

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:

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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, February 21, 2019  
Commencing at 4:31 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  
DEBRA MUNDORF, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER, ACTING CHAIRPERSON

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

MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

STANLEY M. SANGER, EXECUTIVE DIRECTOR  
JORGE RODRIGUEZ, COMPTROLLER-HR MANAGER

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1 MR. SANGER: Okay, can we stand for the  
2 flag salute.

3 COMMISSIONER CAPIZZI: Yes.

4

5 (Whereupon, the Pledge of Allegiance was  
6 said by all.)

7

8 MR. SANGER: Thank you.

9 Well good evening, everyone.

10 COMMISSIONER MUNDORF: Good evening.

11 MR. SANGER: Welcome to the February  
12 meeting of the Union City Housing Authority.

13 And we hope everyone has been getting  
14 through our winter season as healthy as possible  
15 and as safe as possible.

16 And happy to say --

17 COMMISSIONER MUNDORF: No colds.

18 MR. SANGER: -- here at the Housing  
19 Authority we've had very limited issues, --

20 COMMISSIONER DiNARDO: Oh that's good.

21 MR. SANGER: -- which we're happy with.

22 Some heat issues or things of that nature  
23 but not something we can truly say that have  
24 really been any type of problem. You know?

25 Situations to be worked out, yes. But not

1 something we could really label a problem.

2 So, --

3 COMMISSIONER MUNDORF: Right.

4 MR. SANGER: -- we're happy with that and  
5 things have been moving along pretty well.

6 So just, again, thank you for your support  
7 along the way.

8

9 **ROLL CALL:**

10

11 MR. SANGER: And at this time I'm going to  
12 take Roll Call for our February 21<sup>st</sup>, 2019  
13 meeting.

14 Chairperson Pedraza?

15 MR. RODRIGUEZ: Absent.

16 MR. SANGER: Vice Chairperson Gutierrez?

17 MR. RODRIGUEZ: Absent.

18 MR. SANGER: Commissioner Jetter?

19 COMMISSIONER JETTER: Here.

20 MR. SANGER: Commissioner DiNardo?

21 COMMISSIONER DiNARDO: Here.

22 MR. SANGER: Commissioner Capizzi?

23 COMMISSIONER CAPIZZI: Here.

24 MR. SANGER: Commissioner Mundorf?

25 COMMISSIONER MUNDORF: Here.

1 MR. SANGER: Commissioner Geldziler?

2 COMMISSIONER GELDZILER: Here.

3 MR. SANGER: Okay. We have five president  
4 (sic) -- five present; two absent. And we do  
5 have an agenda (sic).

6

7 **ELECTION OF ACTING CHAIRPERSON:**

8

9 MR. SANGER: And at this time due to the  
10 fact that the Chairperson and Vice Chairperson  
11 are -- are both not with us today, I'm going to  
12 ask for a motion to have someone as the Acting  
13 Chairperson.

14 COMMISSIONER CAPIZZI: I'll make a motion  
15 to appoint Commissioner Dorothy Jetter --

16 MR. SANGER: Um-hum.

17 COMMISSIONER CAPIZZI: -- to be the Acting  
18 Chairperson.

19 MR. SANGER: Okay.

20 COMMISSIONER DiNARDO: I'll second that.

21 MR. SANGER: Okay.

22 Acting Chairperson Dottie Jetter as  
23 proposed by Miss Capizzi and seconded by Miss  
24 DiNardo.

25 Okay.

1 Thank you.

2 So, Miss Jetter, you are the Acting  
3 Chairperson. And anything --

4 COMMISSIONER DiNARDO: Yay, Dottie.

5 ACTING CHAIRPERSON JETTER: Yeah? Well I  
6 hope you know what you're doing.

7 COMMISSIONER CAPIZZI: We have confidence  
8 in you.

9 ACTING CHAIRPERSON JETTER: I don't have no  
10 confidence.

11 MR. SANGER: And to go along with that we  
12 have to get a --

13 All in favor?

14

15 (Whereupon, there was a chorus of ayes.)

16

17 MR. SANGER: No nays, okay. So all in  
18 favor.

19 Thank you.

20 Five -- five yes; no no.

21 So, Miss Jetter, you are our Acting  
22 Chairperson.

23 Thank you.

24 ACTING CHAIRPERSON JETTER: Hope you know  
25 what you're doing.

1 MR. SANGER: Thank you.

2 Okay.

3 COMMISSIONER CAPIZZI: We'll be fine.

4 MR. SANGER: This is a Regular Meeting of  
5 the Union City Housing Authority, in accordance  
6 and pursuant with Chapter 231, P.L. 1975, the  
7 Open Public Records (Sic) Act.

8 And adequate notice of this meeting has  
9 been provided as follows:

10 The annual schedule of the Board Meetings  
11 set forth -- date and location of such meeting  
12 and the notice and -- of the agenda of this  
13 meeting, has been prominently in -- prominently  
14 posted in our bulletin board, forwarded to The  
15 Jersey Journal and has been filed in the Office  
16 of the City Clerk.

17 And we will be sure in the future that --  
18 we will also be sure that this online, too, at  
19 our website. And we will be sure that that is  
20 taken care of.

