

CITY OF UNION CITY  
HOUSING AUTHORITY

EXECUTIVE SESSION :  
: :  
: :  
: :  
: :

TRANSCRIPT OF RECORDED  
PROCEEDINGS

3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, January 17, 2019  
Commencing at 4:38 p.m.

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

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

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

A L S O P R E S E N T :

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
GERARD D. PIZZILLO, ESQ., COUNSEL  
WALDO MORIN, Deputy Director of Operations  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

Audio-Digital  
Transcription Service, L.L.C.  
audiots@aol.com

**ADIS**  
AUDIO DIGITAL  
Transcription Service

29 Oak Avenue  
West Orange, N.J. 07052  
(973) 669-1222  
Fax: (973) 669-0855

I N D E X

	<u>PAGE</u>
ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS	4
MOTION TO RETURN TO OPEN SESSION	49

1 MR. SANGER: We're just getting started  
2 with our Closed Session.

3 COMMISSIONER GELDZILER: Okay.

4 COMMISSIONER DiNARDO: How you doing?

5 COMMISSIONER GELDZILER: Good. How are  
6 you?

7 COMMISSIONER DiNARDO: Good.

8 MR. SANGER: And at this time we're going  
9 to have Mr. Pizzillo start us off with our Closed  
10 Session items.

11 Mr. Pizzillo?

12 MR. PIZZILLO: Thank you, Mr. Sanger.

13 Good evening, Commissioners.

14 Happy New Year again.

15 So I just wanted to touch base. Our last  
16 meeting was in November. Unfortunately that was  
17 the day of that terrible snowstorm and I tried  
18 very hard to get here but I was 90 minutes in  
19 Jersey City and I just couldn't get out.

20 So, I apologize for missing last -- last  
21 meeting.

22 I just wanted to bring up --

23 MR. SANGER: A number of us didn't get home  
24 until 11 o'clock that night, so.

25 VICE CHAIRPERSON GUTIERREZ: I know.

1 COMMISSIONER DiNARDO: And I never got here  
2 because I was on the Turnpike. So I can relate.

3 VICE CHAIRPERSON GUTIERREZ: I get home --

4 MR. PIZZILLO: Yeah, it was brutal.

5 VICE CHAIRPERSON GUTIERREZ: -- almost by  
6 11 --

7 MR. PIZZILLO: It was brutal.

8 VICE CHAIRPERSON GUTIERREZ: -- from New  
9 York --

10 MR. PIZZILLO: It was -- it was brutal.

11 VICE CHAIRPERSON GUTIERREZ: -- from two  
12 o'clock in the afternoon.

13

14 **ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS:**

15

16 MR. PIZZILLO: But last time we met in  
17 October, it was obviously before October 29<sup>th</sup>, and  
18 I just wanted to give you guys an update as to  
19 where the tenancies were at that time.

20 Obviously, a vast majority of them were  
21 dismissed, as the tenants pay in full prior to us  
22 going to court.

23 I believe we ended up going to court with  
24 six -- six tenants or -- actually less than that;  
25 one, two, three, four, five.

1           We made settlement agreements at that time  
2 and as of today all those tenants are still  
3 up-to-date and in compliance with the agreements.

4           So I just wanted to kind of tie a bow  
5 around, you know, September and October, just  
6 because I couldn't be here on -- in November.

7           And then on page 2 just shows the current  
8 tenancies that are pending.

9           And they would be for November, December,  
10 and essentially January's rent because we do have  
11 court next week. So at that time they'll be --  
12 you know, the notices will be sufficient.

13           And whoever's not paid, you know, we're  
14 going to ask for -- whoever's on this list that's  
15 pending in court, we're going to demand that  
16 January's rent get paid as well at that time.

17           So, obviously, there's a -- you know, kind  
18 of the -- to buttress the January delinquency  
19 report, which is part of your Commissioner  
20 packages.

21           There's 34 tenants that are, as of today,  
22 still outstanding in rent.

23           Of those 34, 14 we already have suit on,  
24 which will be next week.

25           Just to break it down a little bit -- one

1 level further, of those 34, 21 owe one month  
2 rent. So they're just outstanding for January.

3 There's 14 that owe more than one month  
4 rent. But all of those 14 people are actually on  
5 -- you know, on for court on Wednesday.

6 So the hope is, you know, obviously all of  
7 those individuals will either be paid up to date  
8 prior to, you know, court or we will, you know,  
9 do whatever we need to do at court.

10 Whether that's, A) make an agreement; or,  
11 B), you know, evict them. We'll just have to  
12 kind of wait and see, you know, when we get  
13 there, who shows up and those things.

14 We were able actually to dismiss several  
15 right before -- before court. I didn't formally  
16 dismiss them yet but that's what we will do.

17 I spoke with Rosadela this afternoon. And  
18 you'll see on -- on page 2 the four tenants that  
19 we will be dismissing.

20 The good news about those tenants are, if  
21 you look, the little -- the little number next to  
22 their rent is the amount of rent that they had  
23 outstanding.

24 So all of those people were actually on the  
25 delinquency list of owing more than one month

1 rent.

2 So it was two of the people that owed three  
3 months rent and two of the tenants that owed two  
4 months rent.

5 MR. SANGER: That's good.

6 MR. PIZZILLO: So, we're actually -- you  
7 know, we're really, as -- as Mr. Sanger's  
8 continuously said in prior meetings, we're really  
9 being aggressive in taking a proactive approach  
10 to these tenants that, you know, think they can  
11 go several months without paying rent. And we  
12 obviously, you know, continue and -- continue to  
13 make that a priority to curb, you know, those  
14 tenants who decide to go more than two months  
15 with rent -- or withholding their rental  
16 payments.

17 You know, obviously I think Mr. Sanger and  
18 I have discussed just even taking it -- being a  
19 bit more aggressive in terms of some of these  
20 tenants because they are repeat offenders. And a  
21 lot of these names you'll see on both tables, you  
22 know, --

23 COMMISSIONER MUNDORF: Yeah.

24 MR. PIZZILLO: -- and it's -- you know,  
25 they'll --

1 COMMISSIONER DiNARDO: It's confusing to  
2 me.

3 MR. PIZZILLO: Right. Right.

4 And --

5 COMMISSIONER DiNARDO: I'm confused. Like  
6 you have here --

7 If I can interrupt you?

8 MR. PIZZILLO: Sure.

9 COMMISSIONER DiNARDO: September/October,  
10 you have people listed here that they're  
11 dismissed and paid in full or a settlement and  
12 they're in compliance. And then they're back on  
13 for November and December.

