

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
: _____ :

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, January 17, 2019
Commencing at 4:34 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, (Arrived at 4:38 p.m.)
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

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1 MR. SANGER: Okay, I think we'll get
2 started.

3 See if we get the member of the public,
4 Waldo.

5 (Whereupon, there was a pause in the
6 proceedings.)

7 MR. SANGER: Good afternoon. Good
8 afternoon.

9
10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12

13 MR. SANGER: Well good evening everyone.

14 And we're just hoping and trusting that you
15 did have a great holiday season.

16 And Happy New Year to everyone. It's the
17 first time --

18 COMMISSIONER DiNARDO: Happy New Year.

19 VICE CHAIRPERSON GUTIERREZ: Thank you.
20 You too.

21 MR. SANGER: -- we've met in the new year,
22 so it's appropriate to say Happy New Year.

23 And just hope that you and your families
24 have had a healthy season, holiday season. And,
25 of course, 2019 to be healthy and prosperous as

1 well.

2 And, of course, how we can all work
3 together in 2019 to move the Union City Housing
4 Authority forward and to be as progressive as
5 possible.

6 And I think there's going to be a lot of
7 projects that I think -- you know, progressive
8 projects and improvement projects that are going
9 to be great for the people of Union City. And
10 that's what it's all about.

11 And I just want to take a moment, again,
12 thank you for what you do all the time, taking
13 your time in your -- you know, your busy lives,
14 in your professional lives, family lives,
15 whatever it may be and, you know, serving the
16 people of Union City, you know, in the area of
17 affordable housing.

18 So we just want to thank you for that and
19 thank you for being here.

20

21 **ROLL CALL:**

22

23 MR. SANGER: At this time I will have Roll
24 Call.

25 Chairperson Pedraza?

1 CHAIRPERSON PEDRAZA: Yes.

2 MR. SANGER: Vice Chairperson Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Yes.

4 MR. SANGER: Commissioner Jetter?

5 COMMISSIONER JETTER: Yes.

6 MR. SANGER: Commissioner DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. SANGER: Commissioner Capizzi?

9 COMMISSIONER CAPIZZI: Here.

10 MR. SANGER: Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes. Here I mean.

12 MR. SANGER: Commissioner Geldziler?

13 Absent.

14 We were hoping for his arrival.

15 We now have six -- six present; one absent.

16 We do have a quorum.

17 This is a Regular Meeting of the Union City
18 Housing Authority, in accordance with and
19 pursuant to Chapter 231, the Open Public Meeting
20 Act.

21 Adequate notice of this meeting has been
22 provided as follows:

23 The annual schedule of the Board Meetings
24 setting forth the time, date and location of such
25 meetings and the notice and the agenda, to the

1 | extent known of this meeting, has been
2 | prominently posted on our bulletin board outside
3 | for public perusal, forwarded to the local
4 | newspaper and also is on our -- on our website --
5 | the Union City Housing Authority website and, of
6 | course, it has been filed in the Office of the
7 | City Clerk.

8 | With that being said, I would just like to
9 | ask at this time if I could have a motion to go
10 | into Closed Session.

11 | VICE CHAIRPERSON GUTIERREZ: I'll make a
12 | motion.

13 | MR. SANGER: Motion by Miss Gutierrez.

14 | COMMISSIONER DiNARDO: Second.

15 | MR. SANGER: Second by Miss --

16 | MR. PIZZILLO: DiNardo.

17 | MR. SANGER: -- Miss DiNardo.

18 | VICE CHAIRPERSON GUTIERREZ: DiNardo.

19 | MR. SANGER: Yes.

20 | Okay.

21 | So, with that, we'll have a roll call.

22 | Mr. Pedraza?

23 | CHAIRPERSON PEDRAZA: Yes.

24 | MR. SANGER: Miss Gutierrez?

25 | VICE CHAIRPERSON GUTIERREZ: Yes.

1 MR. SANGER: Miss Jetter?

2 COMMISSIONER JETTER: Yes.

3 MR. SANGER: Miss DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Miss Capizzi?

6 COMMISSIONER CAPIZZI: Yes.

7 MR. SANGER: Miss Mundorf?

8 COMMISSIONER MUNDORF: Yes.

9 MR. SANGER: Mr. Geldziler is not here at
10 this moment.

11 Okay.

12 At this time we will go into Closed
13 Session.

14

15 (Whereupon, Commissioner Jay Geldziler
16 arrived at 4:38 p.m.)

17

18 MR. SANGER: And let the record show that
19 Mr. Geldziler has -- Geldziler has arrived, so we
20 do now have seven present and we do -- we do have
21 a full Board.

22 Welcome, Mr. Jay.

23 COMMISSIONER GELDZILER: Good to see you.

24 MR. SANGER: Welcome.

25 COMMISSIONER MUNDORF: Hi.

1 Happy New Year.

2 MR. SANGER: Happy New Year.

3 Thanks for being here.

4 COMMISSIONER GELDZILER: I'm sorry.

5

6 (Whereupon, the Board moved to Executive
7 Session at 4:38 p.m.)

8

9 (Whereupon, the Board returned to Open
10 Session at 5:05 p.m.)

11

12 MR. SANGER: Now I need a motion to go into
13 Open Session.

14 Motion; Miss Gutierrez.

15 Second; Mr. Geldziler.

16 And we will have a roll call.

17 Mr. Pedraza?

18 CHAIRPERSON PEDRAZA: Yes.

19 MR. SANGER: Miss Gutierrez?

20 Miss Jetter?

21 VICE CHAIRPERSON GUTIERREZ: Yes.

22 COMMISSIONER JETTER: Yes.

23 MR. SANGER: Miss DiNardo?

24 COMMISSIONER DiNARDO: Yes.

25 MR. SANGER: Miss Capizzi?

1 COMMISSIONER CAPIZZI: Yes.

2 MR. SANGER: Miss Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MR. SANGER: Mr. Geldziler?

5 COMMISSIONER GELDZILER: Yes.

6 MR. SANGER: Yes.

7 Okay, we are now in Open Session.

8 If we can get the member of the public in,
9 we'd like to do that.

10 (Whereupon, there was a pause in the
11 proceedings.)

12

13 (Whereupon, the Board discussed and took
14 action on the following items:

15 **CONSENT AGENDA:**

16 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
17 **NOVEMBER 15, 2018 AND THE EXECUTIVE SESSION**
18 **MEETING OF NOVEMBER 15, 2018;**

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

20 **C. APPROVAL OF VARIOUS RESOLUTIONS;**

21 RESOLUTION NO. 2019-001 - RESOLUTION
22 APPOINTING A COMMISSIONER FOR THE NJ PUBLIC
23 HOUSING AUTHORITY JOINT INSURANCE (IF) FOR 2019;

24 RESOLUTION NO. 2019-002 - RESOLUTION
25 AUTHORIZING THE PHA TO ADVERTISE FOR REQUEST FOR

1 PROPOSAL (RFP) FOR A/E SERVICES FOR THE HOUSING
2 ELEMENT AND FAIR SHARE COMPLIANCE PLAN FOR
3 VETERANS HOUSING IMPROVEMENTS (COAH) PHASE II;

4 RESOLUTION NO. 2019-003 - RESOLUTION
5 APPROVING RATIFICATION OF UNION CITY HOUSING
6 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
7 TELEPHONICALLY AUTHORIZING A RE-BID OF SITE
8 CONDITION IMPROVEMENTS AT AMPS I AND II;

9 RESOLUTION NO. 2019-004 - RESOLUTION
10 APPROVING RATIFICATION OF UNION CITY HOUSING
11 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
12 TELEPHONICALLY OF CONTRACT FOR
13 ARCHITECTURAL/ENGINEERING SERVICES FOR PHASE I OF
14 THE VETERANS HOUSING PROJECT LOCATED AT 122
15 CANTELLO STREET;

16 RESOLUTION NO. 2019-005 - RESOLUTION
17 APPROVING RATIFICATION OF UNION CITY HOUSING
18 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
19 TELEPHONICALLY OF CONTRACT FOR
20 ARCHITECTURAL/ENGINEERING SERVICES FOR THE SCHOOL
21 DEVELOPMENT AGENCY (SDA) PROJECT LOCATED AT
22 519-521 SUMMIT AVENUE;

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

24 **F. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

25

1 MR. SANGER: Okay.

2 To move -- to move now with the Open
3 Session, I'm going to be reading a number of
4 Resolutions to you.

5 VICE CHAIRPERSON GUTIERREZ: Okay.

6 MR. SANGER: And you'll see these
7 Resolutions have to do with a number of our new
8 projects that have finally come into fruition in
9 Union City. And they're happy with them.