21

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

23

24 MR. SANGER: With that being said this  
25 evening, just looking at our agenda and things

1 that have to be done, -- usually at this time we  
2 would go into the -- the Executive Session. And  
3 with the absence of our -- our attorney, I don't  
4 think -- and the things that we do have on our  
5 agenda or things -- items to present to you, I  
6 don't think it's necessary to go into Executive  
7 Session.

8 But I will say to you that we are working,  
9 as we always have, in giving you a -- a little  
10 report on our delinquencies that you do have a  
11 copy of.

12 ACTING CHAIRPERSON JETTER: Yeah.

13 MR. SANGER: While I do not have everything  
14 in detail or specifics, as our attorney would  
15 present to you at this -- at this time, what I  
16 will say to you is that we have been working very  
17 diligently. Working with people such as people  
18 who are -- are hoarding issues; people with  
19 various rents.

20 As a matter of fact today we had three  
21 people that were locked out for eviction just  
22 today. Of course we will not mention any names  
23 or things of that nature.

24 But we are moving forward trying to be as  
25 firm as possible, following all the guidelines of



1 HUD and guidelines of the Union City Housing  
2 Authority. But at the same time, yes, we do try  
3 to be understanding, try to be helpful towards  
4 people and whatever we can to -- to work with  
5 them.

6 But the bottom line is we are in a business  
7 here at the Union City Housing Authority and we  
8 must move forward and to be sure that the -- all  
9 -- all of the policies and procedures of the  
10 Union City Housing Authority and, of course, the  
11 -- you know, HUD -- HUD, with urban -- you know,  
12 urban development, to be sure that we're  
13 following the guidelines.

14 And with that -- by that meaning to be sure  
15 people are taking care of their responsibilities  
16 when it comes to payment of rent and things of  
17 that nature.

18 So we're trying to be very thorough. Try  
19 to be more thorough than we have in the past.  
20 We've tried to be a little more aggressive with  
21 certain people. That has been explained to you  
22 and shared with you in prior months from our --  
23 from our attorney.

24 But the -- the thing that I do want to say  
25 to you is just this month we've been working very

1 | closely with people we -- that we have labeled as  
2 | far as hoarding and things of that nature.

3 |         We also have two or three people that are  
4 | on your list -- I don't want to mention the names  
5 | again but that are on your list. You can be  
6 | sure --

7 |         Because we're not in Executive Session but  
8 | I just want to make a general statement.

9 |         But the fact that we are taking those  
10 | people to court and trying to follow all  
11 | procedures.

12 |         Again, not as a penal -- a way to penalize  
13 | anyone but just to be sure that we try to get  
14 | people into the -- you know, into the, I guess,  
15 | habit or the -- come to an understanding how  
16 | important it is to the function of the Union City  
17 | Housing Authority.

18 |         So we have been doing that. I think Jorge  
19 | Rodriguez being here and Jorge being our moneyman  
20 | and working with our finance, has shared with me  
21 | in recent months that our -- our income and the  
22 | money we've generated from this has increased --  
23 | has improved and our overall budget has improved.

24 |         And realizing that we do work with the  
25 | federal government, realizing that we're very

1 | limited on some of the resources that we have to  
2 | generate funding and money for -- for our  
3 | operations and for our function. But Jorge  
4 | Rodriguez, who is our CFO, has also informed me  
5 | that things have improved.

6 |         And we're not -- in no way, shape or form  
7 | do we have to look into maybe, you know, moneys  
8 | from different areas in order to get by certain  
9 | months and payrolls and things of that nature. I  
10 | think everything is very self-sufficient right  
11 | now -- all the programs. And -- and all the  
12 | programs are generating their own moneys and what  
13 | we need to operate in our overall function.

14 |         So overall, I think our fiscal -- you know,  
15 | we are fiscally fit right now. And in -- and  
16 | part of that is that we're doing more of an  
17 | aggressive job in working towards -- in  
18 | collecting our rents and -- and things of that  
19 | nature.

20 |         If you look on our list this -- this  
21 | evening, you'll see most of them are one-month  
22 | people. And -- which is, in a way, a good thing.  
23 | But the people who are accumulating months or  
24 | multi-months -- two, three months, we're being  
25 | very aggressive towards and to -- to be sure we

1 do this.

2           So we are -- and, in a number of cases, we  
3 are getting the backing from the -- from the  
4 courts, when we do take them to courts, and  
5 through the -- through the legal process. And we  
6 have been getting in recent months -- not that we  
7 haven't but in recent months in particular we  
8 have been getting strong support from our courts  
9 towards that.

10           So I just want to say to you without all  
11 the detail, again, that things are -- are  
12 improving and this month was no exception. So  
13 we're -- we're moving forward with all this.

14           I don't know if you have any questions from  
15 that without, you know, maybe getting into some  
16 names or things of that nature but all in all  
17 it's looking much better.

18           Also, at this time I'd like to just ask  
19 that -- of course, we -- I think --

20           Do I have to do a roll now just to stay in  
21 Regular Session?

22           MS. DILLON: No. No. No.

23           MR. SANGER: No?

24           No.

25           MS. DILLON: You never went out.

1 MR. SANGER: We don't have to, okay,  
2 because we never went out.

3 Okay.

4 So at this time we are in our Regular  
5 Session.

6 There are things you may want to have a  
7 Closed Session for; it's up to you. But -- as  
8 Board members, if you think it's best, but at  
9 this time I don't think we have any items that  
10 I'd like to share with you that would be  
11 appropriate for a Closed Session. So it would be  
12 up to you.

