.

20 VICE-CHAIRPERSON GUTIERREZ: Thank you.
21 Thank you.

22 EXECUTIVE DIRECTOR SANGER: And I
23 think, you know, over a two, maybe three month
24 period, June, July, August, you know, all these
25 projects were completed, and so we're happy with

1 that.

2 So that is my report. Is there any
3 questions on that from anyone? Anyone would like to
4 ask any questions or anything I could add that you
5 might have an interest in?

6 Also, we did give you some pictures
7 that I will provide for you to show before and after
8 of our parking lot right outside here. We have 3911
9 Kennedy Boulevard, Willy's Fencing from Jersey City.
10 They did -- they've done a number of our fencing
11 that you voted on and they've done a number of our
12 fencing projects that we're very happy with. You
13 know, they did the fencing around the Cantello
14 Street project, they did fencing over at 3700
15 Palisades Avenue, they did fencing here, and we're
16 very happy with them and you could see the finished
17 product, not only here at our parking lot, but also
18 at 3700. The back of 3700 you'll see how we made
19 all the improvements there as well. So, you know, a
20 lot of good things happening and working with our
21 city fathers too, because what we tried to do with
22 some people in the neighborhood, and rightfully so,
23 some people in the neighborhood, we have garbage
24 there and we have trash, garbage, things of that
25 nature, and no question it could impact in the

1 neighborhood, you know, some of the neighbors and
2 their yards and things of that nature. So we
3 recognize that. We were able to put up new fencing
4 there, and we even had one of the neighbors call us
5 and say thank you, and said it made a big
6 improvement and one gentleman called and said thank
7 you, it made a big improvement for the neighborhood
8 there. So, you know, we're happy with that. So
9 just to see, you know, some pictures of things. You
10 know, the last month we had showed you pictures of
11 the parking lots, the new parking lots and things
12 like that. So that is really my report.

13 Jorge, I think it's important to spend
14 just a little time today --

15 MR. RODRIGUEZ: Sure.

16 EXECUTIVE DIRECTOR SANGER: -- to
17 update all our Board Members on the RAD process.

18 MR. RODRIGUEZ: Sure, sure.

19 I'll do this as briefly and as quickly
20 as possible in a few minute's time, I hope.

21 Basically, the RAD project, as you well
22 know, is our initiative to improve the three
23 buildings that are down the hill here from 39th
24 Street, 634, 640, and 660. We are basically in
25 discussions with several of brokers, banks, and we

1 are working with a financial consultant to determine
2 which financing plan will be the best to help us
3 achieve our goal of improving those properties at a
4 price tag about close to ten million to \$11 million.
5 And it basically is the second time that we've come
6 around. The first time we only had about two or
7 three people who came forward with some proposals.
8 This time we had another additional two people --
9 two -- I shouldn't say people, but two institutions
10 that came forward with proposals on lending us money
11 to improve, make these improvements.

12 Next week we have another meeting with
13 our financial consultant and before the end of
14 October we have to come up with a financing plan to
15 submit to HUD, which will be hopefully put together
16 and will start the process of getting that approved.
17 We're also in the environmental phase of that
18 project, because HUD wants to make sure that if we
19 do undertake such a big project, that all of the
20 environmental concerns, if there are any, are
21 addressed before -- and obviously no bank wants to
22 lend any money out to any, you know, property or any
23 development without considering any environmental
24 impact or if any environmental remediations have to
25 be addressed.

1 So, at this point in time, hopefully
2 by -- well, at this point in time we're still in
3 that discussion, the financing plan, that that is
4 probably the biggest piece of the puzzle. If we do
5 get a green light, so to speak, from HUD, on our
6 financing plan, which we hope to achieve in the near
7 future, then we would then address all the next and
8 necessary steps that we have to take, including
9 addressing to the Board, you know, the plan that
10 we've adopted. We will, bring in -- we'll bring in
11 the financial consultant to hopefully give us a
12 presentation, give the Board a presentation, as well
13 as the architectural and engineering agency that we
14 basically have on Board and give us a picture of how
15 we want to move forward and how we want to make all
16 these improvements a reality.