14 COMMISSIONER JETTER: They didn't pay their  
15 rent.

16 MR. PIZZILLO: Right. Well, we dismiss --

17 COMMISSIONER DiNARDO: I know. But I mean  
18 how -- why does it have to continue?

19 I mean is it that they're in distress and  
20 can't afford the rent?

21 Or is it that they just don't care to pay  
22 the rent and are trying to get away with not  
23 paying --

24 MR. SANGER: Well, what it --

25 COMMISSIONER DiNARDO: -- the rent?



1 MR. SANGER: -- what exactly --

2 COMMISSIONER DiNARDO: I mean --

3 MR. SANGER: -- it is is we've had people  
4 here who historically, prior to my  
5 administration, prior to many people being on  
6 this Board, --

7 VICE CHAIRPERSON GUTIERREZ: Yeah.

8 MR. SANGER: -- who historically will go  
9 three, four months, --

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: -- then make a payment; and  
12 then go another three, four months, make a  
13 payment; go another three and four months.

14 So what it is, they call it a habitual.  
15 Okay? These are people who are habitually  
16 delinquent.

17 COMMISSIONER DiNARDO: Um-hum.

18 MR. SANGER: That is the people that, I'm  
19 talking with Gerard about now, that I have to go  
20 after. This puts a tremendous strain on the  
21 Housing Authority --

22 COMMISSIONER DiNARDO: Absolutely.

23 MR. SANGER: -- financially.

24 COMMISSIONER DiNARDO: Sure.

25 MR. SANGER: And they -- many -- and this

1 has been for many, many years, --

2 VICE CHAIRPERSON GUTIERREZ: It's a long  
3 time.

4 MR. SANGER: -- some of these people go  
5 back --

6 VICE CHAIRPERSON GUTIERREZ: A long time.

7 MR. SANGER: -- 10, 12 years.

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: Some of these same names --

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: -- who go three, four  
12 months, --

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: -- and they'll get a windfall  
15 of money or come up with money somehow; or  
16 they'll get their tax return. They'll let it go  
17 three, four months knowing they're getting a tax  
18 return in the -- in, you know, this time of this  
19 year and, you know, coming up and things and that  
20 nature.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 MR. SANGER: So what we have to do is we  
23 have to cut -- stop this cycle. Somehow or other  
24 we have to break this cycle of habitual  
25 delinquency. Because it's putting a strain on

1 us.

2           They're basically just using us as a loan  
3 -- people. You know, letting them go for three  
4 or four months, they pay. Letting them go for  
5 three months and then pay. Let the three, four  
6 months and pay. And that's what's happening.

7           These are the people now that we will be  
8 taking a special interest in and a special focus  
9 upon that we're going to try to be real firm with  
10 and show, historically, how they've been doing  
11 this. And if they do not stop, what-- whatever  
12 agreement that comes with the -- within the  
13 courts --

14           Because a lot's up to the judge.

15           -- an agreement that we do. We're going to  
16 try to be as aggressive as possible, as we've  
17 said with the same -- you know, and try to  
18 instill in the judge that we need action or this  
19 -- these type -- this type of performance is  
20 going to continue. You know this type of thing's  
21 going to continue.

22           So that's -- that's what we're trying to  
23 do.

24           COMMISSIONER DiNARDO: So, --

25           MR. SANGER: We're trying --

1 COMMISSIONER DiNARDO: So, --

2 MR. SANGER: -- to break that cycle.

3 COMMISSIONER DiNARDO: So, for -- for

4 instance, Yadira Flores, --

5 MR. SANGER: Um-hum.

6 MR. PIZZILLO: Yes.

7 COMMISSIONER DiNARDO: Okay.

8 MR. SANGER: Um-hum.

9 COMMISSIONER DiNARDO: All right. So she's  
10 on the November/December list twice.

11 MR. SANGER: Um-hum.

12 COMMISSIONER DiNARDO: One says 3 in the  
13 parentheses; --

14 MR. SANGER: Yes, she -- she --

15 COMMISSIONER DiNARDO: -- and the other  
16 says --

17 MR. SANGER: -- 3 -- she's three months  
18 delinquent, yes.

19 COMMISSIONER DiNARDO: -- 2 --

20 MR. SANGER: Uh-huh.

21 COMMISSIONER DiNARDO: -- on the second --  
22 on the --

23 MR. SANGER: Yeah.

24 COMMISSIONER DiNARDO: -- third page.

25 MR. SANGER: Um-hum. Um-hum.

1           COMMISSIONER DiNARDO: So is she three  
2 months? Is she five months? Is she two months?

3           MR. PIZZILLO: At the -- so, at the time  
4 when we file the complaint, we're --

5           Essentially, the way it works, --

6           COMMISSIONER DiNARDO: Yeah.

7           MR. PIZZILLO: -- because of --  
8 (indiscernible) --

9           COMMISSIONER DiNARDO: Yeah.

10          The -- oh, one --

11          MR. SANGER: This -- this is the one.  
12 Yeah.

13          MR. PIZZILLO: That's the most current.

14          MR. SANGER: This one here, the one that  
15 you had in your packet --

16          MR. PIZZILLO: Over a month behind.

17          MR. SANGER: -- originally, comes in two  
18 forms.

19          COMMISSIONER DiNARDO: Yeah.

20          MR. SANGER: Okay. This form here,  
21 delinquent list of January, right here, of  
22 January 17<sup>th</sup>, '19, --

23          COMMISSIONER DiNARDO: Yeah.

24          MR. SANGER: -- you'll see Yadira Flores,  
25 next to the last page, --

1 COMMISSIONER DiNARDO: Okay.

2 MR. SANGER: -- and as of -- and this was  
3 as of this week. So it's most recent you'll see  
4 that she owes three months.

5 COMMISSIONER DiNARDO: Oh, okay.

6 MR. SANGER: Okay?

7 COMMISSIONER DiNARDO: That's why I was a  
8 little --

9 MR. SANGER: Yadira Flores --

10 COMMISSIONER DiNARDO: -- confused.

11 MR. SANGER: -- is an example of those --  
12 the person we were just speaking about.

13 MR. PIZZILLO: Yeah.

14 MR. SANGER: Constantly three, four months  
15 and then getting --

16 MR. PIZZILLO: She'll be three months  
17 behind, --

18 MR. SANGER: -- trying to find money --

19 All the time.

20 All the time.

21 MR. PIZZILLO: -- then we get to four, --

22 MR. SANGER: All the time.

23 COMMISSIONER DiNARDO: Okay.

24 So is it that -- I mean let -- we'll use  
25 her as an example.

1 MR. SANGER: Yes.

2 COMMISSIONER DiNARDO: Is it that she can't  
3 afford the rent or is it just this is just the  
4 manner in which she pays her rent?