13 So, if not, we'll move right ahead with our  
14 -- with our general session.

15

16 (Whereupon, the Board discussed and took  
17 action on the following items:

18 **CONSENT AGENDA:**

19 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
20 **JANUARY 17, 2019 AND THE EXECUTIVE SESSION**  
21 **MEETING OF JANUARY 17, 2019;**

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

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

24 RESOLUTION NO. 2019-06 - RESOLUTION  
25 AUTHORIZING THE PHA TO ADVERTISE FOR BIDS/RFPS;

1                   RESOLUTION NO. 2019-007 - RESOLUTION  
2 APPROVING PUBLICATION OF BID FOR PLAYGROUND AND  
3 PAVER SURFACING SERVICES FOR COLUMBIAN COURT AND  
4 HILLSIDE TERRACE I;

5                   RESOLUTION NO. 2019-008 - RESOLUTION  
6 APPROVING PUBLICATION OF BID FOR RECONDITIONING  
7 AND REFURBISHING FENCING, RAILINGS/RAMPING AND  
8 FIRE ESCAPE SERVICES AT COLUMBIAN COURT;

9                   RESOLUTION NO. 2019-009 - RESOLUTION  
10 APPROVING PUBLICATION OF BID FOR REPLACEMENT OF  
11 WINDOWS AND WINDOW GUARDS AT COLUMBIAN COURT;

12                   RESOLUTION NO. 2019-010 - RESOLUTION  
13 APPROVING PUBLICATION OF BID FOR THE PURCHASE AND  
14 INSTALLATION OF NEW EXTERIOR LIGHTING AT THE  
15 COLUMBIAN COURT COMPLEX;

16 **D. APPROVAL OF PAYMENT OF BILLS; and**  
17 **F. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

18

19                   MR. SANGER: And would like to ask that you  
20 look and go -- go with me to the Resolutions that  
21 we're asking you to approve -- approve tonight.

22                   And you'll see that we have about five of  
23 those Resolutions but one -- one of those  
24 Resolutions is something that we do on an annual  
25 basis.

1           And that is Resolution number 2019-06.

2           And it's the Resolution Authorizing the  
3 Public Housing Authority to Advertise for Bids  
4 and -- or -- and/or RFPs for a number of -- in a  
5 number of areas in which we have with vendors and  
6 services that we have -- what we call our annual  
7 bidding that you go out for the various services.

8           These services would include:

9           Computer Consulting Services;

10          Fee Accounting (sic) Consultant;

11          Independent Auditors;

12          After Hours Emergency Telephone Answering  
13 Services;

14          Stenographic Recording Services;

15          Tub and Wall Glazing Services;

16          Veterans Housing Steps Replacement and  
17 Repairs;

18          Landscaping Maintenance;

19          Boiler with Hot Water Heating Fireside  
20 Cleaning;

21          Boiler with Hot Water Heating System

22 Extraordinary Emergency Calls;

23          And last would be Veteran Housing Roof  
24 Replacement Repairs.

25          And what I'd like to do -- and what I did

1 put in -- in your place -- at your seating place  
2 this evening, I was also able to provide for you  
3 for those 11 areas I just mentioned, something  
4 that we take -- we feel is very important to the  
5 function of our Authority, and that is to be sure  
6 that we have a cap on each one of these services  
7 and these vendors.

8 If you recall, about -- about three years  
9 ago -- almost three years ago, --

10 Can imagine already three years that I've  
11 been here. Boy has that gone quickly. This  
12 April will be --

13 COMMISSIONER DiNARDO: You've been here for  
14 three years?

15 MR. SANGER: This April will be --

16 COMMISSIONER CAPIZZI: Crazy.

17 MR. SANGER: -- three years. Yes. Yeah,  
18 two months or so will be three years.

19 ACTING CHAIRPERSON JETTER: You mean I've  
20 been fighting with you for three years?

21 COMMISSIONER DiNARDO: You don't fight with  
22 Mr. Sanger.

23 ACTING CHAIRPERSON JETTER: Sure I do.

24 He fights with me, too.

25 MR. SANGER: But with --



1           ACTING CHAIRPERSON JETTER: Don't let him  
2 kid you.

3           MR. SANGER: But with that -- and --  
4 But it's a good fight. It's a good fight.

5           ACTING CHAIRPERSON JETTER: Oh, yeah. It's  
6 fun.

7           MR. SANGER: One thing we -- though -- as I  
8 said though is to be sure that we have a cap.

9           One thing I did when I came onboard almost  
10 three years ago, was be sure I reduced all of the  
11 vendors and all of the -- the caps by 15 percent.

12           We've stuck with that policy and then only  
13 thing this evening is that we have -- there are  
14 two areas that we have increased due to the fact  
15 that just the cost of the overall services have  
16 gone up.

17           And we just can't expect some of our  
18 vendors and some of our service people to perform  
19 these services for a fee when their costs are  
20 getting much higher.