17 So, with that said, you know, it's
18 basically a wait and see now for another month or so
19 and hopefully by next month we might have some good
20 news, we'll see, but I don't want to, you know, get
21 two ahead of myself on that.

22 So that's basically it for now.

23 EXECUTIVE DIRECTOR SANGER: One thing
24 we wanted to be sure of, and I may have stated this
25 before, we want you, obviously, something with a

1 cost of ten -- you know, taking out basically a
2 loan, a mortgage, for ten or \$11 million is a major
3 step, and before you vote on anything like that, we
4 want to be sure you feel comfortable and make sure
5 that you're being presented from our architect
6 engineer spend time explaining to you. So, in other
7 words there's no rush, so to speak, and the
8 architect engineer, as well as the financial
9 institutions come in, make a presentation to you,
10 answer any questions you may have, present to you so
11 you would feel comfortable when the time comes and
12 you may have to vote on this and we also -- the city
13 fathers have to sign off on this as well. All
14 right. That's part of the HUD process that the city
15 fathers sign off as well. So, we would also be
16 making a presentation to the Mayor and the City
17 Fathers on it as well because they'll be signing off
18 on it. Then once those things are done, and then we
19 then go to have other meetings -- we've already had
20 meetings with our public, with public and we, of
21 course, our tenants, but we'd have to go back to the
22 tenants as well, brief them, let them know of the
23 whole process, how it may be impacting them. But
24 one thing I can say for sure and you all from Union
25 City and you know the philosophy here, that there

1 would not be one dime increase of rent to any of
2 our --

3 MR. RODRIGUEZ: That's correct.

4 EXECUTIVE DIRECTOR SANGER: -- any of
5 our tenants in any way, shape, or form. Eventually
6 that's what would happen in those three buildings,
7 and we're doing those three buildings, the other
8 three buildings with the greatest need, and what we
9 will do with those three buildings is to, you know,
10 be sure we work, you know, we address all the needs
11 there, and hopefully use that as a first -- as a
12 stepping stone, you know, lessons learned there,
13 what we've done there, and hopefully in the future
14 and maybe branch out to other places, but that is
15 one of the greatest need. The other thing is it may
16 take -- this time it's going to take, as we did at
17 Veterans, a little relocation. So you may be
18 hearing about this as we get closer and closer.
19 It's going to be relocation of some of the tenants
20 there. We had a great relationship with Extended
21 Stay Hotel right down the hill here, right down the
22 hill, you go right over the track, North Bergen,
23 right over, right into Secaucus, right on your
24 right-hand side there, as soon as you go it's
25 Extended Stay Hotel. Everyone from our veterans,

1 who stayed there, were very happy with it, all the
2 tenants, all the residents. We had a good
3 relationship with the management there. So it's
4 going to take quite a bit. Now, it might be
5 children staying there for two or three weeks, it
6 might take coordination with the Board of Education
7 and bus some kids up from right there to come to
8 some of our schools, things of that nature. But to
9 do something here, and the fact is much has not been
10 improved here since 1952.

11 VICE-CHAIRPERSON GUTIERREZ: Wow.

12 EXECUTIVE DIRECTOR SANGER: That's when
13 these buildings were built, so the same piping in
14 the walls, the same systems, the water systems, some
15 of our electric systems here, and fuses and things
16 of that nature, you know, so it's -- you know, it's
17 tremendously necessary, it's needed, and we're going
18 to be -- you know, do our best to do this in the
19 best way possible, but, of course, with the least
20 amount of disruption for everyone.

21 VICE-CHAIRPERSON GUTIERREZ: Exactly.

22 EXECUTIVE DIRECTOR SANGER: But mostly
23 speaking with you, I want to be sure that if you're
24 not comfortable with it, we would vote, you know,
25 that we want you to get to a point where you

1 certainly feel comfortable and everything is
2 presented to you and when we come to any -- you
3 know, we're only preliminary decision, you're the
4 ultimate decision along with the city fathers, so
5 we're working on it.