5 MR. SANGER: This is the manners in which  
6 she manages her money I would believe.

7 COMMISSIONER DiNARDO: Okay.

8 MR. SANGER: How she manages her personal  
9 finances and -- and she looks to get members of  
10 her family to help her at the end. And she gets  
11 people from extended family and living elsewhere  
12 to send her money. And things of that nature.

13 And --

14 COMMISSIONER DiNARDO: So it's just her --

15 MR. SANGER: There's many things involved.  
16 There's --

17 COMMISSIONER DiNARDO: -- management  
18 skills --

19 MR. SANGER: Yeah, management skills.

20 COMMISSIONER DiNARDO: -- with her money.

21 MR. SANGER: Her social issues in her life  
22 might be affecting her finance.

23 COMMISSIONER DiNARDO: Understood.

24 MR. SANGER: And things of -- things of  
25 that nature.

1 COMMISSIONER DiNARDO: I got it.

2 MR. PIZZILLO: I'm very familiar with  
3 Yadira. I've -- several -- several, several,  
4 several conversations with her.

5 COMMISSIONER DiNARDO: Oh, I'm sure --

6 MR. PIZZILLO: In various --

7 COMMISSIONER DiNARDO: -- you've met with  
8 her a couple --

9 MR. PIZZILLO: -- various months, --

10 COMMISSIONER DiNARDO: -- every couple of  
11 months.

12 MR. PIZZILLO: -- in the -- in the court--  
13 in the courtroom.

14 You know she also claims to have a child  
15 support issue but, you know, there's always  
16 stories.

17 But, you know, --

18 COMMISSIONER DiNARDO: Of course.

19 MR. PIZZILLO: -- you know it as -- you  
20 know it as an attorney, there's always stories  
21 that, you know, people -- people spin.

22 But just to -- to piggyback what Mr. Sanger  
23 was saying in terms of these habitual -- you  
24 know, there are mechanisms within the anti-  
25 eviction act that, you know, although New



1 Jersey's very a tenant-friendly state, there are  
2 some mechanisms that we can use in terms of  
3 filing complaints against these habitual tenants;  
4 the tenants that are habitually late in rental  
5 payments.

6 So, I'm going to -- obviously, you know,  
7 this is one of the initiatives that Mr. Sanger  
8 and I, you know, have discussed. So I'm going to  
9 be looking into, you know, what the best way is  
10 to stem -- to stem these.

11 I mean when we first came on obviously we  
12 took a very aggressive approach just to even  
13 trying to balance the rental, you know the rental  
14 book, because it was so out of whack. And we  
15 have done a good job.

16 It's not perfect. We still have work to  
17 do. But that's going to be our initiative, I  
18 think, you know in terms of the tenancy for 2019  
19 is, you know, curtailing the habitual -- the  
20 people that --

21 COMMISSIONER DiNARDO: And it's so many --

22 MR. PIZZILLO: -- habitually --

23 COMMISSIONER DiNARDO: -- other factors  
24 that --

25 MR. SANGER: Right.

1 COMMISSIONER DiNARDO: -- play into this.

2 MR. SANGER: Sure. Sure.

3 COMMISSIONER DiNARDO: Social factors, --

4 MR. SANGER: Sure, there's some --

5 COMMISSIONER DiNARDO: -- mental health  
6 factors, --

7 MR. PIZZILLO: Right.

8 MR. SANGER: Some maybe domestic issues.

9 COMMISSIONER DiNARDO: Domestic issues.

10 MR. SANGER: She -- she --

11 COMMISSIONER DiNARDO: I --

12 MR. SANGER: Alleged -- alleged domestic  
13 issues, --

14 COMMISSIONER DiNARDO: Yes, I get all that.

15 MR. SANGER: -- and things like that.

16 COMMISSIONER DiNARDO: Yeah.

17 MR. SANGER: Yeah.

18 COMMISSIONER DiNARDO: So, I -- I  
19 understand it's not an easy job.

20 MR. PIZZILLO: Right. And it --

21 COMMISSIONER DiNARDO: Because it's not --  
22 it's more than just the money. It's -- it's all  
23 the other factors that play a role as well.

24 MR. PIZZILLO: Right. And we balance --  
25 you know, we balance all that going into it and I

1 -- I think Sandy probably gets sick of hearing  
2 from me when we're at court because you know  
3 anytime something comes up, I'm not going to --  
4 you know, I can't approve an agreement without,  
5 you know, your guys' authorization.

6 So, we always balance the need of, you  
7 know, yes, the money is very important. The  
8 rental -- you know the rental income is,  
9 essentially, one of the veins of our lifeblood to  
10 -- to keep this place running.

11 But at the same time you don't want to put  
12 people out on the street and --

13 COMMISSIONER DiNARDO: Agreed.

14 MR. PIZZILLO: You know, so there's that  
15 constant, you know, --

16 COMMISSIONER MUNDORF: Yeah.

17 MR. SANGER: Balance.

18 MR. PIZZILLO: -- balance of those two  
19 factors.

20 MR. SANGER: I --

21 MR. PIZZILLO: Among all of the other  
22 issues that come up.

23 MR. SANGER: Also, I think you're going to  
24 see a focus the next few months again on two  
25 things. These habituals -- reoccurring

1 habituais, okay, if you want to put it that way.  
2 Reoccurring habituais.

3 And again, about a year or so ago, I  
4 thought you -- I knew you had seen here that we  
5 did a -- a focus and very a very good job of  
6 people who were involved with drugs.

7 COMMISSIONER CAPIZZI: Yes.

8 MR. SANGER: With drug distribution and  
9 drug -- whatever, substance abuse, whatever it  
10 might have been.

11 We were able to help evict that because  
12 they were certainly having a negative impact on  
13 our buildings and the quality of life and things  
14 of that nature.

15 We were able to get a -- a number of  
16 families involved with drugs and -- and that type  
17 thing through the courts and have -- again, now,  
18 is going to be like another second phase of that.

19 COMMISSIONER DiNARDO: Sure.

20 MR. SANGER: We're working very closely  
21 with the Union City Police Department. I just  
22 met with them recently. We're down -- we have --  
23 you know, we're working with our -- with our  
24 camera system. We're working with different  
25 people now and we're starting to see a new little

1 | influx of drug dealing and drug influx and things  
2 | of that nature, which is -- which is a constant.  
3 | It's ongoing.

4 |           You get a new group of people coming in.  
5 | Many -- a number who live here but most who don't  
6 | -- who do not even live here.