21           One has to do with landscaping; and one has  
22 to do with the fireside cleaning, all right, that  
23 we had to increase.

24           So I just want to read these off to you.

25 And we're going to ask you for the Resolution --

1 and we're asking you to -- your approval so we  
2 can go out to bid for these items.

3 And I just wanted to mention again,  
4 computer consulting services, there will be a cap  
5 of \$34,000.00.

6 Fee accountant consultant; a cap of  
7 \$56,000.00.

8 An independent auditor; a cap of  
9 \$15,000.00.

10 Our afterhour's emergency telephone  
11 answering services; \$3,655.00.

12 Stenography recording services; \$7,650.00.

13 Tub and wall glazing services; \$9,265.00.

14 Veterans Housing, replacement -- steps  
15 replacement; \$10,200.00.

16 Landscaping increased from \$11,000.00 last  
17 year to this year \$15,000.00.

18 That was one I wanted to mention to you  
19 that we had to increase and just due to the fact  
20 that many landscapers would not apply unless we  
21 extend that cap and make it a little higher, so  
22 -- so to make it, you know, really -- you know,  
23 so they would like to put it for it.

24 Because, basic-- the bottom line is they  
25 were doing a lot of work for not enough money.

1 And that's the bottom line.

2           So, we're looking to extend that. And I  
3 think, you know in my conversations with  
4 everyone, and of course with your approval, I  
5 think that's something -- the cost of it all, the  
6 additional -- many of additional areas and some  
7 of the additional things we're having them doing,  
8 such as some things with tree trimming and things  
9 of that nature, we have them getting involved in.  
10 So we'll -- we look to extend that.

11           And we also have the boiler, hot water  
12 heater, fireside cleaning; that's \$15,000.00 cap.

13           The boiler, hot water, heating system  
14 extraordinary emergency calls; \$23,400.00.

15           And the Veteran Housing roof replacements,  
16 which would be \$17,000.00.

17           So do you have any questions towards that  
18 Resolution and those -- those items?

19           COMMISSIONER DiNARDO: No.

20           MR. SANGER: Okay.

21           Thank you.

22           Okay, we'll move now to Resolution 2019-07  
23 (sic).

24           And it's the Resolution Approving the  
25 Publication for Bid for Playground and Paving

1 Services (sic) for the Columbian Court and  
2 Hillside Terrace.

3 Now as you look at these next four items, I  
4 think it deserves a bit of an explanation towards  
5 you.

6 We had put out this entire package, as --  
7 what we tried to do is look at it as one bid.  
8 Unfortunately we didn't get responses as one bid  
9 and things of that nature.

10 So we had gotten in contact with our  
11 attorney, we had gotten in contact with HUD, and  
12 we were able to separate some of these. All  
13 right? And hoping then this will entice some --  
14 some of the contractors and vendors to be able to  
15 really -- not -- you know, to submit some bids  
16 and RFPs towards this.

17 All right?

18 So you may recall that we are fixing  
19 downtown with new playground and et cetera and  
20 new -- new playground, new -- new fencing, new  
21 lighting, new rails downtown, paving of some  
22 pathways.

23 We're also doing the same up here.

24 And what we thought best now, along with --  
25 along with also some windows and things of that

1 nature and doors, we thought it best now to break  
2 it up and to have that bidding done in a  
3 different way.

4           So the first is the Resolution Approving  
5 Publication of a Bid for Playground and Paver  
6 Surfacing for Columbian Court and Hillside  
7 Terrace.

8           And, Whereas, the Union City Housing  
9 Authority has determined the need for the  
10 playground and paver resurfacing at Columbian and  
11 Hillside Terrace; and

12           To comply with the federal and state laws  
13 for procurement of services a request for  
14 proposal must be published; and

15           We would -- Whereas, in order for the  
16 Authority to publish a request for the Union City  
17 Housing Authority and Commissioners to provide  
18 the Authority to publish the request for  
19 proposal; and

20           Therefore, Be It Resolved, that the  
21 Commissioners of the Union City Housing Authority  
22 do hereby approve the submission of a request for  
23 proposal for playground and paver surfaces for  
24 the Columbian Court and Hillside Terrace  
25 buildings.

1 All right, so that is 2019-07 (sic).

2 2019-08 (sic), as we move along, Resolution  
3 Approving Publication of Bid for Reconditioning  
4 and Resurfacing (sic) of Fencing, Railings and  
5 Fire Escape Services at Columbian Court.

6 Beside fire escape services and fencing,  
7 there's a lot of work; a lot of scraping has to  
8 be done, a lot of reconditioning has to be done  
9 with these fences.

10 And then, of course, the final part is the  
11 -- the painting, you know.

12 But before that there's a lot of work that  
13 has to be done with, you know, the reconditioning  
14 of a lot of these fences and a lot of these fire  
15 escapes that start to rust and start to rot and  
16 things of that nature.

17 So we will be doing that and taking care of  
18 all these items you will see; railings, ramps,  
19 fire escapes. All issues, of course, with the  
20 focus upon safety for everyone living within our  
21 -- within our properties here.

22 So that is 2019-08 (sic) for the fencing,  
23 railings, fire escapes.

24 Also, Resolution Approving Publication of  
25 Bid for Replacement of Windows and Window Guards

1 at Columbian Court.

