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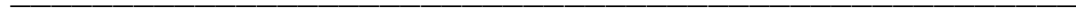
REGULAR SESSION OF THE BOARD :
OF COMMISSIONERS OF THE UNION : THURSDAY
CITY HOUSING AUTHORITY OF THE : APRIL 18, 2024
CITY OF UNION CITY : 4:30 P.M.



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 (ABSENT)
COMMISSIONER DOROTHY JETTER (ABSENT)
COMMISSIONER JAY M. GELDZILER



APPEARANCES:

GERARD PIZZILLO, ESQ., (ABSENT)
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 EXECUTIVE DIRECTOR SANGER: If could we
2 all stand for our Pledge?

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR SANGER: Okay.
5 Welcome, everyone, to the Board of Commissioners
6 meeting of the Union City Housing Authority for this
7 April 18th, 2024, and I just want to say thank you
8 to everyone for being here today and we'll have more
9 to say in a closed session, but thank you for being
10 here and hope this spring season brings everyone
11 good health. That's the main thing that we all
12 need. So, with that I would like to --

13 COMMISSIONER DINARDO: That's right.

14 EXECUTIVE DIRECTOR SANGER: -- open our
15 meeting with a roll call.

16 And Mr. Pedraza?

17 CHAIRMAN PEDRAZA: Here.

18 EXECUTIVE DIRECTOR SANGER: Ms.

19 Gutierrez?

20 VICE-CHAIRPERSON GUTIERREZ: Here.

21 EXECUTIVE DIRECTOR SANGER: Ms.

22 DiNardo?

23 COMMISSIONER DINARDO: Here.

24 EXECUTIVE DIRECTOR SANGER: Ms.

25 Capizzi?

1 COMMISSIONER CAPIZZI: Here.

2 EXECUTIVE DIRECTOR SANGER: Mr.

3 Geldziler?

4 COMMISSIONER GELDZILER: Here.

5 EXECUTIVE DIRECTOR SANGER: Five yes.

6 Ms. Jetter is not present with us and Ms. Mundorf is
7 not present with us.

8 This is a regular meeting of the Union
9 City Housing Authority. In accordance with and
10 pursuant to Chapter 231 also Public Meeting Act,
11 adequate notice of this meeting has been provided as
12 follows: The annual schedule of Board meetings
13 setting forth the time, date, and location of such
14 meetings and the notice and the agenda to extent
15 know of this meeting has been prominently posted the
16 on the bulleting boards and the Housing Authority
17 website.

18 With that being said, I need a motion
19 to go into closed session.

20 VICE-CHAIRPERSON GUTIERREZ: Motion.

21 EXECUTIVE DIRECTOR SANGER: Motion by
22 Ms. Gutierrez.

23 Second?

24 CHAIRMAN PEDRAZA: Second.

25 EXECUTIVE DIRECTOR SANGER: Second by

1 Mr. Pedraza.

2 Okay. Roll call.

3 Mr. Pedraza?

4 CHAIRMAN 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: Okay.

18 We'll now go into closed session.

19 If there's any member of the public
20 here that would please step outside and when we come
21 into open session, I'll be happy to invite you back
22 in.

23 (CLOSED SESSION STARTED AT 4:34 P.M. AND

24 ENDED AT 4:40 P.M.)

25 EXECUTIVE DIRECTOR SANGER: We're now

1 in open session. If you get the member of our
2 public, please.

3 (Public enters the proceedings at this time.)

4 EXECUTIVE DIRECTOR SANGER: By request
5 of some of our members I'll only be reading the top
6 part.

7 COMMISSIONER CAPIZZI: Yes, yes.

8 EXECUTIVE DIRECTOR SANGER: Moving
9 along with our open session, we do have a member of
10 the public with us, and moving along with our
11 opening session, we now have some resolutions that,
12 of course, I'd like to read to all the Board
13 Members.

14 Resolution No. 2024 No. 9.

15 Resolution approving telephonic
16 ratification of the Union City Housing Authority
17 Board of Commissioners Resolutions No. 007 and 008.