7 |           COMMISSIONER DiNARDO:     Mmm.

8 |           MR. SANGER:     But -- but you have the few  
9 | that do live here that are attracting them here.

10 |           COMMISSIONER MUNDORF:    Um-hum.

11 |           MR. SANGER:     And then they're coming in --

12 |           MR. RODRIGUEZ:   Exactly.

13 |           MR. SANGER:     -- and things of that nature.

14 |           So, we're working hard on that and I -- I  
15 | think the next three or four months, with your  
16 | support, -- and, of course, we're looking to do  
17 | the right thing for the people. And one thing we  
18 | can't tolerate is drug distribution and -- and  
19 | things of that -- you know, within our -- within  
20 | our buildings. It disrupts everyone's life in so  
21 | many different ways.

22 |           So it's getting to the point now that  
23 | I've --

24 |           And I've relayed this message very, you  
25 | know, very directly to the -- the Chief in Union

1 City -- our new Chief, and she's been very  
2 cooperative.

3 -- is the fact now that people are saying  
4 to me that they're afraid to come in and out of  
5 their apartments at times.

6 Not all buildings but particularly one  
7 building.

8 COMMISSIONER MUNDORF: Um-hum.

9 MR. SANGER: Okay.

10 And it's -- people are saying, well if I go  
11 out and I go to a store or if I go to Bergenline  
12 and come back, I don't know if I come back if  
13 they're going to intimidate me.

14 They're being intimidated. They're being a  
15 bit harassed. Someone might say a few things and  
16 think --

17 So you have people that are hanging around  
18 through drug, whatever now, who are intimidating  
19 some of our good people that are living here are  
20 saying sometimes they're prisoners in their  
21 own --

22 VICE CHAIRPERSON GUTIERREZ: That's  
23 terrible, yes.

24 MR. SANGER: -- two or three people have  
25 said this to me.

1 COMMISSIONER DiNARDO: That's terrible.

2 MR. SANGER: Okay?

3 And when I hear that it's very -- it's  
4 annoying.

5 VICE CHAIRPERSON GUTIERREZ: It's sad.  
6 It's --

7 MR. SANGER: Okay?

8 And anyone who is a professional and when  
9 someone says I'm afraid to come in and out of my  
10 house or you're intimidated and things like that,  
11 now you're truly disrupting peoples' lives and  
12 putting fear in them and things of that nature.

13 And so we're trying very hard now to  
14 refocus upon another new wave of drug dealer that  
15 are around and to try to keep -- have an ongoing  
16 -- you know, ongoing fight, you know, with this  
17 and trying to, you know, do this.

18 So you're going to see that the next few  
19 months. And it's going to go through Gerard.  
20 Some people with families or drug --

21 I'm meeting, this Tuesday, with four  
22 families right at this table. And I'm telling  
23 parents about some of the people that are on  
24 their lease and not on their lease that are there  
25 and I'm giving the first, which I will document

1 and talk to and just giving them -- letting them  
2 -- informing them -- it's a -- basically, a  
3 letter to cease for loitering and smoking of  
4 cigar-- and things of that nature and alleged  
5 drug abuse.

6 And letting the mothers know. I'm -- I'm  
7 not sure if all the mothers really realize what's  
8 going on up there.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: Their 21 and 22 and 23 year  
11 old sons and whatever.

12 VICE CHAIRPERSON GUTIERREZ: Oh my God.

13 MR. SANGER: You know? And what's  
14 happening.

15 So I'm going to sit down. I'm going to  
16 speak with them. I have a 9:30, a 10, a 10:30,  
17 and a 11, for four families, this Tuesday.

18 We're going to sit at this table. Then  
19 we're going to document it and we're going to  
20 start the process.

21 MR. RODRIGUEZ: And they'll be getting a --

22 MR. SANGER: An initial rep-- initial  
23 warning, initial talk, then we're going to -- and  
24 document it all. And as we go through we have  
25 kids on -- we have a few of them on camera



1 | already that the camera will go along with that.

2 | You know, --

3 |           MR. RODRIGUEZ: And we lost a camera,  
4 | too, actually.

5 |           MR. SANGER: Yeah.

6 |           MR. RODRIGUEZ: We actually had a camera  
7 | that was destroyed already once, so --

8 |           COMMISSIONER DiNARDO: Wow.

9 |           MR. RODRIGUEZ: -- they're already  
10 | beginning to try to --

11 |           VICE CHAIRPERSON GUTIERREZ: Yeah.

12 |           MR. SANGER: Yeah.

13 |           VICE CHAIRPERSON GUTIERREZ: Because they  
14 | don't want to get --

15 |           MR. SANGER: We're -- we're working on  
16 | that.

17 |           VICE CHAIRPERSON GUTIERREZ: -- recorded.

18 |           MR. PIZZILLO: And just -- just so you --  
19 | the Commissioners are clear, when it comes to  
20 | drugs and evidence of drug use or selling or  
21 | anything related to drugs on Union City Housing  
22 | Authority property, --

23 |           So, for example, say -- to use Sandy's  
24 | example, say mom and dad, you know, they had --  
25 | they're both on the lease and they have Johnny

1 | who's their 22 year old son who lives with them  
2 | and Johnny is dealing drugs. All we need to do,  
3 | legally, -- and this is case law -- is send them  
4 | a three day notice to quit and we can evict the  
5 | entire family.

6 |           So we don't have to -- whether they're on  
7 | the lease or not, if they're in there doing  
8 | illegal activity, we can move them out in three  
9 | days. And if they're not out in three days, we  
10 | file suit --

11 |           MR. SANGER: Well, as long as the Police  
12 | find, you know, --

13 |           MR. PIZZILLO: Right. Well, --

14 |           MR. SANGER: -- contraband and things like  
15 | that.

16 |           MR. PIZZILLO: Right.

17 |           VICE CHAIRPERSON GUTIERREZ: The -- the  
18 | proof.

19 |           MR. PIZZILLO: Right.

20 |           VICE CHAIRPERSON GUTIERREZ: The proof.

21 |           MR. SANGER: -- whatever.

22 |           VICE CHAIRPERSON GUTIERREZ: We have to  
23 | have the proof --

24 |           MR. SANGER: Yeah.

25 |           MR. PIZZILLO: Yeah.

1 VICE CHAIRPERSON GUTIERREZ: -- to do that.

2 MR. SANGER: As long as it's true  
3 evidence, --

4 MR. PIZZILLO: Yeah.

5 VICE CHAIRPERSON GUTIERREZ: Yeah, the  
6 evidence, yeah.

7 MR. SANGER: -- through -- through the  
8 Police and whatever, yeah.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: Yeah.