2 And the Union City Housing Authority has  
3 determined there is a need for the replacement of  
4 windows and window guards.

5 And in order for the Authority to comply  
6 with the laws of -- the federal and state laws  
7 regarding procurement of the services a request  
8 for proposal is to be published.

9 And in order for the Authority to publish a  
10 request for the Union City Housing Authority  
11 Board of Commissioners must provide the Authority  
12 with -- to -- with the Authority to publish and  
13 request for this proposal that --

14 Again, we're asking for your -- your  
15 approval to go out and advertise for bid for the  
16 replacement of windows and window guards.

17 The next being 2019-10 (sic) and this is  
18 approval for the purchase and installation of new  
19 exterior lighting at the Columbian Court Complex.

20 You might ask some -- you might be where is  
21 Columbian Court?

22 Just to keep you abreast, Columbian Court  
23 is downtown.

24 All right?

25 Columbian Court is our downtown 3<sup>rd</sup> and 4<sup>th</sup>

1 Street, between Bergenline -- that's considered  
2 our Columbian Court.

3 And this of course up here is the Hillside  
4 Terrace.

5 All right?

6 So with Columbian Court, we -- as most of  
7 you do know, we do have a big courtyard down  
8 there that's in the middle of our courtyard,  
9 that's in the middle of our -- of our buildings.  
10 We're looking to improve that with new -- new  
11 playground, new playground surfacing -- ramps,  
12 windows and whatever.

13 And to go along with that we wanted to get  
14 the appropriate -- the appropriate lighting to go  
15 in there and improve our lighting.

16 Not only the lighting being in the  
17 courtyard in the inter-- the inside of those  
18 buildings and the interior, but also on the  
19 sidewalks as well. And we're looking to improve  
20 all the lighting.

21 So we will have improved lighting for just  
22 really the whole -- the exterior but the all --  
23 the out-- inside ext-- you know, exterior, and  
24 also the outside exterior. So all will have  
25 additional lighting.



1 I think all told, we will have about 22 new  
2 spotlights.

3 And with that we are also looking to put  
4 additional cameras there. Even though we had had  
5 our cameras, if you recall 18 months ago we put  
6 in a new camera system there, and has worked very  
7 well.

8 But after reviewing some incidents and  
9 assessing certain things with the Union City  
10 Police Department, we thought it best that we had  
11 some additional cameras in certain areas.

12 So we will also be putting in maybe three  
13 or four new cameras by the courtyard area because  
14 that's where we recognize there's been a lot of  
15 assembling of some people that you might want to  
16 label undesirables. People who are hanging  
17 there; people who might be involved with drug  
18 activity, things of that nature. So we want to  
19 do our best to light up that area.

20 And, of course, with the cameras there it's  
21 going to allow us to get a good snapshot of  
22 what's going on there, et cetera.

23 So we have been working closely with the  
24 Police Department on that. And with your  
25 approval tonight, we're hoping that we move ahead

1 now and get the bids and get -- get moving on  
2 this. And the timing is perfect in the fact that  
3 we're hoping get out this -- this month and  
4 hopefully in the -- in the spring months and  
5 early summer we can get -- get all this done.

6 It's a good time of year to get all these  
7 exterior things done, you know, so the timing for  
8 the late spring and early summer is good to get  
9 all these items, you know, finalized and  
10 completed and improved upon.

11 So, we'll leave that -- we'll leave that at  
12 that.

13 The -- I think at this time what we'd also  
14 like to do is I think take -- just take a moment  
15 to vote on this. Right? We do have a Consent  
16 Agenda --

17 COMMISSIONER CAPIZZI: Sure.

18 MR. SANGER: We do have a Consent Agenda.  
19 Keep in mind in the Consent Agenda, you'll be  
20 voting on the five Resolutions that I had  
21 mentioned, as well as -- and I had given this --

22 Jorge, just let me give you the --

23 MR. RODRIGUEZ: Here.

24 MR. SANGER: -- the -- no, the -- the  
25 agenda piece.

1 MR. RODRIGUEZ: The agenda?

2 MR. SANGER: Yeah, I had given you one,  
3 too.

4 MR. RODRIGUEZ: Here you go.

5 MR. SANGER: This. Yeah.

6 Here we go.

7 You're not only voting on the Resolutions  
8 but you'll be voting on the Approval of the  
9 Minutes of the last meeting.

10 You'll be voting on the Approval of the  
11 Resolutions; the Approval of the Payment of  
12 Bills.

13 And also the -- not that you have to  
14 approve but also that you've -- also, the  
15 Receivables and Delinquent Accounts.

16 And as soon as we're finished with that  
17 voting, I would like to take a two -- a few  
18 minutes to give you our Director's Report.

19 So, one thing I'd like to do prior to maybe  
20 getting to this voting, just to give you a little  
21 bit more of a -- you know, a little more clarity,  
22 a little more information.

23 Jorge, is there anything you would like to  
24 -- to maybe share with the Board about the  
25 payment of bills and our --

1 MR. RODRIGUEZ: Well, I mean --

2 MR. SANGER: -- our financial picture --

3 MR. RODRIGUEZ: -- our financial picture  
4 looks good going into the end of this fiscal  
5 year, 2018, of June 30<sup>th</sup>.