18 We had done those already and that had
19 to do with HOTMA policy, new policies that we had to
20 get together for HUD and also the policy for shared
21 service we're having with the City of Union City for
22 what we call the teamsters buildings at 707 Summit
23 Avenue. What we're doing there is just providing
24 maintenance there for the City so that it comes to a
25 decision of what they'll be doing there. So that

1 one is completed. We're also helping the city and
2 the police department. They're having a lot of
3 training sessions at the big building for different
4 things. The fire department's using it for training
5 in the near future as well as the police department
6 is using it for training too for a lot of their
7 drills and sessions. Training sessions.

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1 EXECUTIVE DIRECTOR SANGER: Resolution
2 2024 No. 10.

3 A resolution approving and certifying
4 the 2023 annual report for submission to local
5 finance board.

6 That is our audit report. Mr. Jorge
7 Rodriguez will have a brief, very brief explanation
8 to the report, and we're very happy to say we had no
9 comments, no recommendations. We're very happy that
10 we have a clean audit, a clean report.

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1 EXECUTIVE DIRECTOR SANGER: Resolution
2 2024 No. 11.

3 Telephonic resolution approving the
4 Housing Authority to authorize the capital fund
5 program and five year plan as required by HUD
6 regulations and authorizing submission to HUD for
7 approval.

8 So, that's our annual capital fund
9 five-year plan. We must go by HUD regulations and
10 we have that completed. And we're hoping for
11 everyone's support tonight with that.

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1 EXECUTIVE DIRECTOR SANGER: Resolution
2 2024, No. 12.

3 A resolution approving the Union City
4 Housing Authority to publish requests for proposal
5 for improvements to the community room at 634 39th
6 Street. You might say what is the community room?
7 Right down on 39th Street here outside 634 there is
8 a big open space room their right on ground level.
9 In the past it's been used as a mini police station
10 and a mini station there. We had Juvenile Aid
11 Bureau there. There were times here where there was
12 a secretary and three members of the police
13 department on a regular basis and they were assigned
14 to the Union City Housing Authority. So, how things
15 have changed that we don't need a substation right
16 here at the Housing Authority, but that now we're
17 all -- what we're doing is renovating that, cleaning
18 that up, and for whatever might be needed in the
19 future, whatever, you know, we have an office space
20 and a space now for if you ever want to develop a
21 program, have an additional programs, we have a
22 space to put people. So that's what we're doing.

23 COMMISSIONER DINARDO: So the police
24 are out.

25 EXECUTIVE DIRECTOR SANGER: The police

1 have been out for over ten years.

2 COMMISSIONER DINARDO: Oh, wow.

3 EXECUTIVE DIRECTOR SANGER: But there
4 was a time here that it was necessary to have police
5 right on site.

6 COMMISSIONER DINARDO: Yeah, yeah,
7 true.

8 EXECUTIVE DIRECTOR SANGER: Right on
9 site here and things have changed a lot, thank God.

10 COMMISSIONER DINARDO: Sure, thank God.

11 EXECUTIVE DIRECTOR SANGER: That's no
12 necessary. So, that was always ours, of course, but
13 now we're renovating it all. Of course, it's all
14 old, et cetera. We're renovating it. New ceilings,
15 new floors, new walls, you know, new electric, new
16 everything. We'll have office space there for
17 whatever program we may want to develop in the very
18 near future. So, we have space. While we do have
19 the money with the capital fund, let's make it nice,
20 and we're hoping to -- and you're hoping to have
21 grants to make it us available for grants and
22 funding down the road to say we do have space to do
23 certain things. So, if that does come, you know,
24 we're ready. So that's the bottom line.

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1 EXECUTIVE DIRECTOR SANGER: Okay.

2 Number 13. Resolution 2024, No. 13.

3 Resolution approving the Union City
4 Housing Authority to publish a request for proposal
5 prove seeking financial proposals for general
6 contractor. We're looking to rebid for the RAD
7 general contractor. The first in much too high for
8 us. So, being that this is a RAD project, we're
9 going to rebid again being it's directly working
10 with HUD. I know they like to see rebidding and
11 they like to see a whole process in place, and we'll
12 go through that rebid process and hopefully things
13 have been adjusted by our consultant, our finance
14 consultant, et cetera, to make the bids a little bit
15 more specific and detailed and hopefully that's
16 going to allow more people to bid for it and so they
17 know exactly what they're doing. So, we're looking
18 to rebid that.