11 MR. PIZZILLO: But --

12 MR. SANGER: And we have camera work.  
13 We're working with the Police and we take stills  
14 --

15 Jorge works with that. And gives -- we --  
16 we give them USBs, little -- whatever. And they  
17 can say here it is.

18 MR. RODRIGUEZ: Yeah, we're giving them a  
19 direct --

20 MR. SANGER: Here's the time and the date  
21 and here's four of them sharing a pipe right in  
22 the hallway. Things of that nature, you know.  
23 And they're -- they're our tenants.

24 And then last Saturday night I was at my  
25 home and I have a chance to look at the cameras

1 on my phone, 8:30 I see a number of undesirables  
2 on a floor where they've been hanging out. And I  
3 called the Police. The Police came and,  
4 according to the Chief, there was some -- some  
5 contraband. And they also got one guy with a  
6 knife.

7 VICE CHAIRPERSON GUTIERREZ: Wow.

8 MR. SANGER: Not -- none -- did not live  
9 here. Just hanging out, basically using the  
10 hallway and the stairwells like a little party  
11 site, you know. Do whatever they do. And it's  
12 cold out and, you know, --

13 COMMISSIONER JETTER: Yeah, they use the  
14 back hall. Right.

15 MR. SANGER: -- some of those things --  
16 So we're working very hard on it. We're  
17 working hard. And, you know, --

18 Some interesting issues have come up, so.  
19 I'll --

20 VICE CHAIRPERSON GUTIERREZ: And that --  
21 now in the winter.

22 MR. SANGER: -- leave it at that.

23 VICE CHAIRPERSON GUTIERREZ: In the summer  
24 they're getting crazy.

25 MR. SANGER: So, --

1 VICE CHAIRPERSON GUTIERREZ: In the summer,  
2 even worse.

3 MR. RODRIGUEZ: Yeah.

4 MR. SANGER: Um-hum.

5 MR. PIZZILLO: The hope is we send a  
6 message now in the cold months, so when the warm  
7 months come --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum. The  
9 summer everything be -- be empty.

10 MR. PIZZILLO: -- all the people are gone.

11 MR. SANGER: Last summer --

12 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

13 MR. SANGER: -- according to Chief Molinari  
14 and people that have been at the Union City  
15 Police -- you know, have been -- you know,  
16 experienced there and been there a number of  
17 years, they said last summer was the best year  
18 they ever had here.

19 That's because last year at this time we  
20 took care of that first wave of drug --

21 COMMISSIONER DiNARDO: Mmm.

22 MR. SANGER: Then -- so for the summertime  
23 it kind of lightened up and it wasn't too bad.  
24 Now some of them are back again.

25 VICE CHAIRPERSON GUTIERREZ: Um-hum. Um-

1 hum.

2 MR. SANGER: A different -- not the same  
3 ones but a different --

4 VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 MR. SANGER: -- group.

6 So it's an ongoing battle with it all.

7 So, --

8 VICE CHAIRPERSON GUTIERREZ: They go up and  
9 down.

10 MR. SANGER: That's what's happening.

11 So, --

12 VICE CHAIRPERSON GUTIERREZ: Up and down  
13 the hill.

14 MR. RODRIGUEZ: Yeah.

15 VICE CHAIRPERSON GUTIERREZ: They go up and  
16 down.

17 MR. SANGER: -- that's my thing, --

18 VICE CHAIRPERSON GUTIERREZ: I've seen it.

19 MR. SANGER: -- the next -- my next  
20 thing --

21 MR. RODRIGUEZ: Yeah.

22 MR. SANGER: -- the next three or four  
23 weeks --

24 VICE CHAIRPERSON GUTIERREZ: When I --

25 MR. SANGER: -- three or four months --

1 MR. RODRIGUEZ: Yeah.

2 MR. SANGER: -- to really go after that.  
3 You know. Because now it's intimidating people  
4 and you can't have that.

5 VICE CHAIRPERSON GUTIERREZ: No.

6 COMMISSIONER MUNDORF: Promotes a lot of  
7 gangs.

8 MR. SANGER: The everyday citizen. Yeah.

9 VICE CHAIRPERSON GUTIERREZ: No.

10 MR. SANGER: There might be some gang  
11 involvement as well.

12 COMMISSIONER MUNDORF: Yeah.

13 MR. SANGER: There was one -- I'll be very  
14 frank with you, there was a group here who --  
15 from here who maybe used this -- one of our  
16 buildings and our out-- even the perimeter  
17 outside as a little base.

18 They had a gun and they robbed the Howard  
19 Johnson's on Tonnelle Avenue. The North Bergen  
20 Police were involved in that and got them and  
21 whatever.

22 But we were involved. We helped a lot with  
23 the cameras with them. They found the -- they  
24 found the gun under --

25 What do they call -- one of those pellet

1 | guns?

2 |           MR. MORIN: Pellet gun.

3 |           MR. SANGER: Found a pellet gun in one of  
4 | our apartments. It's a very, you know,  
5 | dangerous, serious thing a pellet gun.

6 |           One of our apartments that was used for one  
7 | of the robberies, you know, and that person is  
8 | gone that was in that apartment.

9 |           VICE CHAIRPERSON GUTIERREZ: They're hiding  
10 | everything in there.

11 |           MR. SANGER: We were very strong with  
12 | someone and that person is gone; they've gone to  
13 | Florida.

14 |           And so, you know, these are the kind of  
15 | things that --

16 |           VICE CHAIRPERSON GUTIERREZ: Um-hum.

17 |           MR. SANGER: -- we've been seeing.

18 |           COMMISSIONER DiNARDO: Mmm.

19 |           MR. SANGER: And it's good that -- you know  
20 | and you should know this. And people ever say  
21 | anything to you.

22 |           COMMISSIONER MUNDORF: Um-hum.

23 |           MR. SANGER: But there is a plan.

24 |           And we've met with the -- we're utilizing  
25 | all the City resources with the Union City Police



1 Department and North Bergen Police Department --  
2 because we're right on the border here. We had  
3 some good contacts with North Bergen.

4 One of the sergeants from there he -- he  
5 came over; he appreciated how we let him use the  
6 camera. That helped crack the case at the Howard  
7 Johnson's.

8 MR. RODRIGUEZ: Yeah.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: They went in, did armed  
11 robbery and we believe that it's gang-related.  
12 You know?