10 I'm going to have a full explanation and
11 more detail for you when I go into my report --
12 Executive Director's Report.

13 But you'll see a number of these
14 Resolutions now are here and it's allowing us to
15 go through the legal process of -- of bids,
16 quotes, RFPs, and approval from Board, et cetera,
17 to start moving ahead and doing the -- you know,
18 as procurement and whatever and moving forward.

19 So, you'll see a number of these
20 Resolutions have to do that and I'll do my best
21 to explain them to you when they -- when they are
22 finalized to you.

23 The first is one that is -- other than
24 related to some of our new projects, is each year
25 and annually we must appoint someone here from

1 the Union City Housing Authority to be a
2 Commissioner for the Public Housing Authority for
3 the -- within the State of New Jersey. Part of
4 JIF.

5 And you might say, well what is JIF?

6 And JIF is the -- the Joint Insurance Fund
7 in the State of New Jersey. All public housing
8 are part of that.

9 And tonight we are having Resolution
10 Appointing a Commissioner for the New Jersey
11 Public Housing Authority JIF for 2019.

12 And the Union City Housing Authority is a
13 member of the New Jersey Public Housing Authority
14 Joint Insurance Fund.

15 And by-laws and said fund requires that
16 each member of the Housing Authority/Non-Profit
17 appoint a Fund Commissioner to represent the
18 Authority.

19 Therefore, Be It Resolved, that the Board
20 of Commissioners of the Union City Housing
21 Authority do hereby appoint Jorge Rodriguez as
22 it's Fund Commissioner to the New Jersey Public
23 Housing Authority for the year 2019.

24 So we'll be moving forward with that. And
25 that's something we do annually. That's an

1 annual.

2 2019 number 2 Resolution.

3 You will see here it's a Resolution
4 Authorizing the Public Housing Authority to
5 Advertise for a Request for Proposal, an RFP, for
6 A&E Services for the Housing Element and Fair
7 Share Compliance for Veterans Housing
8 Improvements, COAH --

9 So the Housing Element Fair Share
10 Compliance is really COAH. It's the -- it's a
11 new court terminology that they have legal title
12 for it.

13 -- for Veterans Housing for COAH for Phase
14 II.

15 And I will explain to you the difference
16 between Phase I and Phase II in a few minutes,
17 okay, with that.

18 So what we're asking you this evening,
19 through this is that the A and E Services of
20 Veterans Complex for Phase II, that we're allowed
21 now to go out for an RFP for that. Giving
22 permission to go out for an RFP.

23 Number 2019 number 3.

24 Resolution Approving the Ratification --

25 If you remember back in December, I called

1 everyone on the phone. We did a phone surv--
2 little phone survey and a phone poll -- phone
3 vote. But I like to back it up with a Resolution
4 after that ratifying that phone as well.

5 So, a Resolution Approving Ratification of
6 the Union City Housing Authority, Board of
7 Commissioner Approval Via Telephone Authorizing a
8 Re-Bid of Site Condition Improvements for AMPS I
9 and II.

10 AMPS I and II -- what we're trying to do is
11 put together a project that's going to allow us
12 to put in new -- some new -- many exterior items,
13 such as new playgrounds, new walkways, new
14 fencing and things of that nature.

15 Unfortunately in the first bid, what we
16 went out for, some of the bids that came back
17 were astronomical and way above what we were
18 looking to -- you know, looking to spend on that
19 in the money that we do have -- have in our
20 capital funds to do so.

21 And so we -- we're choosing now to re-bid
22 for that and go out again and try to maybe get
23 more companies involved.

24 I think what's happening in the -- in our
25 industry with public housing and affordable

1 housing is that there are a number of cities,
2 which include Jersey City, Hoboken, Newark -- in
3 Northern New Jersey, that are going through huge
4 projects.

5 And many companies that are -- have bid --
6 have bidden in the past, maybe are not bidding
7 now because they're involved in other communities
8 and they're basically, you know, -- they're
9 basically on overload and they just don't have
10 the, you know, the manpower and whatever to do
11 some of these jobs.

12 So, we're caught in a little bit of an
13 issue. We've called and asked some people to --
14 we'd like for you maybe come in and -- and bid
15 and things of that nature. And a lot of them say
16 we're so busy we can't.

17 COMMISSIONER DiNARDO: Hmm.

18 MR. SANGER: We can't do it; we're so busy
19 in the other communities.

20 So, but we are going out to re-bid for this
21 and we're -- we're asking, you know, for your
22 approval for that as well.

23 So, again, we're looking for the best and
24 -- you know, for not only financially but most
25 responsible bidder. Lowest and most responsible

1 within this.

2 So we'll be doing that as well.

3 2019-04, number 4.

4 Will be again a ratification --

5 After our telephone survey.

6 -- the Contract for

7 Architectural/Engineering Services for Phase I of

8 Veterans Housing Project Located at 122 Cantello

9 Street, as well as Peter Street.

10 And that 14 companies picked up the request

11 for the proposals;

12 Whereas, on December 12th, four companies

13 submitted requests for proposals that were opened

14 by the Purchasing Agent of the City of Union

15 City; and

16 Whereas, on December 20th, the Executive

17 Director conducted a telephone poll of the Union

18 City Housing Authority Board of Commissioners

19 seeking ratification approving the recommendation

20 of the Evaluation Committee.

21 The Evaluation Committee of Miss Capizzi

22 and Miss Jetter and Miss Gutierrez had met on

23 this, as well.

24 And, Thereby -- Therefore, it was Resolved

25 that the Commissioners of Union City do hereby

1 approve the prior ratification memorialized in
2 Resolution 2019 to approving ICON Architects
3 consistent with this submission.

4 And they will be doing -- putting together
5 a -- all the specs and what's necessary for the
6 40 units that are on Cantello Street and Peter
7 Street at Veterans to fix all of them. And to
8 thank -- you know, they're 62 years old these
9 units.

10 COMMISSIONER CAPIZZI: Hmm.

11 VICE CHAIRPERSON GUTIERREZ: Yeah, they
12 need --

13 MR. SANGER: And these -- these units --

14 COMMISSIONER JETTER: I thought they were
15 older.

16 MR. SANGER: -- do need help.

17 And his --

18 COMMISSIONER DiNARDO: Dottie, have you
19 lived there --

20 MR. SANGER: -- his submission is --

21 COMMISSIONER DiNARDO: -- that long?

22 MR. SANGER: -- and his putting that --

23 COMMISSIONER JETTER: Almost.

24 MR. SANGER: -- all together is not to
25 exceed \$54,000.00. So, \$54,000.00 is the number

1 for that.

2 COMMISSIONER JETTER: -- that.

3 (Indiscernible).

4 MR. SANGER: Dottie?

5 Dottie, can we continue?

6 COMMISSIONER CAPIZZI: She laid the
7 cornerstone there.

8 That's what I'm saying, okay.

9 COMMISSIONER JETTER: I think I'm the
10 oldest one there. I've been there that long. As
11 a veteran. As a veteran.

12 COMMISSIONER CAPIZZI: That's right.

13 COMMISSIONER DiNARDO: How long you been
14 there?

15 COMMISSIONER JETTER: My husband.

16 I think about 50 years or someplace around
17 in there.

18 MR. SANGER: Wow.

19 VICE CHAIRPERSON GUTIERREZ: Close. I said
20 very close. Very close.

21 COMMISSIONER CAPIZZI: Yeah.

22 COMMISSIONER DiNARDO: Fifty years, wow.

23 MR. SANGER: I think they've been there
24 about 66 years.

25 COMMISSIONER JETTER: You want to know how

1 old I am now?

2 COMMISSIONER DiNARDO: No.

3 COMMISSIONER CAPIZZI: No.

4 VICE CHAIRPERSON GUTIERREZ: No.

5 COMMISSIONER JETTER: I'm not going to tell
6 you.

7 COMMISSIONER DiNARDO: No, we're on the
8 record.

9 COMMISSIONER JETTER: I'm going to keep
10 yous (sic) guessing.

11 I'm ancient. It's the only thing I can
12 tell you.

13 MR. SANGER: Wait, they may put a
14 cornerstone there.

15 COMMISSIONER JETTER: But I can keep up on
16 anybody.

17 MR. SANGER: When we're doing this, Dottie,
18 we might put a cornerstone there with your name
19 on it.

20 COMMISSIONER CAPIZZI: There you go.

21 MR. SANGER: Watch.

22 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

23 MR. SANGER: You know?

24 You never know.

25 COMMISSIONER JETTER: Don't bother.

1 MR. SANGER: You never know. You never
2 know.

3 COMMISSIONER JETTER: Put on Veterans.

4 MR. SANGER: Union City's been known to do
5 things like that.

6 COMMISSIONER JETTER: That's the only thing
7 I want.

8 VICE CHAIRPERSON GUTIERREZ: Oh, God.

9 MR. SANGER: Okay.

10 2019 number 5, is again another
11 Ratification for Approval to Contract with the
12 Architect/Engineering Services for the School
13 Development Agency, SDA Project.