6 COMMISSIONER DINARDO: So when it comes
7 to that time, I guess we'll be presented with cost
8 estimates.

9 MR. RODRIGUEZ: Absolutely.

10 COMMISSIONER DINARDO: Okay. Because,
11 you know, we all know the cost of construction --

12 MR. RODRIGUEZ: Yes.

13 COMMISSIONER DINARDO: -- is up and
14 down, materials are up stand.

15 MR. RODRIGUEZ: Correct, correct.

16 COMMISSIONER DINARDO: So that you know
17 that you're mortgaging, for lack of a better term,
18 the right number.

19 MR. RODRIGUEZ: Yeah, correct, correct.
20 That we can meet those obligations, those bills,
21 those liabilities, right, that mortgage payment.

22 COMMISSIONER DINARDO: Yeah, that's a
23 big responsibility.

24 MR. RODRIGUEZ: And have a reserve for
25 a rainy day as well, you know? So, you know,

1 those -- all those questions are valid and all those
2 questions we will hope to address with the, you
3 know, with a big picture of, you know, where we're
4 headed, right? Will we be able to accomplish
5 everything that we want to do, whether it's, like
6 the Director is saying, the plumbing, the new
7 elevators. We hope we don't have to pare down or
8 eliminate any improvements because of the cost.

9 COMMISSIONER DINARDO: Uh-huh.

10 MR. RODRIGUEZ: But if we had to, that
11 will also be brought forward to your attention as
12 well and --

13 COMMISSIONER DINARDO: So are you
14 working with, like, a specific architect? How --
15 remember, I was in the early meetings of RAD, so I
16 have a kind of an understanding.

17 MR. RODRIGUEZ: That's correct, yes.

18 EXECUTIVE DIRECTOR SANGER: We work
19 with the architects, Land, Land Associates.

20 COMMISSIONER DINARDO: Oh, they're
21 good, they're good.

22 MR. RODRIGUEZ: Oh, you've heard of
23 that.

24 EXECUTIVE DIRECTOR SANGER: Excellent
25 reputation.

1 COMMISSIONER DINARDO: Yes.

2 EXECUTIVE DIRECTOR SANGER: Excellent
3 reputation, little -- costs a little better, but
4 you're getting real quality.

5 COMMISSIONER DINARDO: Well, they're
6 experienced.

7 MR. RODRIGUEZ: Experienced.

8 COMMISSIONER DINARDO: And they're all
9 in the state and so that's helpful.

10 EXECUTIVE DIRECTOR SANGER: And they --
11 a good point is they're experienced in the fact that
12 they've done many RAD projects already.

13 COMMISSIONER DINARDO: Yes, yes.

14 EXECUTIVE DIRECTOR SANGER: So they
15 already know the -- you know, know the drill, so to
16 speak.

17 COMMISSIONER CAPIZZI: Uh-huh.

18 VICE-CHAIRPERSON GUTIERREZ: Uh-huh.

19 EXECUTIVE DIRECTOR SANGER: And they'll
20 be sharing their experience with us, which is
21 wonderful, you know? So, they'll be part of that.
22 So they came in and had done their thing, you know.
23 We also had environmental come in and do
24 environmental studies and, well, Jorge, you could
25 really go through the whole process.

1 COMMISSIONER DINARDO: So, Jorge --

2 MR. RODRIGUEZ: So the environmental,
3 yes, so basically we had some soil testing recently
4 and down the hill. That is still pending. We hope
5 that the oil tank that was disposed of was done
6 properly. There was an oil tank in one of those
7 buildings underground. The oil tank has now -- is
8 inactive and hopefully we expect that, you know,
9 that to come back as, you know, clean, that there
10 will be no adverse remediation that we would have to
11 take to prepare that, but that is basically -- that
12 is pending and that will be also prior to any
13 financing plan approval we would need to have that
14 environmental report clean and presented to the
15 City. The City is going to be -- the people or the
16 institution that will eventually have to sign off on
17 that environmental study and then, you know, as I --
18 you know, you could say dominoes will start falling
19 in the right direction, you know, so to speak, so, I
20 think if I just -- not to really belabor this, but I
21 think that as I see this evolve and I hope that it
22 will continue going in the right direction, I think
23 the biggest challenge is really going to be keeping
24 the tenants happy, keeping the tenants abreast of
25 what's going on, because we want to make sure that