13 And then they --

14 COMMISSIONER MUNDORF: Yeah.

15 MR. SANGER: -- came up here and did the  
16 gun and different things like that.

17 So, this is where we're at. This is an --

18 COMMISSIONER JETTER: It's not only --

19 MR. SANGER: -- ongoing battle.

20 COMMISSIONER JETTER: It's not only here.  
21 It's in the Veterans Housing and all that.

22 MR. SANGER: Sure.

23 COMMISSIONER JETTER: I can tell you how  
24 many kids go around in the back.

25 MR. SANGER: Um-hum.

1 VICE CHAIRPERSON GUTIERREZ: We just want  
2 to let you know thanks to you guys for --

3 COMMISSIONER JETTER: And they're kids.

4 VICE CHAIRPERSON GUTIERREZ: -- the great  
5 job that you -- that you're doing.

6 COMMISSIONER JETTER: They might grow out  
7 of it.

8 VICE CHAIRPERSON GUTIERREZ: And you have  
9 -- also I know that you have our support.

10 MR. SANGER: Thank you.

11 VICE CHAIRPERSON GUTIERREZ: So continue in  
12 doing what you have to do.

13 MR. SANGER: Thank you.

14 MR. RODRIGUEZ: Thank you.

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. SANGER: And that is why if -- you'll  
17 see now if you -- you're look-- pick up  
18 newspapers or local news or periodical magazines,  
19 you're going to be seeing now that --

20 VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 MR. SANGER: -- the whole trend in  
22 affordable housing though is for no longer having  
23 vertical buildings.

24 COMMISSIONER DiNARDO: Mmm.

25 MR. RODRIGUEZ: Yeah.

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: Because it's so hard to  
3 combat --

4 MR. RODRIGUEZ: Yeah.

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. SANGER: -- when it comes to public  
7 safety --

8 MR. RODRIGUEZ: Yeah.

9 MR. SANGER: -- and policing things of that  
10 nature.

11 MR. RODRIGUEZ: Yeah, it's hard, yeah.

12 MR. SANGER: Now, do you -- you won't see  
13 more than three floors in all the public housing  
14 throughout the United States now. They won't  
15 even let them build vertical anymore because it's  
16 so hard to police --

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: -- the vertical building with  
19 seven and eight and whatever it is.

20 As evidenced, what's happening in Newark,  
21 they've knocked all the tall buildings and  
22 they're building --

23 COMMISSIONER DiNARDO: Um-hum.

24 MR. SANGER: -- three --

25 COMMISSIONER MUNDORF: Um-hum.

1 MR. SANGER: -- maybe three floors, condo-  
2 looking/townhouse kind of look.

3 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

4 MR. RODRIGUEZ: Absolutely.

5 COMMISSIONER MUNDORF: Yeah.

6 MR. SANGER: But only three floors and  
7 things of that nature. Because the vertical --

8 COMMISSIONER GELDZILER: Jersey City did  
9 that.

10 MR. SANGER: Yeah, the --

11 COMMISSIONER GELDZILER: Yeah.

12 MR. SANGER: Yeah, the vertical now is so  
13 hard to, you know, police --

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: -- and so many things going  
16 on. So, --

17 VICE CHAIRPERSON GUTIERREZ: That's it.  
18 All the things going on. Yeah.

19 MR. SANGER: -- that's where we're at.

20 VICE CHAIRPERSON GUTIERREZ: Yup.

21 MR. SANGER: Any other questions for Gerard  
22 or anything?

23 Anyone?

24 (Whereupon, there were multiple speakers.)

25 COMMISSIONER JETTER: You're doing a good

1 | job, Gerard.

2 |           CHAIRPERSON PEDRAZA: Yeah.

3 |           COMMISSIONER JETTER: Keep up the good  
4 | work.

5 |           VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

6 |           COMMISSIONER DiNARDO: Yes you are, Gerard.

7 |           VICE CHAIRPERSON GUTIERREZ: Yeah, you're  
8 | doing a great job.

9 |           MR. SANGER: And January/February,  
10 | historically here, has always been a slow month,  
11 | as far as collecting rent, because it's after  
12 | Christmas.

13 |           COMMISSIONER DiNARDO: Of course. Yeah.

14 |           MR. SANGER: People don't have the rent  
15 | after Christmas sometimes. They're one, two  
16 | months behind. So there's always a little more  
17 | January, February; then you'll see it pick up  
18 | back again. In the springtime back -- picks up,  
19 | you know, and things get paid and things like  
20 | that.

21 |           What I was happy to see the last three or  
22 | four days, some big numbers were collected.

23 |           VICE CHAIRPERSON GUTIERREZ: Wow.

24 |           MR. SANGER: So that's nice.

25 |           COMMISSIONER DiNARDO: Um-hum.

1 MR. SANGER: I didn't real--

2 VICE CHAIRPERSON GUTIERREZ: Let me tell  
3 you, you guys, --

4 MR. SANGER: -- realize it myself.

5 VICE CHAIRPERSON GUTIERREZ: -- you're  
6 doing a great job. I've been on this Board for a  
7 long, long time and I never see this number like  
8 this.

9 MR. PIZZILLO: Thanks.

10 MR. SANGER: Um-hum. Um-hum.

11 MR. PIZZILLO: Teamwork. It's --

12 VICE CHAIRPERSON GUTIERREZ: Yes.

13 MR. PIZZILLO: I think it's everybody.

14 COMMISSIONER DiNARDO: Yes.

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. PIZZILLO: It's everybody involved.

17 VICE CHAIRPERSON GUTIERREZ: Yes. You're  
18 doing a great job.

19 COMMISSIONER JETTER: Why, we didn't go to  
20 court?

21 MR. PIZZILLO: Without your support though.

22 COMMISSIONER DiNARDO: No, we don't -- we  
23 don't want to go to that court.

24 We don't want to go to that court.

25 VICE CHAIRPERSON GUTIERREZ: No, no, no.

1 COMMISSIONER JETTER: She'll go.

2 COMMISSIONER DiNARDO: No, Gerard. I won't  
3 back you up in that court. I'm sorry. Anywhere  
4 else maybe. But not there.