14 Basically, we have the COAH and the SDA
15 project are both under COAH funds.

16 So, we're -- we're going to be working with
17 that.

18 And, again, the -- we will be --

19 Whereas, the Executive Director conducted
20 the telephone poll; and

21 The Evaluation Committee, again, entered an
22 agreement and had chosen and gone through the
23 process of choosing an agreement with ICON
24 Architects again now to do the SDA project at
25 519-521 Summit Avenue.

1 So, you're going to get a little confused.
2 The COAH project.
3 The SDA project.

4 We're going to be talking in a few minutes
5 about the Renaissance project.

6 So we have a number of things going in
7 Union City, which is going to allow more of an
8 opportunity for affordable housing.

9 So -- and again on this particular one,
10 that I just read 2019, number 5, the -- be in
11 accordance with the submission will be not to
12 exceed \$9600.00, in order to come up with the --
13 a plan -- basically, a plan for 519-521 Summit
14 Avenue.

15 COMMISSIONER DiNARDO: How many units is
16 that going to be, Mr. Sanger?

17 MR. SANGER: 519-521 is 12 units.

18 COMMISSIONER DiNARDO: They're 12 units.
19 Okay.

20 MR. SANGER: And we'll also be taking the
21 new Renaissance project starting about -- soon.

22 February 1st; we're looking to close
23 January 31st with North Hudson Community Action
24 Corporation to take off the -- take over the
25 Renaissance building on 2601 Central Avenue.

1 VICE CHAIRPERSON GUTIERREZ: I was going to
2 ask you about that one.

3 COMMISSIONER DiNARDO: Oh, okay.

4 MR. SANGER: And there are 36 --

5 VICE CHAIRPERSON GUTIERREZ: I'm going to
6 ask you about that one.

7 MR. SANGER: There are 36 units --

8 COMMISSIONER JETTER: Yeah.

9 MR. SANGER: -- there.

10 COMMISSIONER CAPIZZI: Nice.

11 MR. SANGER: So with the Renaissance and
12 the SDA building, 36 and 12, we'll have -- be
13 having 48 units --

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: -- that will be under
16 management of the Union City Housing Authority
17 for affordable housing for the people of Union
18 City.

19 So, you know, we're excited about that.
20 And that's why I'm talking about this -- this
21 year's going to be a little more progressive.
22 You'll see a lot of things that are going on.

23 COMMISSIONER DiNARDO: The Summit Avenue
24 site though, that's going to be just seniors.

25 Right?

1 MR. SANGER: No.

2 COMMISSIONER DiNARDO: Oh, no.

3 MR. SANGER: No, it's not for seniors.

4 It's going to be a -- it's 12 -- 12 units

5 --

6 COMMISSIONER DiNARDO: Um-hum.

7 MR. SANGER: -- and there is really not
8 a -- you know, hasn't been designated for seniors
9 or anything of that nature.

10 You know, could be just -- you know, -- you
11 know, family -- but people who are need.

12 COMMISSIONER DiNARDO: Got it.

13 MR. SANGER: They'll still be people who
14 are in need and under certain guidelines, such as
15 what we do with our Veterans Housing.

16 COMMISSIONER DiNARDO: Okay.

17 MR. SANGER: Following a similar -- similar
18 guidelines and eligibilities --

19 MR. RODRIGUEZ: Criteria.

20 MR. SANGER: -- or criteria --

21 Thank you, Jorge, for a good word.

22 -- criteria for that.

23 So, you know, that's what we will be --
24 we'll be doing. So, it's really an expansion of
25 what we're doing with Veterans and --

1 COMMISSIONER JETTER: You going to --

2 MR. SANGER: -- allows more people --

3 COMMISSIONER JETTER: -- throw me out?

4 MR. SANGER: -- to get involved.

5 COMMISSIONER JETTER: I'm not in need;

6 I work.

7 MR. PIZZILLO: And just the -- the Vets and

8 the SDA project, the -- the number -- the money

9 has already been approved by the --

10 MR. SANGER: Um-hum.

11 MR. PIZZILLO: -- Board.

12 So, those funds to repair and put them

13 up-to-date are coming from COAH funds, --

14 MR. SANGER: Yeah. That's --

15 MR. PIZZILLO: -- which has --

16 MR. SANGER: -- what I'm going to get into.

17 MR. PIZZILLO: -- been approved by the

18 Board.

19 MR. SANGER: When I go over this --

20 MR. PIZZILLO: Okay.

21 MR. SANGER: -- I'm going to get --

22 MR. PIZZILLO: Okay.

23 MR. SANGER: -- into it.

24 MR. PIZZILLO: Okay.

25 MR. SANGER: But, no, you're right on.

1 Because that's what we're going to be doing next.

2 MR. PIZZILLO: Yeah. Go ahead.

3 Sorry.

4 MR. SANGER: Because they -- they
5 deserve --

6 MR. PIZZILLO: I didn't mean to steal your
7 thunder.

8 MR. SANGER: -- and they should be hearing
9 a, you know, --

10 No, but I'm going to need your help.

11 MR. PIZZILLO: Okay.

12 MR. SANGER: I'm going to -- I'm definitely
13 going to need your help on that, too, --

14 MR. PIZZILLO: Okay.

15 MR. SANGER: -- to explain some of this.

16 MR. PIZZILLO: Okay.

17 COMMISSIONER JETTER: Good guy.

18 MR. SANGER: So, --

19 COMMISSIONER DiNARDO: Where's the
20 Renaissance building?

21 MR. SANGER: The Renaissance, 2601 Central.

22 COMMISSIONER DiNARDO: Oh, Central.

23 COMMISSIONER CAPIZZI: Central.

24 COMMISSIONER DiNARDO: Okay. That's

25 what --

1 VICE CHAIRPERSON GUTIERREZ: Yeah.

2 COMMISSIONER DiNARDO: I don't know --
3 (indiscernible) --

4 MR. SANGER: Renaissance, 2601 --

5 VICE CHAIRPERSON GUTIERREZ: Yeah.

6 It was a bar before they -- before they did
7 that --

8 COMMISSIONER DiNARDO: But --

9 And I would know it because it was a bar
10 before that?

11 VICE CHAIRPERSON GUTIERREZ: No, but I'm
12 saying -- but I'm --

13 COMMISSIONER DiNARDO: Bar --

14 VICE CHAIRPERSON GUTIERREZ: -- but that
15 building has been going up for years.

16 MR. RODRIGUEZ: Come on, Elise.

17 (Whereupon, there were multiple speakers.)

18 VICE CHAIRPERSON GUTIERREZ: Yeah.

19 (Indiscernible) --

20 COMMISSIONER DiNARDO: I think
21 Margarita's --

22 VICE CHAIRPERSON GUTIERREZ: --
23 (indiscernible) --

24 COMMISSIONER DiNARDO: -- (indiscernible)
25 -- me.

1 VICE CHAIRPERSON GUTIERREZ: -- from the
2 beginning.

3 COMMISSIONER DiNARDO: Okay.

4 Yeah, I don't know it.

5 What is 2601?

6 VICE CHAIRPERSON GUTIERREZ: Yeah, it's
7 coming out -- if you're coming up from
8 Kennedy, --

9 COMMISSIONER DiNARDO: Yeah.

10 VICE CHAIRPERSON GUTIERREZ: -- they're
11 going to be on your left side.

12 COMMISSIONER DiNARDO: Oh, okay.

13 VICE CHAIRPERSON GUTIERREZ: In the corner.
14 Right there on the corner.

15 COMMISSIONER DiNARDO: Ah. Okay. I think
16 I know where you're talking about.

17 VICE CHAIRPERSON GUTIERREZ: Yeah. It's a
18 big building.

19 Grey building.

20 COMMISSIONER DiNARDO: That's terrific.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 COMMISSIONER DiNARDO: That's great.

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: Okay.

25 At this time I think it's appropriate to

1 remind everyone that we will be on a Consent
2 Agenda. And I'm going to ask for the Consent
3 Agenda vote now.