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1 EXECUTIVE DIRECTOR SANGER: Also,
2 Resolution No. 14.

3 Resolution approving the Union City
4 Housing Authority to publish request for proposal
5 for elevator repair and replacement services at 634,
6 640, and 660 39th Street.

7 We have already -- and if you ever have
8 an opportunity, it's right across from city hall, go
9 into 3700. We have a brand new elevator there,
10 that's been, what they call, modernized. We
11 modernized the whole elevator there. You'll see the
12 whole thing. The only thing that hasn't been
13 changed there is the actual cab itself, okay, but
14 the cab has been modernized. There's all new panels
15 on the walls, there's new floors, there's new
16 buttons, there's new lighting, and, of course,
17 there's new cable, and all the mechanisms and all
18 the technology, the new technology that comes with
19 elevators now and et cetera. So that's all been
20 completed. This week it will be complete and we're
21 looking to do the same thing now at 634, 640, and
22 660. Those are the three buildings that we will
23 also be doing RAD, but we wouldn't be able to get
24 the money from RAD. We had to -- we're looking to
25 balance on how we're going to pay for certain things

1 at 634, 640, 660. We wouldn't have enough money
2 through RAD, so we're looking to do, of course, make
3 optimal use in utilizing our CF, which is capital
4 fund, and we will be allocating money there for new
5 elevator and et cetera, which is, of course, so
6 important in the daily, you know, function of the
7 Housing Authority.

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1 EXECUTIVE DIRECTOR SANGER: So also
2 number 15.

3 Resolution approving the Union City
4 Housing Authority to publish request for proposal
5 for roof replacement repairs as to 3901 and 3911.
6 That's the two buildings up front here. We need
7 roof repair and we're looking to go to utilize our
8 CF funds to do that as well.

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1 EXECUTIVE DIRECTOR SANGER: Then
2 resolution 16.

3 Resolution approving contract for
4 extraordinary boiler and hot water system emergency
5 repair services.

6 And this is something we do on a annual
7 basis. This will be something that we do, I
8 believe, it's a two-year contract, and it's just
9 recommending Silvas Mechanical to come in and to
10 help us with the cleaning, basically cleaning the
11 boiler and the hot water heaters, cleaning the
12 system so they work effectively. Something we do
13 each and every year.

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1 EXECUTIVE DIRECTOR SANGER: Number 17.
2 Resolution approving contract for
3 independent auditing services.

4 We've been very happy the past years
5 with Giampaolo and Associates, and we're again
6 looking to recommending them for the auditing
7 services for us again in this coming year for 2024.

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1 EXECUTIVE DIRECTOR SANGER: Number 18.
2 Housing Authority approving a contract
3 for fee accountant.

4 Again, this is another professional
5 contract and we're happy with fee accountant William
6 Katchen, CPA, and we're looking to recommend him
7 again through this.

8 All of these, of course, have bids and
9 put in their quotes, there are RFPs and their
10 quotes, and we're looking again to award those.

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1 EXECUTIVE DIRECTOR SANGER: Resolution
2 approving contract for computer consultant.

3 And we've been happy with the work of
4 Angel Consultant. He also put in this time, it was
5 agreed basically someone who has worked with us in
6 the past, we're very happy with his services, and
7 he's done a fine job. So, we're looking to
8 recommend him again.

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1 EXECUTIVE DIRECTOR SANGER: And then
2 resolution number 20.

3 Resolution approving the Union City
4 Housing Authority to publish a request for proposal
5 for the an underground oil tank located at 640 39th
6 Street.

7 Part of the RAD process is, of course,
8 very, you know, when it comes to environmental
9 issues that everything must be in order going
10 through RAD, and as you know through RAD we're
11 looking to improve, make improvements on our three
12 buildings down the hill and we're going through that
13 process right now, but one thing we must do is
14 remove oil tank, trying to go out to bid that, which
15 could be a very costly item. Very costly item.

16 So, we're looking to do that through
17 the bid process.

18 So are there any questions towards
19 that? Any of this?

20 COMMISSIONER CAPIZZI: No.

21 COMMISSIONER DINARDO: No.

22 EXECUTIVE DIRECTOR SANGER: All right.
23 Thank you for that.

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1 EXECUTIVE DIRECTOR SANGER: I think at
2 this time then if there are no questions, we can go
3 right to consent agenda. All right. And do I have
4 to take call for the consent agenda. Yes, right?
5 Okay. So, Mr. Pedraza, approval for the consent
6 agenda?