5 MR. PIZZILLO: Elise, you're number two  
6 call if I can't --

7 COMMISSIONER DiNARDO: I'm telling you --

8 MR. PIZZILLO: -- if I need coverage.

9 COMMISSIONER DiNARDO: -- that's a rough  
10 court. I don't envy you.

11 You're definitely earning your money going  
12 there. That's a tough place to work.

13 But any --

14 MR. SANGER: And Jorge --

15 COMMISSIONER DiNARDO: -- you are doing a  
16 good job.

17 MR. SANGER: -- Jorge likes to see --

18 MR. PIZZILLO: Thank you.

19 Thank you.

20 MR. SANGER: -- it as well because it's  
21 obviously more money --

22 MR. RODRIGUEZ: Oh, yeah.

23 MR. SANGER: -- for, you know, --

24 MR. RODRIGUEZ: Every month, I -- I mean I  
25 do --

1 MR. SANGER: More money.

2 MR. RODRIGUEZ: I look at daily. Daily.

3 Daily I look at my cash. Because that's the  
4 thing that runs everything, --

5 COMMISSIONER DiNARDO: Yeah, of course.

6 MR. RODRIGUEZ: -- you know.

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 MR. RODRIGUEZ: So as I see the deposits  
9 come in, I'm like, okay, okay, we're getting --

10 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

11 MR. RODRIGUEZ: -- closer -- we're getting  
12 closer, you know.

13 COMMISSIONER DiNARDO: And then this all  
14 goes to quality of life, too, for your other  
15 residents.

16 I mean, --

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 COMMISSIONER DiNARDO: -- you know, the  
19 crime issue you're addressing. And --

20 MR. SANGER: Um-hum.

21 COMMISSIONER DiNARDO: -- and then, of  
22 course, the fact that everybody has to pay their  
23 fair share.

24 MR. RODRIGUEZ: Yeah, I mean I think one of  
25 the things that bothers a lot of us is just like



1 the Director said about, you know, the -- the  
2 quality of life.

3 I mean when you start hearing about the  
4 intimidation, --

5 VICE CHAIRPERSON GUTIERREZ: Yeah.  
6 Exactly.

7 MR. RODRIGUEZ: And then you got the kids.  
8 You know.

9 COMMISSIONER DINARDO: That's terrible.

10 MR. RODRIGUEZ: But the kids, they're very  
11 good --

12 VICE CHAIRPERSON GUTIERREZ: Yeah.

13 MR. RODRIGUEZ: -- there are a lot of good  
14 kids in this -- in this complex in here --

15 COMMISSIONER JETTER: Oh, yeah.

16 MR. RODRIGUEZ: -- that you don't want to  
17 see --

18 MR. SANGER: Good people.

19 MR. RODRIGUEZ: Yeah, a lot of good people.

20 MR. SANGER: Good people. Yeah. Yeah.  
21 Yeah.

22 MR. RODRIGUEZ: You know you don't want  
23 them to see these role -- you know, the -- these  
24 models, like these horrible looks with all these  
25 drugs and all that. You just don't --

1 VICE CHAIRPERSON GUTIERREZ: The --

2 MR. RODRIGUEZ: I don't know, I just  
3 personally --

4 COMMISSIONER DiNARDO: Or get drawn into  
5 it.

6 VICE CHAIRPERSON GUTIERREZ: And especially  
7 when they're coming out to -- to go to school  
8 or --

9 MR. RODRIGUEZ: Yes.

10 VICE CHAIRPERSON GUTIERREZ: -- they're  
11 coming back from school.

12 MR. RODRIGUEZ: Yeah.

13 COMMISSIONER DiNARDO: Um-hum.

14 MR. RODRIGUEZ: Yeah.

15 VICE CHAIRPERSON GUTIERREZ: No, we don't  
16 need that.

17 (Whereupon, there were multiple speakers.)

18 COMMISSIONER DiNARDO: Or to have them  
19 think that that's the way life --

20 MR. RODRIGUEZ: Exactly. At such an early  
21 age.

22 COMMISSIONER DiNARDO: And --

23 VICE CHAIRPERSON GUTIERREZ: Yeah.

24 MR. RODRIGUEZ: Yeah, exactly. Right.

25 COMMISSIONER DiNARDO: -- that's not what

1 | they should see.

2 | I agree.

3 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 | COMMISSIONER DiNARDO: Totally agree.

5 | So, keep up the good work.

6 | COMMISSIONER CAPIZZI: Yup.

7 | MR. SANGER: We're trying but it's --

8 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 | MR. SANGER: Sometimes, you know, -- I  
10 | don't have to say it -- it's three steps ahead  
11 | and two steps back. And --

12 | COMMISSIONER DiNARDO: Oh, yeah.

13 | VICE CHAIRPERSON GUTIERREZ: Yeah.

14 | MR. SANGER: And, you know, --

15 | COMMISSIONER DiNARDO: Oh, yeah, and when  
16 | they --

17 | MR. SANGER: -- because right now you --

18 | COMMISSIONER DiNARDO: -- think that you  
19 | put your guard down, they're back.

20 | MR. SANGER: We -- we --

21 | MR. RODRIGUEZ: Yeah.

22 | MR. SANGER: -- were proud -- we were proud  
23 | last week --

24 | MR. RODRIGUEZ: Yeah.

25 | MR. SANGER: Not proud, but we felt good

1 about the fact that we got the drug dealers out  
2 last spring --

3 MR. MORIN: Um-hum.

4 VICE CHAIRPERSON GUTIERREZ: Um-hum.

5 MR. SANGER: -- and, you know, first time  
6 in many years we did what we had to do and  
7 whatever. And we got four or five families out  
8 -- evicted because of that.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: All right?

11 And -- but right now you're right back.

12 You know? So it's -- you know, --

13 VICE CHAIRPERSON GUTIERREZ: Yeah.

14 MR. SANGER: -- you're right back into  
15 the --

16 VICE CHAIRPERSON GUTIERREZ: Yeah, just try  
17 to keep it up.

18 MR. SANGER: -- hopper so-to-speak.

19 COMMISSIONER DiNARDO: And like you --

20 MR. SANGER: You know?

21 COMMISSIONER DiNARDO: -- said, a lot of it  
22 could be just the structure, you know, the way  
23 the buildings are set up.

24 MR. SANGER: Um-hum.

25 COMMISSIONER CAPIZZI: Yup.

1 COMMISSIONER DiNARDO: It's --

2 VICE CHAIRPERSON GUTIERREZ: Um-hum.

3 COMMISSIONER DiNARDO: -- it's hard. It's  
4 a lot to --

5 VICE CHAIRPERSON GUTIERREZ: Yeah.

6 COMMISSIONER DiNARDO: -- monitor and --

7 MR. RODRIGUEZ: In fact, you're right.

8 And --

9 VICE CHAIRPERSON GUTIERREZ: It's a lot  
10 of apartments.

11 MR. RODRIGUEZ: -- and just to add one more  
12 point to that.

13 I mean when I look -- when we look in the  
14 cameras you'll see one or two of them always on  
15 the stair-- by the staircase --

16 COMMISSIONER DiNARDO: Mmm.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. RODRIGUEZ: -- looking outside the  
19 window. He's the lookout. Or she's the lookout.