6 And we'll have our auditors visiting us  
7 next week.

8 So my fingers are crossed but I'm very  
9 confident that we're going to, you know, have a  
10 very, very good report from our auditors. And  
11 then having done that -- having said that, that  
12 puts us in a good position for these upcoming  
13 projects that we're, you know, are contemplating  
14 taking forward.

15 But overall, Mr. Director, we're in good  
16 shape financially and I'm very happy about that  
17 as well, too, so. We've come a long way in the  
18 last three years almost now.

19 MR. SANGER: Good.

20 COMMISSIONER DiNARDO: You've been here  
21 three years, too?

22 MR. RODRIGUEZ: Yeah. It's going to be  
23 three years now in --

24 COMMISSIONER CAPIZZI: That's great.

25 MR. RODRIGUEZ: -- in October, yeah.

1           Three years in April. And three years in  
2 October.

3           COMMISSIONER DiNARDO: Goes fast.

4           COMMISSIONER MUNDORF: I can't believe  
5 three years.

6           MR. SANGER: Are there --

7           COMMISSIONER DiNARDO: Jorge, --

8           MR. SANGER: -- any questions?

9           COMMISSIONER DiNARDO: I have a --

10          MR. SANGER: There's an opportunity --

11          COMMISSIONER DiNARDO: -- quick question.

12          MR. SANGER: -- to ask about the finance or  
13 fiscal or anything like that.

14          MR. RODRIGUEZ: Sure.

15          COMMISSIONER DiNARDO: Can I ask you a  
16 question?

17          MR. RODRIGUEZ: Sure.

18          COMMISSIONER DiNARDO: What is a fee  
19 accountant consultant?

20          MR. RODRIGUEZ: Good question.

21          COMMISSIONER DiNARDO: What do they do?

22          MR. RODRIGUEZ: He, basically, he -- he  
23 provides me -- he's a consultant. He provides me  
24 with the -- the reporting to HUD. He's a -- kind  
25 of an expert with HUD.

1                   COMMISSIONER DiNARDO:   Mmm.

2                   MR. RODRIGUEZ:   So he helps me go in -- in  
3 the intricacies of reporting to HUD. The numbers  
4 that we report to HUD sometimes come back with  
5 questions. So he -- he kind of helps me navigate  
6 the HUD financial -- you know, basically the  
7 financial apparatus of --

8                   So he does that and he also reviews all the  
9 books. He gives me another second look at  
10 everything I've done and put together. So it's  
11 like a sanitizing of the books -- if you want to  
12 use that word. But, you know, he's a pretty much  
13 a -- he's a good -- he's a good consultant for  
14 us.

15                  MR. SANGER:   Um-hum.

16                  MR. RODRIGUEZ:   He's been here since I've  
17 been here and right now we hope that we can  
18 continue contracting him.

19                  Overall, he's basically a second set of  
20 eyes --

21                  COMMISSIONER DiNARDO:   Understood.

22                  MR. RODRIGUEZ:   Yeah.

23                  MR. SANGER:   Second set of eyes who helps  
24 us prepare for the audit as well.

25                  MR. RODRIGUEZ:   Right. As well. Yeah.

1 Exactly, for the auditors.

2 MR. SANGER: And to be sure that everything  
3 that we forward to HUD aligns with the budget,  
4 requirements, --

5 COMMISSIONER MUNDORF: Um-hum.

6 MR. SANGER: -- everything of that nature.  
7 So when we go into an audit --

8 COMMISSIONER DiNARDO: Um-hum.

9 MR. SANGER: -- he guides us.

10 COMMISSIONER DiNARDO: Okay.

11 MR. SANGER: And he's sure he'll come. And  
12 every housing authority in the State of New  
13 Jersey has a fee accountant. And it's -- they're  
14 really an important piece as far as they are very  
15 much attuned and abreast of all the -- the rules  
16 and regulations of HUD.

17 He makes sure that we have everything  
18 prepared for them; prepared for our audit.

19 MR. RODRIGUEZ: Right.

20 MR. SANGER: So after we go through the  
21 auditing process -- and, of course, we submit  
22 that audit and our -- eventually, of course, our  
23 budget eventually goes to the DCA first. New  
24 Jersey DCA first and then it goes to the federal  
25 second.

1           So it prepares us for that whole rollout  
2 and that whole presentation --

3           MR. RODRIGUEZ: Right. Right.

4           MR. SANGER: -- of -- of our audit, of our  
5 -- of our budget to be presented and et cetera  
6 and also makes suggestions for us for efficiency,  
7 for -- you know, for efficiency and things of  
8 that nature.

9           They've made some suggestions to us that  
10 we're working with the City of Union City on.  
11 And some things that we've been working on for a  
12 few months now.

13           And, you know, that's basically -- one,  
14 that's a good example is our P.I.L.O.T. program.

15           COMMISSIONER DiNARDO: Um-hum.

16           MR. SANGER: Payments in Lieu of Taxes.

17           COMMISSIONER DiNARDO: Yes.

18           MR. SANGER: So, with -- with the Union  
19 City they thought it's best for us --

20           Well Jorge could explain this better than  
21 I --

22           MR. RODRIGUEZ: Right.

23           MR. SANGER: -- but they thought it best  
24 for us now to work closely with Union City now to  
25 get that -- you know that whole process now



1 that's in our budget, how the City of Union  
2 City's going to handle that from the future.