4 And just to remind everyone that with your
5 -- with the Consent Agenda --

6 COMMISSIONER CAPIZZI: Um-hum.

7 MR. SANGER: -- you will be voting for the
8 Approval of the Minutes that we've had --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- that are in your package.

11 The Approval of the -- of the process that
12 we went out for bidding on, one or two of these
13 items here in the Resolution.

14 Approval of the -- of course, of the
15 various resolutions.

16 The Approval of the Payment of the Bills
17 that we have.

18 And that -- that is basically it.

19 You know, of course, while you're not
20 voting on it, your -- you know the Delinquent
21 Accounts and, of course, the Director's Report.

22 But the -- the four majors are the Approval
23 of the Minutes, the Approval of the Bids, the
24 Approval of the Various Resolutions, and Approval
25 of the Payment of Bills.

1 COMMISSIONER DiNARDO: I have --

2 MR. SANGER: Okay?

3 COMMISSIONER DiNARDO: -- a question.

4 MR. SANGER: Yes, ma'am.

5 COMMISSIONER DiNARDO: I probably -- I may
6 know the answer but I don't know necessarily.

7 Gerard, if I wasn't here can I vote on the
8 minutes, Approving the Minutes?

9 I wasn't here --

10 MR. PIZZILLO: No.

11 COMMISSIONER DiNARDO: -- for the meeting.
12 That's what I thought.

13 MR. PIZZILLO: Yeah.

14 COMMISSIONER DiNARDO: Okay.

15 VICE CHAIRPERSON GUTIERREZ: I wasn't here
16 either.

17 COMMISSIONER DiNARDO: All right. So, --

18 MR. SANGER: Um-hum.

19 COMMISSIONER DiNARDO: So, --

20 MR. SANGER: You have to abstain.

21 MR. PIZZILLO: Yeah.

22 COMMISSIONER DiNARDO: -- on the --

23 MR. PIZZILLO: You need to abstain.

24 COMMISSIONER DiNARDO: -- on --

25 MR. SANGER: On the minutes.

1 COMMISSIONER DiNARDO: -- the minutes.

2 MR. SANGER: Minutes. Yeah.

3 COMMISSIONER DiNARDO: Yeah. Okay.

4 MR. SANGER: Yeah.

5 Whatever your choice is; then there's
6 abstain on Minutes.

7 COMMISSIONER DiNARDO: Got it.

8 MR. SANGER: Yeah.

9 VICE CHAIRPERSON GUTIERREZ: Yeah.

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: Okay, with that being said,

12 we're going to go to a Consent Agenda. And --

13 Where'd I put that again? They were right
14 here.

15 Mr. Pedraza?

16 CHAIRPERSON PEDRAZA: Yes.

17 MS. DILLON: You need a motion.

18 MR. PIZZILLO: We need a motion.

19 MR. SANGER: Okay.

20 Oh, I'm sorry.

21 CHAIRPERSON PEDRAZA: Oh.

22 MR. SANGER: I need a motion.

23 VICE CHAIRPERSON GUTIERREZ: I make a
24 motion.

25 MR. SANGER: Motion?

1 Motion by Miss Gutierrez.

2 Second by Miss Mundorf to go now with
3 Consent Agenda.

4 And we'll do now the -- the roll call for
5 the Consent Agenda first.

6 Mr. Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 MR. SANGER: Okay.

9 Miss Gutierrez?

10 VICE CHAIRPERSON GUTIERREZ: Yes.

11 MR. SANGER: Miss Jetter?

12 COMMISSIONER JETTER: Yes.

13 MR. SANGER: Miss DiNardo?

14 COMMISSIONER DiNARDO: Well, I have to
15 abstain on the Minutes.

16 MR. SANGER: Okay.

17 COMMISSIONER DiNARDO: Correct?

18 MR. SANGER: Yeah.

19 COMMISSIONER DiNARDO: So yes to everything
20 else; --

21 MR. SANGER: Right.

22 COMMISSIONER DiNARDO: -- abstaining on the
23 Minutes.

24 MR. SANGER: Right.

25 Miss Capizzi?

1 COMMISSIONER CAPIZZI: Yes.

2 MR. SANGER: Miss Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MR. SANGER: Yes.

5 Miss (sic) Geldziler?

6 VICE CHAIRPERSON GUTIERREZ: I -- I have to

7 abstain on the Minutes --

8 MR. SANGER: Okay.

9 VICE CHAIRPERSON GUTIERREZ: -- because I
10 wasn't here.

11 MR. SANGER: Yes.

12 Okay.

13 MR. PIZZILLO: Yes.

14 MR. SANGER: And that is Miss Gutierrez
15 abstaining on the -- on the Minutes.

16 VICE CHAIRPERSON GUTIERREZ: Yes. Yes.

17 MR. SANGER: Mr. Geldziler?

18 COMMISSIONER GELDZILER: Yes.

19 COMMISSIONER JETTER: Was that in December?

20 MR. SANGER: Yes.

21 Okay.

22 VICE CHAIRPERSON GUTIERREZ: I wasn't here
23 November.

24 (Whereupon, there were multiple speakers.)

25 COMMISSIONER DiNARDO: No, November --

1 MR. SANGER: Did I do that the right way?

2 COMMISSIONER DiNARDO: -- Minutes.

3 MR. PIZZILLO: Yes.

4 MR. SANGER: Okay.

5 MR. PIZZILLO: No, absolutely.

6 VICE CHAIRPERSON GUTIERREZ: Yeah, I wasn't

7 here --

8 MR. SANGER: So, I believe we -- we went

9 through that process appropriately.

10

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

12

13 MR. SANGER: And right now I'd just like to

14 take a few moments of your time to -- to really

15 show you in a snapshot --

16 If you would, I gave to you a packet that
17 you have in your -- in your packet I put together

18 a little list of achievements for the Union City

19 Housing Authority.

20 And what I do, every six months, I add on

21 what we did the last six months.

22 So we started this in September of 2016.

23 And you'll see now what we've done, as a Housing

24 Authority and as a Board and as an administrative

25 team -- all of us working together, what we've

1 done now for the last six months as of 1/8/2019.

2 COMMISSIONER CAPIZZI: Um-hum.

3 MR. SANGER: And just to give you an
4 idea -- and Gerard's going to help me a little
5 bit with this.

6 The first three are major items that you
7 should have an explanation towards -- and
8 important.

9 The School Development Agency at 519-521
10 Summit Avenue. We have --

11 Why don't you explain, --

12 MR. PIZZILLO: Okay.

13 MR. SANGER: -- the lease. We just signed
14 the lease --

15 MR. PIZZILLO: Sure.

16 MR. SANGER: -- and what we're doing and --

17 MR. PIZZILLO: Sure.

18 MR. SANGER: -- getting the key and the
19 next steps and things of that nature.

20 MR. PIZZILLO: Okay. Okay.

21 Sure.

22 MR. SANGER: Yes.

23 MR. PIZZILLO: So, as -- as Mr. Sanger
24 indicated during the Consent Agenda, 519-521
25 Summit Avenue is a 12-unit three-story building

1 owned by the School Development Agency.

2 You know we've discussed this in the past.
3 We're finally at the point in time where the --
4 the lease has been executed.

5 We executed the lease; I spoke with the
6 lawyer this afternoon. We should be getting
7 their version -- their signed copy of the lease
8 in the next two or three days.

9 The only things that we need to do is just
10 go get the insurance bound, which Jorge and I
11 have been working on. So that's in the final
12 stages. The insurance company just wants to see
13 a copy of the signed lease before they issue the
14 coverage. Not going to be an issue.

15 And as Mr. Sanger indicated, the -- the
16 interior of this project we're going to gut. And
17 we've already received the funds that the City --

18 The City's holding these COAH funds. And
19 the court approved \$126,000.00 for the rehab of
20 those units. The City holds those funds. Then
21 we communicate -- there's a process in place
22 between us and the City in terms of paying those
23 -- the vendors and the contractors that do the
24 work.

25 So we've coordinated with, you know,

1 Corporation Counsel, myself, Mr. Sanger, and the
2 City Clerk and, you know, all of the people at
3 City Hall, to make sure this is, you know, smooth
4 and -- as smooth -- smooth as possible.

5 Again, you know, this -- we -- this took a
6 little while to get done. We wanted to be super
7 safe that the interior was up to -- up to par in
8 terms of the environmental conditions. We know
9 it wasn't -- the property hasn't been used in a
10 while and at some point it was a warehouse for
11 other City agencies.

12 So we had a contractor go in there to, you
13 know, do a vapor intrusion test, check for mold,
14 check for asbestos. We got all passing marks
15 that. There obviously are some things that need
16 to get repaired.