20 COMMISSIONER DiNARDO: Mmm.

21 MR. RODRIGUEZ: Whatever. And that --  
22 that's how they --

23 MR. SANGER: Or the cop on 39<sup>th</sup> Street they  
24 could see, you know, --

25 COMMISSIONER DiNARDO: Yeah, of course.

1 VICE CHAIRPERSON GUTIERREZ: Um-hum.

2 MR. SANGER: They're playing chicky and,  
3 you know, --

4 MR. RODRIGUEZ: Yeah.

5 And then as soon as somebody -- they'll --  
6 they'll be like calling --

7 VICE CHAIRPERSON GUTIERREZ: Um-hum. It's  
8 a lot of family in each building.

9 MR. RODRIGUEZ: Yeah.

10 VICE CHAIRPERSON GUTIERREZ: That's what it  
11 is.

12 MR. RODRIGUEZ: They -- they have their --  
13 their structure. Like you said, they have --

14 COMMISSIONER DiNARDO: Right. Right.

15 VICE CHAIRPERSON GUTIERREZ: Yeah, they  
16 already --

17 MR. RODRIGUEZ: -- their own, you know, --

18 VICE CHAIRPERSON GUTIERREZ: -- used to  
19 that.

20 MR. RODRIGUEZ: Yeah.

21 COMMISSIONER DiNARDO: And the facility  
22 allows it because of, --

23 MR. RODRIGUEZ: Yeah, the height.

24 COMMISSIONER DiNARDO: -- you know, the  
25 high-rise.

1 VICE CHAIRPERSON GUTIERREZ: Yeah. Um-hum.

2 COMMISSIONER DiNARDO: Right.

3 MR. RODRIGUEZ: In fact, you'll see them  
4 sometimes, --

5 COMMISSIONER DiNARDO: It's hard.

6 MR. RODRIGUEZ: -- they'll go and they'll  
7 hit the elevator button. So then whoever's going  
8 to come up, it delays.

9 CHAIRPERSON PEDRAZA: Interesting.

10 COMMISSIONER DiNARDO: Correct.

11 MR. RODRIGUEZ: So, --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. RODRIGUEZ: -- they'll do that.  
14 They'll do things like that, you know and -- you  
15 know, so it's --

16 There -- there are games they play, so --

17 COMMISSIONER DiNARDO: Well, --

18 VICE CHAIRPERSON GUTIERREZ: Um-hum.

19 COMMISSIONER DiNARDO: -- it's good that we  
20 have the cameras and --

21 Did you catch whoever it was that  
22 vandalized the camera? That broke the camera?

23 MR. RODRIGUEZ: I have the pictures but --

24 MR. SANGER: We have a partial --

25 MR. RODRIGUEZ: Yeah.

1 MR. SANGER: -- that we'll --  
2 COMMISSIONER DiNARDO: Okay.  
3 MR. SANGER: -- we'll try to work on.  
4 Yeah.  
5 VICE CHAIRPERSON GUTIERREZ: Um-hum.  
6 MR. RODRIGUEZ: Yeah.  
7 MR. SANGER: Um-hum.  
8 COMMISSIONER DiNARDO: Well, --  
9 MR. SANGER: Yeah.  
10 And, it was interesting, it was --  
11 VICE CHAIRPERSON GUTIERREZ: You try your  
12 best.  
13 MR. SANGER: -- New Year's Day.  
14 MR. RODRIGUEZ: New Year's Day, yeah.  
15 MR. SANGER: January 1<sup>st</sup>.  
16 MR. RODRIGUEZ: Yeah.  
17 MR. SANGER: New Year's Day, so.  
18 COMMISSIONER CAPIZZI: Mmm.  
19 COMMISSIONER DiNARDO: So, I -- I agree  
20 with Margarita, we support you in --  
21 MR. SANGER: Thank you.  
22 COMMISSIONER CAPIZZI: Absolutely.  
23 COMMISSIONER DiNARDO: -- in all of this.  
24 COMMISSIONER JETTER: Yeah.  
25 COMMISSIONER DiNARDO: It's not easy and --



1 VICE CHAIRPERSON GUTIERREZ: They're doing  
2 a great job.

3 COMMISSIONER DiNARDO: You're up against a  
4 lot.

5 MR. SANGER: Thank you.

6 CHAIRPERSON PEDRAZA: Yeah.

7 MR. SANGER: Yeah. But thank you.

8 MR. RODRIGUEZ: Thank you.

9 VICE CHAIRPERSON GUTIERREZ: Boy there's a  
10 lot of things going on in there.

11 COMMISSIONER DiNARDO: Sure.

12 MR. SANGER: Okay, anything else for Closed  
13 Session?

14 Anything on your mind? Or anything you  
15 would like to share and --

16 VICE CHAIRPERSON GUTIERREZ: No.

17 MR. SANGER: Okay.

18 VICE CHAIRPERSON GUTIERREZ: We're fine.

19 MR. SANGER: Okay.

20 Do I have a motion to come out of Closes  
21 Session?

22 COMMISSIONER JETTER: Yes.

23 VICE CHAIRPERSON GUTIERREZ: Make a motion.

24 MR. SANGER: Motion by Miss Gutierrez.

25 Second by Miss Mundorf.

1 Let me have my roll call sheet.

2 It's this one right here.

3 Okay.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Miss Gutierrez?

7 VICE CHAIRPERSON GUTIERREZ: Yes.

8 MR. SANGER: Miss Jetter?

9 COMMISSIONER JETTER: Yes.

10 MR. SANGER: Miss DiNardo?

11 COMMISSIONER DiNARDO: Yes.

12 MR. SANGER: Miss Capizzi?

13 COMMISSIONER CAPIZZI: Yes.

14 MR. SANGER: Ms. Mundorf?

15 COMMISSIONER MUNDORF: Yes.

16 MR. SANGER: Mr. Geldziler?

17 COMMISSIONER GELDZILER: Yes.

18 MR. SANGER: Okay.

19 Seven yes, we are now out of Closed

20 Session.

21

22 (Whereupon, the Board returned to Open

23 Session at 5:05 p.m.)

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
 6 do hereby affirm that the foregoing is a true and  
 7 accurate transcript in the matter of the  
 8 EXECUTIVE SESSION of the CITY OF UNION CITY  
 9 HOUSING AUTHORITY, heard on Thursday, January 17,  
 10 2019 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

*Karen A Marino*  
 \_\_\_\_\_  
 Karen A. Marino AOC 493

21

22

23

24

*Deborah Dillon*

25 Monitored and Proofread by: Deborah Dillon