3 And hopefully that they'll be eventually  
4 not -- basically allowing us to keep that money.

5 MR. RODRIGUEZ: Right. Right.

6 MR. SANGER: Of course through the legal  
7 steps, working with the attorneys and working  
8 with everyone. And with the City -- the City's  
9 happy to help us and move along. But just to  
10 balance things in our books.

11 We do have moneys that -- in our budget  
12 that have been basically there as a line item  
13 that the City of Union City has not moved on in  
14 recent years. So the money is there. What we're  
15 going to do with that money, how we're going to  
16 proceed in a legal way, --

17 COMMISSIONER DiNARDO: Um-hum.

18 MR. SANGER: -- and how maybe the City of  
19 Union City could -- of course through their  
20 attorneys and through their process and through  
21 their decisions on how they could basically allow  
22 us to use those funds for other things. And  
23 those other things meaning on how we could make  
24 improvements with the people of the Housing  
25 Authority.

1 As long as those moneys are towards to help  
2 people at the Housing Authority --

3 COMMISSIONER DiNARDO: Um-hum.

4 MR. SANGER: -- and --

5 COMMISSIONER DiNARDO: Affordable housing.

6 MR. SANGER: -- affordable housing and  
7 people within --

8 COMMISSIONER DiNARDO: Right.

9 MR. SANGER: Right.

10 -- people within in affordable housing --

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. SANGER: -- and to help and assist  
13 them. So, --

14 COMMISSIONER DiNARDO: Um-hum.

15 MR. SANGER: -- those are the kind of  
16 things that they help prepare for or recognize  
17 and let us know there's a way of doing this  
18 legally that could -- everybody can benefit by.  
19 You know?

20 So the City of Union City and something  
21 that our leadership of the City of Union City's  
22 looking to do more and more is the fact that  
23 they're looking to give a little bit more of a  
24 focus and little bit more support and a little  
25 bit more advocating for -- for affordable

1 housing.

2           And help in the provision -- the provision  
3 of affordable housing --

4           COMMISSIONER DiNARDO: Um-hum.

5           MR. SANGER: -- in Union City.

6           As we -- I will talk about in a few minutes  
7 with my report, as we're doing with the SDA  
8 building downtown, as we're doing with the  
9 Renaissance building at 2601, as we're doing by  
10 working with the -- the Veterans buildings and  
11 the improvements as Veterans.

12           So there's a lot more of a focus upon  
13 improving and providing, expanding, you know, for  
14 the people of Union City through affordable  
15 housing.

16           So that's -- that's where we're at.

17           COMMISSIONER DiNARDO: It's a very  
18 specialized.

19           MR. SANGER: Yes.

20           COMMISSIONER DiNARDO: It's a very  
21 specialized field.

22           MR. SANGER: Yes it is. Yeah.

23           COMMISSIONER DiNARDO: Okay. You could see  
24 that.

25           MR. SANGER: But very -- at the same time

1 | very valuable.

2 |           COMMISSIONER DiNARDO: Oh, yeah,  
3 | absolutely.

4 |           MR. SANGER: Because they align you with  
5 | the necessary -- what's necessary for HUD that  
6 | you're following all rules and regulations.

7 |           MR. RODRIGUEZ: The regulations.

8 |           COMMISSIONER DiNARDO: Understood.

9 |           MR. SANGER: Um-hum.

10 |           COMMISSIONER DiNARDO: Right.

11 |           MR. SANGER: And it will align you towards  
12 | how you could best utilize your budget and items  
13 | within the budget.

14 |           And, of course, for the audit as well.

15 |           COMMISSIONER DiNARDO: Got it.

16 |           MR. SANGER: So -- so it really helps --

17 |           COMMISSIONER DiNARDO: Okay.

18 |           MR. SANGER: -- helps a lot.

19 |           COMMISSIONER DiNARDO: Thank you.

20 |           MR. SANGER: Is that a good explanation,  
21 | Jorge?

22 |           MR. RODRIGUEZ: Yeah I would say so. I  
23 | mean overall, like I said, --

24 |           COMMISSIONER DiNARDO: Really good. No,  
25 | thank you. Because I --

1 MR. RODRIGUEZ: Yeah.

2 COMMISSIONER DiNARDO: -- didn't know --

3 MR. SANGER: All right.

4 COMMISSIONER DiNARDO: -- what it was.

5 MR. RODRIGUEZ: No, it's a good question.

6 In a nutshell, like I said, --

7 MR. SANGER: It's a good question.

8 MR. RODRIGUEZ: -- like I said earlier, I  
9 mean he -- he's -- he'll have an extra set of  
10 eyes. I prepare the books. I give them to him  
11 and he kind of likes looks them over, he makes  
12 some suggestions.

13 And, obviously, he also keeps in -- in --  
14 you know, in contact with all the HUD  
15 regulations. So if anything changes, then he'll  
16 inform me and he'll --

17 COMMISSIONER DiNARDO: Mmm.

18 MR. RODRIGUEZ: -- keep me abreast of those  
19 things. And, --

20 COMMISSIONER DiNARDO: Sure.

21 MR. RODRIGUEZ: -- you know, basically,  
22 positions -- positions us in a good -- in a  
23 favorable light as far as our HUD reporting  
24 requirements and things like that.