17 But, again, the good news is it's not
18 coming from Authority funds; it's coming from
19 funds that the City collected from other
20 developers that are required to make
21 contributions to the Affordable Housing Trust
22 Fund.

23 So all those funds to repair the -- both
24 this, as well as when we get down to Veterans,
25 the Cantello Street project, are coming from

1 | these funds earmarked through the Affordable
2 | Housing Trust Fund.

3 | Again, the hope is we get -- you know we
4 | already have the contractors in place, so once we
5 | get the lease executed, the insurance coverage,
6 | we're going to get the keys and Sandy and you
7 | know the team here are going to go in there and
8 | literally take a sledgehammer to it and, you
9 | know, make it livable.

10 | MR. SANGER: Not much of a sledgehammer
11 | really.

12 | But we will be taking over the property
13 | within the next week or so. We're getting -- be
14 | getting the key from the -- from the SDA. What
15 | we'll be able to do then now is have our
16 | architect go in and take --

17 | While he had done an estimate a year or so
18 | ago, he will go in now and do more specs and
19 | specifics, exactly what has to be done; and then
20 | we will go out to bid and get --

21 | This project will be a -- a joint effort
22 | between the Union City Housing Authority
23 | maintenance staff, as well as some external
24 | vendors or external contractors.

25 | But some of the major items there are the

1 roof that has to be done; some boilers and things
2 of that nature have to be taken care of. But all
3 in all it's a pretty sound structured building
4 and -- that has to be --

5 And -- and nice size apartments. And there
6 will be 12. And one and two bedrooms.

7 And we'll be going, you know, affordable
8 homes, you know, somewhere in the area of \$710.00
9 for a one bedroom and for two bedrooms \$790.00,
10 which is still very affordable --

11 VICE CHAIRPERSON GUTIERREZ: Yeah.

12 Um-hum.

13 MR. SANGER: -- in Union City.

14 All right?

15 Two bedrooms now are going for \$2,000.00 in
16 Union City.

17 VICE CHAIRPERSON GUTIERREZ: Yeah.

18 Um-hum.

19 MR. SANGER: It's incredible.

20 COMMISSIONER JETTER: How much?

21 MR. SANGER: But they tend -- the market --

22 VICE CHAIRPERSON GUTIERREZ: The market for
23 it changing.

24 MR. SANGER: -- the market is there in
25 Union City, yeah.

1 You know, so, --

2 COMMISSIONER DiNARDO: How much for two
3 bedroom?

4 MR. SANGER: -- they're moving --

5 COMMISSIONER DiNARDO: Seven eighty-five?

6 MR. SANGER: Excuse me?

7 VICE CHAIRPERSON GUTIERREZ: Seven ninety.

8 COMMISSIONER DiNARDO: Seven ninety.

9 MR. SANGER: Seven ninety --

10 VICE CHAIRPERSON GUTIERREZ: For two
11 bedroom.

12 MR. SANGER: -- for a two bedroom.

13 COMMISSIONER DiNARDO: Wow.

14 MR. SANGER: Yeah. Yeah. They're nice --
15 and they're really nice, too. It's --

16 COMMISSIONER DiNARDO: And it's a nice
17 location, --

18 MR. SANGER: -- a nice setup.

19 COMMISSIONER DiNARDO: -- too.

20 VICE CHAIRPERSON GUTIERREZ: Um-hum. Yeah.

21 MR. SANGER: Nice location. It's nice --
22 you know, it's a nice setup there.

23 So, we're -- we're looking forward to that.
24 That is something we're hoping to do now this
25 spring. And by later spring/early summer, we're

1 looking to get some residents in there.

2 COMMISSIONER DiNARDO: That's --

3 MR. SANGER: Looking to get 12 new families
4 that -- that opportunity to have affordable
5 housing in a nice place. So, we're -- we're --

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. SANGER: -- looking to work with that
8 -- you know, through that.

9 The next project is the Renaissance project
10 at 2601 Central that we had mentioned.

11 We're taking control of that building
12 hopefully on or about February 1st. And we should
13 be having a closing the end of -- the last day of
14 the month. Taking control of that.

15 Right now that building has been occupied.
16 It's been managed and -- by -- it has been
17 managed by the North Hudson Community Action
18 Corporation under their -- under their umbrella.

19 But what we will be doing -- there is a
20 management company that's been working there,
21 which collects the rents, takes care of some work
22 orders and takes care of maintenance and things
23 of that nature.

24 They have a contract with North Hudson
25 Community Action Corporation that extends up

1 | until this August. We're going to continue with
2 | that contract. And it's going to give us six
3 | months to take a good look --

4 | Obviously, when you're the owner now you're
5 | looking through a different lens; you're looking
6 | a different way. And what -- not just going
7 | right in and taking over the management and
8 | taking over the maintenance, let's first get like
9 | a six month buffer time. Let the management
10 | company still run it.

11 | Gives us a chance -- us the chance to go
12 | in, look what -- see has to be done. Look at the
13 | whole picture. Look at the finance. Look at
14 | everything and see if it's something we want to
15 | eventually manage ourselves or is it something
16 | that we want the management company to continue
17 | to manage.

18 | We'll have to make -- you know, that
19 | choice, that decision as we move along.

20 | So we thought it best, in speaking -- you
21 | know, Jorge, myself, our attorneys, Waldo, you
22 | know we thought it best let's continue --

23 | And everyone we spoke to said -- even the
24 | people that -- from North Hudson CAP, the people
25 | at City Hall -- said that makes a lot of sense.

1 Everybody agreed that we have that six month
2 buffer period. Gives us a -- a chance to make
3 sound decisions.

4 VICE CHAIRPERSON GUTIERREZ: Exactly.

5 MR. SANGER: You know we're taking it over;
6 yes, we're the owner but we'll continue with the
7 management company.

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: That gives a chance to make
10 some decisions in what we want to do. And -- and
11 that type of thing.

12 So, we're happy with that.

13 And, again, that's 36 units there. And
14 there's one unit there that is also for a
15 superintendent who lives within the building, who
16 will also do the maintenance, who's also part of
17 that contract by the way. That will be there for
18 him to do the thing.

19 Then we'll weigh it and see it --

20 COMMISSIONER DiNARDO: Right.

21 MR. SANGER: -- and how -- what we want to
22 do.

23 VICE CHAIRPERSON GUTIERREZ: Yup. Um-hum.

24 MR. SANGER: While it is a nonprofit
25 situation, you still want to, you know, look and

1 see what you can do as far as some administrative
2 things that happen and costs and things of that
3 nature. So, -- to help with the costs and things
4 like that. So, -- so, we're looking forward to
5 doing that.

6 COMMISSIONER DiNARDO: Oh, --

7 MR. SANGER: So, again, --

8 COMMISSIONER DiNARDO: -- is the --

9 MR. SANGER: Um-hum.

10 COMMISSIONER DiNARDO: -- the funds to
11 purchase that property also coming from the --

12 MR. SANGER: Okay, --

13 COMMISSIONER DiNARDO: -- Affordable

14 Housing --

15 MR. SANGER: -- the funds --

16 COMMISSIONER DiNARDO: -- Trust?

17 MR. SANGER: That's a good question and
18 what we'll do --

19 That's not coming from COAH.

20 COMMISSIONER DiNARDO: Okay.

21 MR. SANGER: We are buying that -- we are
22 getting that from North Hudson Community Action
23 Corporation for \$1.00.

24 COMMISSIONER DiNARDO: Wow.

25 MR. SANGER: Yes, --

1 VICE CHAIRPERSON GUTIERREZ: Wow.

2 MR. SANGER: -- \$1.00.

3 COMMISSIONER DiNARDO: Awesome.

4 MR. SANGER: Yeah for \$1.00 is what we're
5 getting it.

6 VICE CHAIRPERSON GUTIERREZ: That's great.

7 MR. SANGER: The only thing that were
8 involved were a few loans that --

9 Well, you want to explain to them --

10 MR. PIZZILLO: Yeah. Sure.

11 MR. SANGER: -- the situation.

12 I could but I think Gerard's best at it.

13 COMMISSIONER DiNARDO: Okay.

14 MR. SANGER: You know.

15 MR. PIZZILLO: So, the -- at the time they
16 constructed the project, North Hudson did this as
17 a joint venture. And there were several loans --
18 mortgages on the property.

19 The County of Hudson has a mortgage. North
20 Hudson Community Action Corporation has a
21 mortgage. Union City -- the City of Union City
22 has a mortgage on that property. As well as this
23 Low Income Housing Fund; it's like a fund that
24 just basically lends money to affordable housing
25 projects.