7 CHAIRMAN PEDRAZA: Yes.

8 EXECUTIVE DIRECTOR SANGER: Ms.
9 Gutierrez?

10 VICE-CHAIR GUTIERREZ: Yes.

11 EXECUTIVE DIRECTOR SANGER: Ms.
12 DiNardo?

13 COMMISSIONER DINARDO: Yes.

14 EXECUTIVE DIRECTOR SANGER: Ms.
15 Capizzi?

16 COMMISSIONER CAPIZZI: Yes.

17 EXECUTIVE DIRECTOR SANGER: Mr.
18 Geldziler?

19 COMMISSIONER GELDZILER: Yes.

20 EXECUTIVE DIRECTOR SANGER: Okay. Five
21 yes to go through consent agenda.

22 Please keep in mind for consent agenda
23 that you will be -- let's see, I just want to be
24 sure, because this should be mentioned. Approval of
25 the minutes, the approval of minutes, approval of

1 the RFP or bids, approval of the various
2 resolutions, and an approval of the payment of bills
3 that hopefully you've had a chance to peruse through
4 those. So those are the four major areas we'll be
5 voting on.

6 So consent agenda, Mr. Pedraza?

7 CHAIRMAN PEDRAZA: Yes.

8 COMMISSIONER DINARDO: You have to get
9 a motion, though.

10 EXECUTIVE DIRECTOR SANGER: Motion, did
11 I get?

12 COMMISSIONER DINARDO: You need a
13 motion.

14 VICE-CHAIR GUTIERREZ: Motion.

15 EXECUTIVE DIRECTOR SANGER: Okay. I
16 need a motion.

17 COMMISSIONER DINARDO: All right.
18 Motion.

19 EXECUTIVE DIRECTOR SANGER: Motion by
20 Ms. DiNardo.

21 VICE-CHAIRPERSON GUTIERREZ: Second.

22 EXECUTIVE DIRECTOR SANGER: Second by
23 Ms. Gutierrez.

24 Vote. Mr. Pedraza?

25 CHAIRMAN PEDRAZA: Yes.

1 EXECUTIVE DIRECTOR SANGER: Ms.

2 Gutierrez?

3 VICE-CHAIR GUTIERREZ: Yes.

4 EXECUTIVE DIRECTOR SANGER: Ms.

5 Capizzi?

6 COMMISSIONER CAPIZZI: Yes.

7 EXECUTIVE DIRECTOR SANGER: Ms.

8 DiNardo?

9 COMMISSIONER DINARDO: Yes.

10 EXECUTIVE DIRECTOR SANGER: And

11 Mr. Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 EXECUTIVE DIRECTOR SANGER: Okay.

14 Okay.

15 With that being said, finalizing that I
16 would like to just take a moment for just Jorge to
17 discuss with you and give you just a brief overview
18 of the audit. It is a major issue, so I want to
19 take time to, you know, just cover that and Jorge
20 will be as brief as possible for you.

21 MR. RODRIGUEZ: Thank you, Director.

22 Thank you very much.

23 Good evening, Commissioners.

24 Just briefly I would like to just to
25 show you as far as the page that I just submitted to

1 you earlier today regarding the statement of net
2 position and statement of revenue and expenses
3 changes in net position for the Housing Authority of
4 the City of Union City.

5 In the two columns that you'll see, I
6 would ask you to please focus towards the bottom
7 where it says statement of revenue expenses and
8 changes in net position. That is really the
9 performance of the Housing Authority summarized in
10 one year. That's the financial performance of the
11 Housing Authority summarized in one year.

12 Most notably I just wanted to point out
13 before I even go into the numbers, the Housing
14 Authority has had a pretty successful audit again
15 and there were no, as the Director mentioned, no
16 findings. So as far as our internal controls, our
17 numbers are very pretty much accurate and consistent
18 with the audit procedures that were performed by the
19 auditors Giampaolo and Associates.