1 when we do this relocation, that we provide or at
2 least we minimize the impact of this relocation. I
3 mean, we want to -- obviously, the Director said
4 that we have arrangements with a hotel nearby and so
5 forth, but at the end of the day, you know, we're
6 going to have probably an elevator that's going to
7 be down for about a month or so, so as we modernize
8 that elevator, how are we going to address those
9 concerns? So, all these things have to be,
10 obviously, you know, basically considered, and such
11 a big project as this so, you know, so --

12 EXECUTIVE DIRECTOR SANGER: But we
13 have -- when we have gone with the architect, the
14 engineer, we've gone with the financial planning,
15 the financial planning, so we've taken all those
16 steps, you know, so far, environmental, things like
17 that, and right now we're looking for a financial
18 institution that's going to, you know, work with us,
19 and it's going to be interesting.

20 COMMISSIONER DINARDO: Oh, it will be,
21 sure.

22 EXECUTIVE DIRECTOR SANGER: Because,
23 you know, the thing is, do you do things by floor.

24 COMMISSIONER DINARDO: Right.

25 EXECUTIVE DIRECTOR SANGER: Just -- I'm

1 just giving you an idea of some of the things that
2 might be -- now, we're little, maybe an extra half
3 hour in some of our meetings, but it's, you know --

4 COMMISSIONER DINARDO: We haven't seen
5 you in a couple of months.

6 EXECUTIVE DIRECTOR SANGER: We have so
7 much, and we haven't talked much about this,
8 exactly. I think this is necessary. But do you do
9 it just vertically? Or do you say so what we call a
10 line, there's a bee line.

11 COMMISSIONER DINARDO: Right, right.

12 EXECUTIVE DIRECTOR SANGER: Do you do
13 the bee line that comes down from the eighth floor
14 right to the first floor. So it will be 1B, 2B, 3B
15 4B, 5B, and then you're doing -- the most important
16 thing we have here, the biggest issue we have in the
17 Union City Housing Authority is eroded and old
18 piping in walls that just break, water damage
19 everywhere. The amount of work orders that Vito
20 does and I could let Vito -- he could talk about
21 this, whatever.

22 MR. TATTOLI: I'd rather not.

23 (Laughter.)

24 EXECUTIVE DIRECTOR SANGER: That's
25 okay. Okay. But that's our biggest issue. We do

1 to about approximately 25 work orders a day and
2 probably 60 percent of them, 70 percent of them
3 derive from some type of water damage or water
4 coming from pipes and whatever.

5 VICE-CHAIRPERSON GUTIERREZ: They do
6 all those buildings.

7 EXECUTIVE DIRECTOR SANGER: Ruins the
8 walls, ruins the bathrooms.

9 COMMISSIONER CAPIZZI: Sure,
10 everything.

11 EXECUTIVE DIRECTOR SANGER: The
12 bathrooms, the kitchens, the this, the cabinets,
13 they're just breaking everywhere, you know? They're
14 from 1952. So, do you do that line? Do you do it
15 by floor? You know, and then when you relocate
16 people, some people might stay with relatives, they
17 don't want to go to a hotel, which we did at
18 Veterans. So you give them an option. You know,
19 there's just so many things and transportation for
20 people back and forth, things of that nature.