1 The good news is the City of Union City is
2 discharging their mortgage. The North Hudson
3 Community Action mortgage is getting discharged
4 by the seller. The County of Hudson, I should --

5 Well, let me just back up one step.

6 There are these mortgages on the property
7 but they're just on the books. There doesn't
8 seem to be any sort of -- at the time, any
9 repayment schedule.

10 MR. SANGER: I think maybe a word would be
11 pardoned.

12 MR. PIZZILLO: Yeah.

13 MR. SANGER: They're being pardoned.

14 MR. PIZZILLO: So when we are taking this
15 --

16 MR. SANGER: Don't have to pay those loans.

17 MR. PIZZILLO: Right.

18 We are taking this property not subject to
19 any of those mortgages.

20 As I said, the City of Union City's
21 mortgage is getting discharged. I spoke with
22 Corporation Counsel from the City, as well as the
23 City Clerk. They have confirmed that.

24 The County -- the County mortgage will
25 still be on the books but they will not require

1 any sort of repayment from us so long as we
2 continue to use it as an affordable housing
3 project, which we're in the affordable housing
4 business, --

5 VICE CHAIRPERSON GUTIERREZ: Um-hum.

6 MR. PIZZILLO: -- so we're not going to
7 change the use. We're not going to turn it into
8 a, you know, a for-profit development. That's
9 just not what we do here.

10 So, the -- the County is completely
11 satisfied and happy with that.

12 As I said, the North Hudson Community
13 Action mortgage, they are discharging it as well
14 at the closing.

15 The only mortgage that was left is this Low
16 Income Housing Fund mortgage. And we looked at
17 that. There was two options dealing with that.

18 Right now, approximately, there's
19 \$24,000.00 left in terms of it being completely
20 repaid. And the repayment schedule -- it should
21 have been repaid. It will -- or if everything --
22 if we weren't stepping in the -- the mortgage
23 would have been paid by October of this year.

24 So we came to the decision, in -- in
25 speaking with Mr. Sanger, Jorge, seller's lawyer,

1 as well as the representative from the Low Income
2 Housing Fund, it's cheaper just to pay the
3 mortgage off now and take it free of and, you
4 know, not subject to.

5 So at the time of closing we will be paying
6 off that mortgage, which is \$23,000.00, and it
7 will be discharged. So we will -- we'll be
8 taking the -- the property free of those
9 mortgages.

10 COMMISSIONER DiNARDO: Hmm.

11 VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 MR. PIZZILLO: But in terms of -- this
13 isn't a COAH funded project.

14 COMMISSIONER DiNARDO: Mmm.

15 MR. PIZZILLO: But we already know the
16 units are livable because there are existing
17 leases.

18 So we did get -- I did get a completed full
19 executed contract of sale on Tuesday -- or
20 actually I got it yesterday; they signed it
21 Tuesday night. We are in the due diligence
22 portion of -- of the transaction.

23 Just late this afternoon -- and I apologize
24 I didn't get a chance to review everything but I
25 did get copies of the leases, I did get a copy of

1 the management agreement and all the other
2 diligence items that the seller was required to
3 provide to us as per the -- per the contract.

4 So I'm going to distribute them to --
5 obviously to Sandy and Jorge and we'll go through
6 them.

7 But just to -- one closing point on this
8 and Mr. Sanger discussed it, the management
9 agreement.

10 It is a year agreement. It's up in August
11 of this year. So that agreement will be assigned
12 to us.

13 In other words we're not going to extend it
14 unless we want to. So we're only stepping into
15 the shoes of the seller for that period of time
16 from the time we take title to the end of the --
17 end of the agreement.

18 And, you know, we'll take it from there in
19 terms of whether, as -- as Mr. Sanger indicated,
20 it's worth us renegotiating and entering into
21 another agreement if we want to continue to have
22 them manage the building and/or if it's worth us,
23 you know, doing it, you know, as -- you know just
24 completely doing it.

25 Jorge and I are coordinating with, you

1 know, transfer of security deposits. And, you
2 know, we're going to of course let all of the
3 tenants know that, you know, any rent now -- now
4 that Union City Housing Authority's now your
5 landlord, any rental payments should be directed
6 to us and --

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 MR. PIZZILLO: -- not towards --

9 But that's also what a lot of the
10 management company will do as well.

11 So we just have to coordinate those
12 logistics.

13 As -- and as Sandy said we're looking to
14 close on December (sic) or --

15 December.

16 -- January 31.

17 COMMISSIONER DiNARDO: So we're not walking
18 into any kind of delinquency situation there.

19 Right?

20 That's all --

21 MR. SANGER: Clean.

22 MR. PIZZILLO: All clean.

23 COMMISSIONER DiNARDO: It's all clean?

24 Good.

25 MR. PIZZILLO: We confirmed they -- they

1 also had a --

2 I should note and I failed to include this.

3 The -- they had a P.I.L.O.T. agreement with
4 the --

5 So North Hudson Community Action had a
6 P.I.L.O.T. agreement with the City of Union City,
7 which required them in payments in lieu of taxes.
8 And that will be discharged as well.

9 So we won't be taking, subject to whatever
10 P.I.L.O.T. agreement they had with -- the City
11 had with the -- with the seller.

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 MR. PIZZILLO: So, we won't be required to
14 make that.

15 I mean I think that's something that we're
16 continuing to discuss going forward. I think
17 we'll probably -- I don't see it on the -- on the
18 agenda. But, you know, that -- you're going to
19 be hearing a lot more about P.I.L.O.T.s in the --
20 in the next couple months.

21 Mr. Sanger and I have and the City have
22 been, you know, working towards figuring out our
23 best way moving forward in terms of those
24 P.I.L.O.T. payments. Not only from us as a
25 potential payee or payor but us being in receipt

1 of P.I.L.O.T. funds.

2 So, that's kind of a to be continued.

3 But --

4 MR. SANGER: Um-hum.

5 MR. PIZZILLO: -- just to -- just to tie a
6 ribbon on that.

7 But to your point, Commissioner, no, you
8 know, we're not taking this subject to any
9 delinquencies.

10 We do -- I did just order title. So that
11 will obviously flush a lot of those things out as
12 well to see, you know, what exactly the status on
13 the property is.

14 COMMISSIONER DiNARDO: Um-hum.

15 MR. PIZZILLO: But from everything that
16 we've seen and everything that we've discussed
17 this is, you know, a free and clear, you know,
18 situation.

19 VICE CHAIRPERSON GUTIERREZ: Okay.

20 CHAIRPERSON PEDRAZA: Great.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 MR. SANGER: Okay.

23 Any other questions on that?

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. SANGER: We could move to the next

1 | would be -- if not, any questions, -- this is the
2 | Coalition of Affordable Housing Funds to Improve
3 | Veterans, which was Phase I, which was -- become
4 | -- will be imminent now.

5 | And the architect right now is -- begun his
6 | planning.

7 | He's -- through you and through our
8 | telephone poll we were able to get the architect
9 | going; trying to move on that as quick as
10 | possible.

11 | And he will now be looking -- making
12 | architect's plans for the 40 units -- 44 units
13 | that are at Cantello Street/Peter Street.

14 | All right, so that is Phase I.

15 | And that is somewhere in the ballpark
16 | figure and it's the area of \$660,000.00. Which
17 | would be for Phase I of COAH and the additional
18 | hundred and twenty-six thousand for the SD -- the
19 | SDA project downtown.

20 | So that money's both -- both of those
21 | projects come from COAH money.

22 | All right?

23 | And it can be a little confusing because
24 | there's so much going on. There are times I have
25 | to sit down and think, okay, which is which and

1 | what-- and whatever, so it can be confusing.

2 | But with the -- with the Vets Phase I at
3 | Cantello Street, what we will be doing now is
4 | moving forward with that for the hundred and
5 | sixty. But since that approval of a hundred
6 | sixty thousand from the courts, the City of Union
7 | City has given us an additional \$800,000.00.

8 | So we're in the area now of \$1.5 million.

9 | So what's that?

10 | That's going to afford us the opportunity
11 | now to do the other 60 units throughout Union
12 | City -- 66. So that is what -- what is Phase II
13 | is going to be.

14 | The Phase I is the first 660,000 of the 1.5
15 | million. That's going to be Cantello Street.
16 | That will be during 2019. So, -- and maybe a
17 | little bit into '20 or so.

18 | And so there are going to be lessons
19 | learned from that how we go about doing a lot of
20 | things; how we do things.

21 | Because, remember, what you're trying to do
22 | is you're not trying to displace people. You're
23 | going to have to be doing a lot of this while the
24 | people are still living there and it's going to
25 | be a lot of coordination and a lot of things that

1 have to be done.