20 So, to just briefly summarize the
21 performance, one of the things I wanted to point out
22 is that not only is the Housing Authority coming off
23 of the June 22 fiscal year end, which was the
24 pandemic year, which was a pretty much a tough year,
25 but we came out pretty good at the end of June '23,

1 June 30, '23, which we're reporting tonight, the
2 Housing Authority basically was able to reduce
3 expenses from 15 -- 15,279,437, as you see in column
4 under operating expenses June 22nd, down to
5 June 23rd fiscal year end 14,900,000. Those
6 reduction expenses, including also an increase in
7 operating of income, of interest income, because we
8 have more interest from our bank accounts, more
9 interest rates are higher, right, in your bank
10 accounts just like personal bank accounts, they also
11 go higher. So, we're able to basically bring in
12 some extra positive cash flow into those two, from
13 those two items, resulting in a change in net
14 position, a positive net change of \$569,472, which
15 is right where it says change in net position right
16 before the last three lines on the bottom of that
17 page. So, overall the total net position of the
18 Housing Authority is actually increased from
19 2 million to 3.5, that big number also represents a
20 863,000 adjustment from prior year. Now, that
21 number is really what it is is it's a calculation of
22 the actuarial, and I'm not sure if I'm pronouncing,
23 it he properly, but the actuary that the State of
24 New Jersey contracts, they give us a life span or
25 most -- if most people understand, really what an

1 are no questions.

2 VICE-CHAIRPERSON GUTIERREZ: No.

3 EXECUTIVE DIRECTOR SANGER: Okay.

4 MR. RODRIGUEZ: Okay.

5 EXECUTIVE DIRECTOR SANGER: Okay. Now,
6 what I'd like to do now is just give you a quick
7 Director's report, okay, and we haven't met for a
8 few months, but I'm just going to give some of the
9 highlights of some of the things that we were able
10 to accomplish over these last few months and I'll
11 read them to you.

12 Our financial audit was successful, so
13 we're happy with that.

14 We also have a modernization of
15 elevators at 3700 Palisades Avenue, and we're also
16 now are planning for 660, 634, and 640 down the
17 hill, what we mentioned a few minutes ago.

18 New LED lighting and painting of all
19 our stairwells and all our common areas and all our
20 buildings. So, all the stairwells, the landings
21 have LED lighting now. It's much brighter.

22 And all the stairwells have been
23 painted, all the railings have been painted. So,
24 there's been a big improvement there as well.

25 Our delinquency rents have improved

1 tremendously over of the course of the recent
2 months.

3 Our 8th Street project, keep in mind I
4 believe I went through a Director's meeting with the
5 City of Union City Housing Authority recently and
6 I've been informed that the City of Union City is
7 looking to put a shovel in the ground pretty soon
8 for the downtown senior citizen building on 8th
9 Street.

10 VICE-CHAIRPERSON GUTIERREZ: Yes.

11 EXECUTIVE DIRECTOR SANGER: Our
12 participation there will be -- we will be awarding
13 there 63 vouchers for our Section 8. There are 101
14 units there, 63, so it's basically 63 percent will
15 be coming through our vouchers. So we'll be
16 supporting the community as well as senior citizens
17 and as well as people for affordable housing. So
18 that one is -- that is, you know, something foreseen
19 for the future as well as the Teamster building
20 downtown, and I'm hearing from our city fathers have
21 asked us to be part of -- a big part of planning
22 there. That is when they turn that over to
23 affordable housing as well, they're looking to turn
24 the Teamster building into lower income affordable
25 housing, that we will be participating in that too

1 and maybe, maybe eventually getting along with
2 management there, managing that building and see how
3 that might, you know, become part of the Housing
4 Authority. That decision hasn't been totally
5 decided yet, but it looks like a little bit of
6 what -- you know, a little vision cast and what we
7 may be doing in the near future.

8 The other is we're making a big push,
9 you might see, around Union City, and I'm sure you
10 see it on the newspapers, you see it on television,
11 what's happening with E-bikes in all of our
12 buildings, and the City of Union City is making a
13 big push with the fire prevention bureau, et cetera.
14 These E-bikes going on fire, causing, you know, fire
15 in buildings and in New York City there were four
16 deaths just recently because of that, you know, and
17 so that started with E-bikes. So we're making a big
18 push in our buildings. We've confiscated a few.
19 We're working with people. We're sending people
20 letters. We're working with everyone. And we've
21 doing a big push with that as well as many of our
22 basements within our veterans' units. We're working
23 with the fire prevention bureau, whatever, to make
24 sure that our basements are more well organized,
25 free of clutter, free of possible fire, anything of

1 that nature. So, basically, we're cleaning up a lot
2 of our basements and working, you know, and being
3 very strong with our -- with all of our residents
4 there with them to going towards that.