21 COMMISSIONER DINARDO: And then you
22 have to, like, empty out the apartment, right?

23 MR. RODRIGUEZ: Correct.

24 COMMISSIONER DINARDO: Because then
25 you're demoing the apartment.

1 MR. RODRIGUEZ: Storage.

2 COMMISSIONER DINARDO: You're doing
3 demolition --

4 MR. RODRIGUEZ: Storage.

5 COMMISSIONER DINARDO: And then their
6 stuff has to go in storage.

7 MR. RODRIGUEZ: That's right. That's
8 right.

9 COMMISSIONER DINARDO: That's a lot.

10 EXECUTIVE DIRECTOR SANGER: That's what
11 we did at Veterans.

12 MR. RODRIGUEZ: Some people don't want
13 their storage -- I'm sorry. Some people don't want
14 their storage, and we've experienced this at
15 Veterans, they don't want their -- and rightfully
16 understanding, they don't want their furniture
17 co-mingled with another person's furniture from
18 another together. We've had it. "Oh, did you put
19 my couch with them?" You know, oh.

20 EXECUTIVE DIRECTOR SANGER: But they're
21 right, they're right.

22 COMMISSIONER DINARDO: Well, they
23 skeeve, as they say.

24 VICE-CHAIRPERSON GUTIERREZ: Yeah,
25 yeah, yeah.

1 COMMISSIONER DINARDO: I don't know now
2 she's going to put in the record, but...

3 MR. RODRIGUEZ: Excuse me.

4 EXECUTIVE DIRECTOR SANGER: But they're
5 a hundred percent right.

6 COMMISSIONER DINARDO: Sure.

7 EXECUTIVE DIRECTOR SANGER: We realized
8 after the first one or two apartments we did we put
9 together and say, wait, this is wrong, they're
10 right. So we went out and got two other containers,
11 walk-in containers. So each apartment had its own
12 walk-in container.

13 COMMISSIONER DINARDO: That's a lot.

14 EXECUTIVE DIRECTOR SANGER: And we had
15 to get a mover to move it into the container, and we
16 paid a mover to move it into the container, then
17 when we finished three weeks later, move it back in.

18 COMMISSIONER DINARDO: So you did like
19 the pods or whatever.

20 MR. RODRIGUEZ: That's right.

21 COMMISSIONER DINARDO: Okay. Wow.
22 That's a lot.

23 EXECUTIVE DIRECTOR SANGER: Yeah, so
24 you know --

25 COMMISSIONER DINARDO: How do you

1 manage all that?

2 EXECUTIVE DIRECTOR SANGER: This is
3 all-- that's where we're going to need the
4 architects and the engineer, people have gone
5 through all this.

6 COMMISSIONER DINARDO: Right.

7 MR. RODRIGUEZ: We're going to need the
8 social worker after this project.

9 COMMISSIONER DINARDO: Yes, yes, but
10 you're right. People who have experienced it and
11 they can share with you what other housing
12 authorities did, what worked, what didn't work.

13 COMMISSIONER CAPIZZI: Uh-huh.

14 COMMISSIONER DINARDO: And that's a
15 huge endeavor. Veterans was a much smaller
16 endeavor.

17 MR. RODRIGUEZ: That's true.

18 VICE-CHAIRPERSON GUTIERREZ: Oh, yes.

19 MR. TATTOLI: Veterans you're only
20 talking two floors. Persons here, you're talking
21 eight floors.

22 VICE-CHAIRPERSON GUTIERREZ: Eight
23 floors in each building.

24 COMMISSIONER DINARDO: Eight floors.

25 MR. TATTOLI: And some eight floors are

1 back to back. So if you're working on one, you're
2 going to have to do the other one, so you're talking
3 double the amount.

4 VICE-CHAIRPERSON GUTIERREZ: Double.

5 EXECUTIVE DIRECTOR SANGER: That's the
6 piping for two bathrooms.

7 COMMISSIONER DINARDO: Yeah, yeah,
8 right. Right. Wow.

9 VICE-CHAIRPERSON GUTIERREZ: Yeah,
10 that's a lot.

11 COMMISSIONER DINARDO: And you can't
12 just take everybody out and do one building at a
13 time. That's like --

14 MR. RODRIGUEZ: Yeah.

15 MR. TATTOLI: No, no.

16 COMMISSIONER DINARDO: That would be so
17 expensive.

18 MR. RODRIGUEZ: Oh, gosh.

19 If we only had space for to build
20 another building and we used that building as a --
21 yeah, everyone will be like, "Okay, you know what?
22 I want the new building as soon as you build it."