2 So the lessons we learn in doing that with
3 the 40, we'll be then branching out in Phase II
4 with the other \$800,000.00 to do the other units.
5 And -- so that's -- that's, basically, where
6 we're at with that.

7 So that's -- that's going to be an
8 interesting -- you know working with so many
9 different -- about a hundred and twelve units --

10 VICE CHAIRPERSON GUTIERREZ: Yeah.

11 MR. SANGER: -- all together --

12 VICE CHAIRPERSON GUTIERREZ: Yeah.

13 MR. SANGER: -- and many different people.
14 And coordinating that and making that work is --
15 is going to be a challenge but we're up to the
16 challenge. And I think we have some good people
17 onboard and that will help us towards that.

18 You know people have some experience in
19 that area and how we can do that in an effective
20 way and we'll get that done.

21 MR. PIZZILLO: And just -- just if I may?

22 So the court has already approved us for
23 \$800,000.00. Okay? That's \$698,000.00 to go
24 towards Phase I of Vets and then the other
25 hundred and twenty-six thousand to go towards the

1 Veterans.

2 Okay?

3 What -- and you guys saw, the -- this
4 Resolution number 2 I believe, we're asking your
5 approval to go out to bid for Phase II.

6 So this is going to start the process of
7 getting those funds from the court. So, the --
8 the architect needs to do a needs assessment just
9 like he did on the other two sites. We present
10 that to the court and we go in as a uniformed
11 front. This is the City's -- the City's counsel
12 is doing this with our input and, you know, our
13 assistance.

14 So he would go make an application to the
15 court and ask for an amendment, just as was done
16 in the past, for the remaining funds to rehab
17 Phase II.

18 So this -- that Resolution is essentially
19 the first step in asking the court to, again,
20 amend and allow us to -- to take those -- to
21 recapture those COAH funds.

22 MR. SANGER: Okay.

23 I know we gave you a lot. Can be
24 confusing. We have like three different projects
25 going on now in the year 2019. That's why I said

1 2019's going to be very progressive and, you
2 know, interesting so as we move forward.

3 But, as we do, we'll giving you monthly
4 progress reports and we'll keep you abreast of
5 everything and -- so you're in the loop in
6 knowing what's happened obviously.

7 And, obviously, there's going to be
8 additional voting as we move forward but this is
9 the status of it and this is where we are now.

10 Just to go along quickly, I just wanted to
11 -- I listed in bullet form, in simple form, a lot
12 of the projects and a lot of things that we
13 completed at the Housing Authority.

14 And let me say we were able to do this
15 without -- let's just say with a limited amount
16 of money.

17 We are not a -- we're not an -- an agency
18 that has a lot of money to do a lot of things but
19 at the same time, with some good planning and,
20 you know, timely and -- and in different ways and
21 being able to generate money from other
22 resources, we were able to, you know, put
23 together a number of things.

24 And just so -- if you just follow along
25 with me I'll try to be as succinct as possible

1 and, you know, with this.

2 But continued certificate of occupancy
3 approval at the Pavilion for Union City Board of
4 Education Program, which we have there.

5 They have a special needs program that's
6 going -- that's in there as well.

7 We remodeled the administrative office here
8 with the new floors, with the new furniture, with
9 the painting and the whatever.

10 We improved animal control issues.

11 And you'll see cats and you'll say, what's
12 that, whatever. Well we had so many cats in here
13 -- and, yes, we have a lot of humanitarian people
14 and people, you know, humane and like to feed the
15 cats or whatever but it becomes a problem.

16 All of a sudden you have 30 cats running
17 around.

18 You know?

19 But --

20 COMMISSIONER JETTER: Yeah, rats.

21 MR. SANGER: -- it became a problem.

22 But we were in touch with a local group in
23 Union City. A number of people have come
24 together. And we were able to get a number of
25 them caught. They were neutered and, you know,

1 | treated humane -- you know, in the right way and
2 | -- and whatever.

3 | So we -- we were trying to work on that to
4 | try to -- because it became an issue.

5 | What really was happening, people would
6 | open the door to their apartment, all of sudden
7 | the cat run in their apartment, you know, --

8 | VICE CHAIRPERSON GUTIERREZ: Oh my God.

9 | MR. SANGER: -- from the hallway and things
10 | like that, you know. It was scaring the heck out
11 | of some people, you know, that. So it became a
12 | bit of a problem.

13 | So, we're working towards -- again, that's
14 | another ongoing challenge.

15 | COMMISSIONER CAPIZZI: Um-hum.

16 | MR. SANGER: As you know a litter can be
17 | seven, eight cats and whatever --

18 | VICE CHAIRPERSON GUTIERREZ: Wow.

19 | MR. SANGER: -- and so it becomes crazy.

20 | Improve REAC scores.

21 | Showing great improvement in those AMPs.
22 | We spoke about that a meeting or two ago with
23 | Waldo and Jorge and everything towards that. So
24 | that has been a -- a big thing.

25 | We focused on working with the tenant

1 | hoarders for cleanliness and safety.

2 | Have we got some people to improve? Yes.

3 | Have we have some that maybe no, maybe not
4 | so. But, again, we'll be taking them to the
5 | court and doing the right things and trying to
6 | not put people in the street. Things are that.

7 | But at the same time we have to do the
8 | right thing for safety and for the health of the
9 | people surrounding those apartments. Because
10 | then it comes, you know, extermination issues for
11 | around the apartments, things like that. So it's
12 | a problem.

13 | We had new stoves installed in AMPs I and
14 | II.

15 | All these buildings here, we had 250 new
16 | stoves during the month of November and December
17 | installed.

18 | VICE CHAIRPERSON GUTIERREZ: Wow.

19 | MR. SANGER: So everyone got a new stove
20 | here and -- which was a nice thing. And that --
21 | that went -- I could truly say I didn't get one
22 | complaint or one roadblock or obstacle. With
23 | Waldo and the company are working with that and
24 | we had a good nice -- we got the old ones out and
25 | the new ones in and everyone was very happy with

1 | that.

2 | VICE CHAIRPERSON GUTIERREZ: That was a
3 | Christmas gift.

4 | MR. SANGER: So all -- everyone here they
5 | got a new stove.

6 | MR. RODRIGUEZ: It really was. Yeah.

7 | MR. SANGER: Two hundred and fifty.

8 | VICE CHAIRPERSON GUTIERREZ: Right, Mr.
9 | Sanger?

10 | That was a Christmas gift.

11 | MR. SANGER: Yeah, it was a Christmas gift.

12 | VICE CHAIRPERSON GUTIERREZ: For all the
13 | tenants.

14 | MR. SANGER: We tried to sell it that way,
15 | too.

16 | COMMISSIONER DiNARDO: Yeah.

17 | MR. SANGER: He tried to say they even got
18 | a new Christmas gift. So that was good.

19 | New fire doors, entrance doors, storage
20 | doors. As we speak right now they're being
21 | installed. Last week; this week. They finished
22 | one building, 634 yesterday. Today they're doing
23 | 640. So we're getting a lot of these new fire
24 | doors put in and -- to be in compliance and to be
25 | up to Code and things of that nature with the

1 fire doors.

2 So that's a good thing.

3 We did -- we completed employee annual
4 evaluations to be sure we're onboard with the
5 right evaluation process; that everyone here did
6 get an evaluation.

7 We went with winter heat preparation, being
8 sure all boilers, everything within was ready to
9 go.

10 And I have a -- you know our City fathers
11 are very strong with that. Make sure everything
12 is ready to go with that.

13 We -- winter snow removal machines were
14 tuned up. Laundry room was assessed on how we
15 may want to go in the future with the laundry
16 room. What we might want to do with that.

17 We repainted -- we repainted the
18 educational rooms in the Pavilion with the help
19 of the Board of Education. Helped us with that
20 as well.

21 New boiler feed water tank at Columbian
22 Courts. That's a big major thing and costly.

23 COMMISSIONER DiNARDO: Hmm.

24 MR. SANGER: Speed bumps in our parking
25 lot.

1 Tree trimming and adjacent properties
2 around. You'll see a lot of the property -- a
3 lot of the trees were coming into our property
4 and became an issue there.

5 New operating software systems with Jorge
6 and for, you know, operations and, you know,
7 quality control here.

8 New exterior drainage system outside the
9 Pavilion in the back. We had a very bad drainage
10 system. We put a whole thing there. So that
11 would -- a good thing there for safety.