5 So all in all, we've had some good and,
6 you know, good production the last few months and
7 we're looking forward to the spring, a lot spring
8 cleanup, a lot of spring cleanup and just continue
9 along for the spring and summer and as things get
10 closer and closer to RAD, and we say this all the
11 time, but as we do we are hoping to have at our
12 meetings the engineer, the engineer and contractors,
13 and to give everyone so you have a total view, as
14 well as the financial consultants and financial
15 planners to give you before you even vote or
16 anything of that nature, we wanted to be able to
17 give you a total, you know, a real total view of how
18 everything that's happening towards RAD because it
19 is going to be, you know, it's going to be somewhere
20 around \$12 million. And before we go ahead and
21 spend any money like that or go ahead and go out and
22 get a loan for anything like that, we will be
23 discussing with you so you can see that this is well
24 planned, well thought out, and it's going to be
25 something that's going to be successful for Union

1 City, so, for everyone at the housing.

2 So that's it for me. Can we get right
3 now a -- we have maybe a member of the public, it's
4 that time for someone from the public if they'd like
5 to address, they like to address, you can do so now.
6 Just state your name, if you choose to do so. Your
7 name and your address, please.

8 MS. BESHARA: Toni Beshara. The
9 veterans' apartments on 4th Street.

10 You've mentioned a lot, you know, the
11 progress on the various projects, and I usually ask
12 about the COAH project. Just wondering if there's
13 any planning or --

14 EXECUTIVE DIRECTOR SANGER: Well, the
15 last -- in the period we haven't met these last six,
16 eight weeks or so.

17 MS. BESHARA: Uh-huh.

18 EXECUTIVE DIRECTOR SANGER: That we
19 have sent a -- we've sent what they call a, I guess,
20 approval to the city of Union City on what the cost
21 might be to do additional -- to do additional
22 veterans units, and now they're assessing that.
23 They're having their attorneys and their planners
24 look it over and see what possibility of now of
25 awarding us some funding towards that.

1 MS. BESHARA: Okay.

2 EXECUTIVE DIRECTOR SANGER: Like I've
3 said before, we're as interested as you are, Ms.
4 Beshara. We're excited about it and that's probably
5 our greatest need right now with the Housing
6 Authority. One of our greatest needs is to work
7 with the veterans and try to get them, you know,
8 improved.

9 MS. BESHARA: Okay. Thank you.

10 COMMISSIONER CAPIZZI: You're welcome.

11 VICE-CHAIRPERSON GUTIERREZ: Thank you.

12 EXECUTIVE DIRECTOR SANGER: Okay.

13 With that being said, I would like --
14 can we have a motion to close?

15 VICE-CHAIR GUTIERREZ: Motion.

16 CHAIRMAN PEDRAZA: Second.

17 EXECUTIVE DIRECTOR SANGER: Motion by
18 Ms. Gutierrez. Second by Mr. Pedraza.

19 Mr. Pedraza?

20 CHAIRMAN PEDRAZA: Yes.

21 EXECUTIVE DIRECTOR SANGER: Ms.
22 Gutierrez?

23 VICE-CHAIR GUTIERREZ: Yes.

24 EXECUTIVE DIRECTOR SANGER: Ms.

25 DiNardo?

1 COMMISSIONER DINARDO: Yes.

2 EXECUTIVE DIRECTOR SANGER: Ms.

3 Capizzi?

4 COMMISSIONER CAPIZZI: Yes.

5 EXECUTIVE DIRECTOR SANGER: Mr.

6 Geldziler?

7 COMMISSIONER GELDZILER: Yes.

8 EXECUTIVE DIRECTOR SANGER: Okay. That

9 is all.

10 COMMISSIONER CAPIZZI: Thank you.

11 EXECUTIVE DIRECTOR SANGER: That's all

12 for our meeting.

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14 (Concluded at 5:03 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
Notary Public of the State of New Jersey
C.C.R. License No. XI01210

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