23 COMMISSIONER DINARDO: Tear that other
24 one down.

25 VICE-CHAIRPERSON GUTIERREZ: They're

1 going to say, "I'm going to stay in the new
2 building."

3 EXECUTIVE DIRECTOR SANGER: It may be
4 something like eight or ten families for three or
5 four weeks, another eight or ten families for three
6 or four weeks, then another family three or four
7 weeks.

8 MR. RODRIGUEZ: That's right.

9 EXECUTIVE DIRECTOR SANGER: Do it like
10 that. Each one of our buildings have 55 families,
11 just so you know.

12 COMMISSIONER DINARDO: Right, right,
13 that's crazy.

14 EXECUTIVE DIRECTOR SANGER: Yes,
15 approximately 55.

16 COMMISSIONER DINARDO: So when -- with
17 the architects, your engineers and all, when you go
18 out to bid for this work, right, it's one GC? You
19 bring in just one general contractor? Or --

20 MR. RODRIGUEZ: That's a good question.
21 That's something -- that's actually something that
22 the architect and engineer had proposed.

23 MR. TATTOLI: I was going to say that's
24 pretty much determined by the architect and the
25 engineer. It's not really our decision to make, you

1 know.

2 EXECUTIVE DIRECTOR SANGER: Who is our
3 decision? Who is our decision?

4 COMMISSIONER DINARDO: Whether or not
5 they would have multiple --

6 MR. TATTOLI: Correct --

7 COMMISSIONER DINARDO: Contractors or
8 whatever.

9 EXECUTIVE DIRECTOR SANGER: Well, he'll
10 go with a GC. When I spoke to --

11 MR. TATTOLI: He'll be going with a GC.

12 COMMISSIONER DINARDO: And then all the
13 disciplines under it.

14 EXECUTIVE DIRECTOR SANGER: Exactly.

15 COMMISSIONER DINARDO: I was just
16 curious, because it's such a monumental task.

17 MR. RODRIGUEZ: Yeah, yeah.

18 COMMISSIONER DINARDO: Wow.

19 VICE-CHAIRPERSON GUTIERREZ: That's a
20 lot.

21 MR. RODRIGUEZ: And then we also -- I
22 mean, not to keep going, but we also have to
23 consider -- we have to create like and Gerard will
24 have to come in and help us out with this, we'll
25 have to create an entity that's considered, because

1 thing, too, and just to finalize before we go to the
2 public, to finalize every one of these now will be
3 changed over to Section 8 vouchers, okay?

4 COMMISSIONER DINARDO: Oh, which is
5 good for the authority.

6 EXECUTIVE DIRECTOR SANGER: Yeah, it's
7 good for the Authority, it's good for the Authority.
8 All right. Section 8 vouchers, they'll no longer be
9 PHA, all right? Remember, it's just for these three
10 buildings now. This is our first phase. We would
11 have loved to have gotten enough money, but we
12 weren't in a position to get that big of a mortgage.
13 Just like your mortgage at home, not in a position
14 to get that much money. We weren't in a position to
15 go out and get maybe 30, you know, 40 million or
16 something to do everything, everywhere, you know,
17 but we were able to -- and then they designated this
18 because those three buildings were in the greatest
19 need, so, you know, but we'll be switching over to
20 vouchers, which means we're going to have to realign
21 our offices here, no more PH -- we have a PHA up
22 front here and then we have Section 8 in the back,
23 okay? We have two different staffs, so to speak,
24 all right? But they're all eventually -- so it's
25 going to change a whole management as well. And

1 personnel management reorganization a whole new
2 reorganization of personnel, how everyone now is
3 going to be working with vouchers -- not everyone,
4 but about half are going to be working with vouchers
5 and eventually, years from now, we probably won't be
6 here when years from now they're going to have to
7 expand out and do, you know, it.

8 COMMISSIONER DINARDO: Why don't I
9 imagine we'll all still be here.

10 (Laughter.)