12 New exterior -- with all the drainage
13 system by the Pavilion.

14 We also have now -- it seems like not but
15 it's a big thing, direct deposit for our Section
16 8 landlords.

17 COMMISSIONER MUNDORF: Um-hum.

18 MR. SANGER: And so we've gotten -- we're
19 trying to get with the times, you know. And with
20 the landlords and -- so now we have the landlords
21 and whatever -- and the owners and the landlords
22 that -- we have direct deposit for them. So
23 their money from -- from us, they're -- we shoot
24 the money right to there.

25 And, of course, the efficiency; less work

1 | for us. And the ladies here, once a month they
2 | used to carry around folders -- you know, --

3 | COMMISSIONER DiNARDO: Oh my God.

4 | MR. SANGER: -- boxes of --

5 | MR. RODRIGUEZ: Checks.

6 | MR. SANGER: -- checks that had to go out
7 | and everything. You know. So all that -- that
8 | whole process has been changed and -- and most
9 | people are going with the direct deposit.

10 | We have a new front entrance drop box here
11 | for tenants to make it a little more convenient.
12 | We work with that.

13 | We installed new technology equipment for
14 | presentations in the conference room that is
15 | above here.

16 | We had a presentation a few months for you.
17 | But we have -- some of the things we're doing
18 | with that make us a little more modern.

19 | COMMISSIONER DiNARDO: Look at that.

20 | I didn't even notice that when I came in.

21 | MR. SANGER: We'll have pictures.

22 | Next month we'll have a lot more pictures
23 | for you, too, as part of the things we're doing.

24 | Emergency bathroom upgrade for a number of
25 | PHA apartments.

1 Improved exterior and interior lighting at
2 3700, the Seniors building.

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 MR. SANGER: Remodeled the International
5 Plaza Park at 3700 Palisade Avenue.

6 They have that little park that's there on

7 --

8 VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 MR. SANGER: -- 38th --

10 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

11 MR. SANGER: -- right on the corner, --

12 VICE CHAIRPERSON GUTIERREZ: Um-hum.

13 COMMISSIONER MUNDORF: Um-hum.

14 MR. SANGER: -- right by the Police Station
15 on the --

16 COMMISSIONER DiNARDO: Oh, yeah. Yeah.

17 Yeah.

18 MR. SANGER: -- on our side.

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: We -- we did that park all
21 over again and, you know, it was done nicely.

22 VICE CHAIRPERSON GUTIERREZ: Got the
23 plants.

24 COMMISSIONER DiNARDO: Yeah. Yeah.

25 MR. SANGER: You know, fixed --

1 COMMISSIONER DiNARDO: Sure.

2 MR. SANGER: -- fixed all that up and
3 everything. Because they have a lot of
4 ceremonies there.

5 VICE CHAIRPERSON GUTIERREZ: Yeah. Um-hum.

6 MR. SANGER: You know they'll --

7 VICE CHAIRPERSON GUTIERREZ: Um-hum.

8 MR. SANGER: -- they'll have different --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MR. SANGER: -- they'll recognize different
11 ethnic groups there.

12 COMMISSIONER DiNARDO: Um-hum.

13 MR. SANGER: You know, --

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: -- Irish Day and Cuban-
16 American Day and different things. You know,
17 Peruvian Day and whatever it might be.

18 VICE CHAIRPERSON GUTIERREZ: Dominican Day.

19 MR. SANGER: Italian Day. Dominican Day
20 and everything else. You know?

21 So they use that park for a lot of those
22 kind of ceremonies.

23 COMMISSIONER JETTER: American Day?

24 We're all American.

25 MR. SANGER: So we -- we fixed all that up

1 | there.

2 | COMMISSIONER JETTER: Have one day.

3 | MR. SANGER: Let's see.

4 | We painted the entire façade of 3700 --
5 | that's the Senior Citizen building. The whole
6 | façade in the front.

7 | We designed and implemented a new inventory
8 | for tracking of supplies and materials.

9 | We now have an inventory system. That's
10 | done tech-- with technology to be sure that we
11 | have control of our -- and we have one person in
12 | control of all that; all of our inventory. And
13 | for efficiency and -- and effectiveness.

14 | We have the new leisure park at Cantello
15 | Street units.

16 | On Cantello Street, you may know right next
17 | door, adjacent to our property, they just put
18 | huge new modern building that was there now.

19 | COMMISSIONER JETTER: Yeah.

20 | MR. SANGER: I guess it's all --

21 | COMMISSIONER JETTER: What is it?

22 | MR. SANGER: -- they're all --

23 | COMMISSIONER JETTER: When it is going to
24 | open?

25 | MR. SANGER: -- condos there and whatever.

1 But part of our deal with the next -- with
2 the condo and the owner was that when he's
3 finished he's going to put a park in for us.

4 COMMISSIONER DiNARDO: Nice.

5 MR. SANGER: Which he did. He put like a
6 nice little leisure park there where people could
7 sit. There's trees that will grow and things
8 like that. So we have that.

9 VICE CHAIRPERSON GUTIERREZ: That's --

10 MR. SANGER: He also paved the entire back
11 of our units there.

12 VICE CHAIRPERSON GUTIERREZ: But that's the
13 building on the corner?

14 MR. SANGER: Macadam -- blacktop and
15 macadam has been all repaved.

16 Must have been -- that macadam must have
17 been there for 20 years or so.

18 COMMISSIONER JETTER: And it was --

19 VICE CHAIRPERSON GUTIERREZ: Um-hum.

20 MR. SANGER: It wasn't touched.

21 COMMISSIONER JETTER: -- awful.

22 MR. SANGER: But it's all -- you know,
23 we've -- we've got that done.

24 So that was a good thing.

25 Let's see.

1 The blacktop.

2 The back stairwell's part of the deal also.

3 He'll take care of all the back stairwells
4 of all our units. He, you know, he fixed them
5 all for us. And that goes down to -- downstairs
6 to the -- and into the basements of the -- the
7 units at the -- at the Vets.

8 So all those back stairwells and whatever,
9 we, you know, say well if you're going to be
10 building and you're going to be using a little
11 bit of our property for some of your staging area
12 and whatever, these are some of the things we got
13 in return, you know, which is for the people.

14 So we got return.

15 And then, of course, we're coordinating --
16 another thing, we're coordinating with Union City
17 Building Department identifying legal apartments
18 prior to approval for Section 8.

19 So prior, for the people coming on with
20 Section 8, we just want to be sure that all of
21 our apartments are legal. And they're not
22 illegal and et cetera. So we're working towards
23 that.

24 This gives you an idea of a lot of the
25 things, you know, we've done the last six months.

1 Utilizing funds and being creative and --
2 and with your support.

3 A lot of these things that you had voted on
4 and -- that allowed us to do these things.

5 And that is basically my report.

6 Any questions?

7 Any questions?

8 Anything in general?

9 VICE CHAIRPERSON GUTIERREZ: You're doing a
10 great job.

11 MR. SANGER: Ideas?

12 Questions?

13 Anyone?

14 Okay.

15

16 **PUBLIC COMMENT:**

17

18 MR. SANGER: Right now I think we have a
19 time where we'll ask the public any -- any
20 comments from the public?

21 MS. BESHARA: Not today.

22 MR. SANGER: No, not today.

23 Okay.

24 Thank you.

25

1 **ADJOURNMENT:**

2

3 MR. SANGER: With that being said, would
4 someone like to motion to close?

5 VICE CHAIRPERSON GUTIERREZ: I make a
6 motion.

7 MR. SANGER: Motion to close; Mr. Pedraza.
8 And we'll have --

9 MR. PIZZILLO: Second; Miss Gutierrez.

10 CHAIRPERSON PEDRAZA: You can second it.

11 MR. SANGER: Second by Miss Gutierrez.
12 Mr. Pedraza?

13 CHAIRPERSON PEDRAZA: Yes.

14 MR. SANGER: Miss Gutierrez?

15 VICE CHAIRPERSON GUTIERREZ: Yes.

16 MR. SANGER: Miss Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: DiNardo?

19 COMMISSIONER DiNARDO: Yes.

20 MR. SANGER: Miss Capizzi?

21 COMMISSIONER CAPIZZI: Yes.

22 MR. SANGER: Miss Mundorf?

23 COMMISSIONER MUNDORF: Yes.

24 MR. SANGER: Mr. Geldziler?

25 COMMISSIONER GELDZILER: Yes.

1 MR. SANGER: Yes.

2 Thank you.

3 Meeting is adjourned.

4 Thank you so much.

5 And there's refreshments inside. Please.

6 Everyone participate.

7

8 (Whereupon, the proceedings were concluded

9 at 5:50 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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

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Karen A. Marino AOC 493

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