11 EXECUTIVE DIRECTOR SANGER: God bless
12 you. God bless you.

13 VICE-CHAIRPERSON GUTIERREZ: You got
14 pleasant years already.

15 COMMISSIONER DINARDO: Well, it sounds
16 great.

17 EXECUTIVE DIRECTOR SANGER: But our
18 main point I want to say is we go along -- I want to
19 be more detailed, more specific with you so you feel
20 comfortable in planning, what we're doing, where
21 we're going, how we're getting there, and if you're
22 going to be voting on it, you should know every step
23 of the way. That's the bottom line. All right.

24 At this time it's -- we want to hear
25 from the public. Is there anyone from the public

1 who would like to address the Board?

2 MS. BESHARA: Yes.

3 EXECUTIVE DIRECTOR SANGER: Please
4 state your name and your address.

5 MS. BESHARA: Tony Beshara, Veterans'
6 apartments on 44th Street.

7 I have -- I heard a lot about all the
8 developments that have occurred. I'm wondering if
9 you've got anymore ideas or plans specifically for
10 the COAH project for the Veterans' apartments?

11 EXECUTIVE DIRECTOR SANGER: Well, and
12 as I've said to you, unfortunately, as I've said to
13 you a few months back, we're in a position now where
14 we're waiting for our city fathers to take the, you
15 know, the project itself and the COAH founding to
16 get approved by the courts again. So when they
17 choose to do that and when they are through, that's
18 something, you know, we work well with them, but we
19 rely on the city fathers to, of course, provide that
20 funding for us, and they have to go through another
21 court process and approval through the courts and
22 again for this, you know, for this funding for a
23 Phase 2. So we're waiting on that. I know the --
24 we've talked to the Mayor and he had a directors'
25 meeting just last week and he -- you know, it's

1 something that he is addressing. And he's looking
2 forward to it -- he's working very hard on not only
3 the approving with the Veterans, but also affordable
4 housing around Union City as well, getting
5 additional affordable housing throughout Union City
6 at different sites. So that now is becoming one of
7 his focuses and his improvements, his ongoing
8 improvements in Union city. But the bottom line is
9 we're still waiting on the courts to approve COAH so
10 we can go to Phase 2.

11 MS. BESHARA: Okay. Thank you.

12 EXECUTIVE DIRECTOR SANGER: We're as
13 anxious as you are. I'm bringing go up all the
14 time, believe me, we'd like to move on that.

15 MS. BESHARA: Thank you.

16 One other thing much, you know, less
17 pronounced is where I live -- actually, in all of
18 the veterans apartments, at one time there were
19 clothing lines in the back.

20 EXECUTIVE DIRECTOR SANGER: Uh-huh.

21 MS. BESHARA: And now after several
22 years of, you know, repaving the courtyards and the
23 backs by the basements, most of those lines have
24 been taken down. If I am not mistaken, my building
25 may be the only one with clothing lines still up

1 because we have asked for that. In fact, the last
2 time, the last paving was many years ago, but I was
3 one of the key people to say "Please don't take
4 those down." There are -- I don't know what the
5 interest is in many of the buildings, but we still
6 use them in the backs of my building, and there's
7 the building on the side, they seem to be interested
8 in lines, so I was just going to present that,
9 because over the course of the years people have
10 asked me if they could use my lines, most of the
11 time I say yes, I mean --

12 EXECUTIVE DIRECTOR SANGER: Sure, sure.

13 MS. BESHARA: But -- and other times
14 I've found, you know, things on the line I don't
15 know where it came from, et cetera, that's a little
16 creepy, but in general over the course of the years
17 and even recently, I've noticed that there is
18 interest. So, I was wondering if you guys could
19 put -- it would -- since there are three sets of
20 apartments in that building, I'm not asking for all
21 buildings because I don't know what the interest is,
22 there would be four poles and three sets of lines
23 right in the back, just like we have.

24 EXECUTIVE DIRECTOR SANGER: What you're
25 saying is --

1 MS. BESHARA: What I'm asking.

2 EXECUTIVE DIRECTOR SANGER: --
3 something -- I think it warrants consideration, all
4 right? No question. Right now a lot of those posts
5 are still there, a lot of the posts are still there.
6 It would just be a matter of putting a line up.

7 MS. BESHARA: Right. And the building
8 that I'm referencing, there are no poles.

9 EXECUTIVE DIRECTOR SANGER: Posts.

10 MS. BESHARA: No, they've been taken
11 down.

12 EXECUTIVE DIRECTOR SANGER: They've
13 been taken down. You know what's really happened
14 with them, they've eroded.

15 MS. BESHARA: No, no.

16 EXECUTIVE DIRECTOR SANGER: Some of
17 them have eroded too, they got rusty--

18 MS. BESHARA: Maybe --

19 COURT STENOGRAPHER: All right, you've
20 got to just let him finish. Let him finish talking.

21 EXECUTIVE DIRECTOR SANGER: They rusted
22 and eroded, some of them, but let's say this: We're
23 not against anything like that. But upon request,
24 if someone is thinking about maybe adding, putting
25 up the clothes line in the back the way it always

1 was, they could contact us and we'd go and we'd
2 consider it and see how feasible it is.

3 MS. BESHARA: Right. I understand.

4 EXECUTIVE DIRECTOR SANGER: Things of
5 that nature. But we're not against it. Most people
6 now go with driers and things of that nature, you
7 know.

8 VICE-CHAIRPERSON GUTIERREZ: Exactly.

9 EXECUTIVE DIRECTOR SANGER: But there
10 are some who like to do that and if someone makes a
11 Request to us, we would go -- we'd go and check it
12 out, assess the situation, and then if we thought it
13 was okay to do with safety and things of that
14 nature, we'd think about doing that.

15 MS. BESHARA: I guess the only reason
16 I'm bringing it up is because most people, when -- I
17 mean, I was there when the places were paved and the
18 lines, the poles were taken down.

19 EXECUTIVE DIRECTOR SANGER: Oh, yeah?

20 MS. BESHARA: It wasn't eroded. They
21 simply were taken and then nobody complained or
22 thereafter asked to have them put up and some people
23 actually put up their own things over -- I've seen
24 everything, poles from the kitchen windows to, you
25 know, a line with to a pole, various different

1 things, or one of those octagonal things, you know,
2 I've seen everything, but in general no one has
3 asked, so I was just wondering if, I guess, on
4 behalf of that building.

5 EXECUTIVE DIRECTOR SANGER: Again, if
6 they asked us and made a request, we'd go, we'd
7 check it out. I can't give you an answer right now
8 to see how feasible it is and we'd consider it.

9 MS. BESHARA: Okay.

10 EXECUTIVE DIRECTOR SANGER: Yes, yes.

11 MS. BESHARA: Thank you.

12 VICE-CHAIRPERSON GUTIERREZ: Thank you.

13 MR. RODRIGUEZ: You're welcome.

14 EXECUTIVE DIRECTOR SANGER: Okay.

15 Can we get a motion to close, please.

16 VICE-CHAIRPERSON GUTIERREZ: Motion.

17 EXECUTIVE DIRECTOR SANGER: Motion by
18 Ms. Gutierrez.

19 COMMISSIONER MUNDORF: Second.

20 EXECUTIVE DIRECTOR SANGER: Second by
21 Ms. Mundorf.

22 Mr. Pedraza?

23 CHAIRPERSON PEDRAZA: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms.
25 Gutierrez?

1 VICE-CHAIRPERSON GUTIERREZ: Yes.

2 EXECUTIVE DIRECTOR SANGER: Ms.

3 DiNardo?

4 COMMISSIONER DINARDO: Yes.

5 EXECUTIVE DIRECTOR SANGER: Ms.

6 Capizzi?

7 COMMISSIONER CAPIZZI: Yes.

8 EXECUTIVE DIRECTOR SANGER: Ms.

9 Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 EXECUTIVE DIRECTOR SANGER: Mr.

12 Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 EXECUTIVE DIRECTOR SANGER: Thank you.

15 Thank you for a good meeting.

16 (Concluded at 6:20 p.m.)

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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
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