25 COMMISSIONER DiNARDO: That's good.

1 MR. RODRIGUEZ: So, yeah.

2 COMMISSIONER DiNARDO: Terrific.

3 MR. SANGER: In other places there might be  
4 where you might call in a specialist and hire  
5 them for a special project or a specialist or  
6 something like that.

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. SANGER: And we'll need someone for the  
9 special whatever and maybe you'll hire them --  
10 you'll hire them on a, --

11 MR. RODRIGUEZ: Contingent.

12 MR. SANGER: -- you know, on a contingency  
13 or a -- hire them on a --

14 COMMISSIONER DiNARDO: As needed.

15 MR. SANGER: -- you know, on a project --  
16 as needed --

17 COMMISSIONER DiNARDO: Um-hum.

18 MR. SANGER: -- project type thing.

19 But this is more -- this is -- you know,  
20 it's necessary on a consistent annual basis --

21 MR. RODRIGUEZ: Consistent, yeah.

22 MR. SANGER: -- so you'll do that.

23 You know, some people might do it in other  
24 places and other governmental agencies and  
25 whatever might do it as a special project for

1 things of that nature, have someone come in and  
2 assist.

3 But this is so -- so valuable in the fact  
4 that HUD is -- it's HUD money is coming to us  
5 that annual reporting, it's important to have  
6 them on a regular basis.

7 COMMISSIONER DiNARDO: Okay.

8 COMMISSIONER CAPIZZI: Do you need us to  
9 make a motion on all this?

10 How do you want us to word it; want me to  
11 make a motion?

12 MR. SANGER: Well right now I'm going to  
13 ask, can I have a --

14 This is, right now, --

15 COMMISSIONER CAPIZZI: Right.

16 MR. SANGER: -- the Consent Agenda.

17 COMMISSIONER CAPIZZI: Okay.

18 MR. SANGER: Now can I have a -- a motion  
19 for the Consent Agenda?

20 COMMISSIONER CAPIZZI: Yes, I'll make a  
21 motion --

22 MR. SANGER: Motion for --

23 COMMISSIONER CAPIZZI: -- to approve.

24 MR. SANGER: -- the Consent Agenda, to  
25 approve, by Miss Capizzi.

1 COMMISSIONER DiNARDO: I'll second.  
2 MR. SANGER: Second by Miss DiNardo.  
3 Roll call.  
4 COMMISSIONER DiNARDO: Capizzi/DiNardo  
5 routine --  
6 COMMISSIONER CAPIZZI: Yeah.  
7 MR. SANGER: Miss Jetter?  
8 ACTING CHAIRPERSON JETTER: Here.  
9 MR. SANGER: Yes?  
10 ACTING CHAIRPERSON JETTER: Yeah.  
11 MR. SANGER: Yes?  
12 Okay.  
13 Miss DiNardo?  
14 COMMISSIONER DiNARDO: Yes.  
15 MR. SANGER: Miss Capizzi?  
16 COMMISSIONER CAPIZZI: Yes.  
17 ACTING CHAIRPERSON JETTER: Thank you.  
18 MR. SANGER: Miss Mundorf?  
19 COMMISSIONER MUNDORF: Yes.  
20 MR. SANGER: Mr. Geldziler?  
21 COMMISSIONER GELDZILER: Yes.  
22 MR. SANGER: Okay, five yes.  
23 And so that is our --  
24 Thank you for approving everything.  
25 And so that is our Consent Agenda.



1           And we appreciate that very much.

2

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

4

5           MR. SANGER:   Some things I just want to  
6 share with you as far as how we're moving along.

7           And I know I've been saying this for months  
8 and -- but now I think we're finally coming to a  
9 closing, finally coming to an end on a number of  
10 projects.  And I hope this spring now we're going  
11 to be seeing a lot of action and we're going to  
12 see a lot of moving forward and try to get out of  
13 this stage of, you know, the paperwork and  
14 preparations and things of that nature and the --  
15 you know, the procedures and protocol and -- and  
16 bidding and things of that nature.

17           But the first one being the SDA building on  
18 -- at 519-521 Summit Avenue.

19           We're -- through Gerard and through our  
20 attorney, we're hoping that we will be getting  
21 that key for that some time next week.

22           All right?

23           And so in other words there will be signed  
24 -- we have already signed the contract with them  
25 and we're hoping we're going to get that back.

1 And he's informed me that that should be coming  
2 back to us, you know, any time now.

3 ACTING CHAIRPERSON JETTER: Yeah, it took  
4 them a while.

5 MR. SANGER: We're hoping to get a we're  
6 hoping to get the key for that -- literally get  
7 the key for it.

8 Once we get the key we can now -- then have  
9 our architect that we've already approved to go  
10 in and basically put together a plan of  
11 improvement there as far as fiscal (sic)  
12 improvements that have to be made to make it  
13 livable and -- and things of that nature.

14 We already have \$126,000.00 set aside from  
15 the -- from the COAH money. The COAH money from  
16 -- that came from the City of Union City and  
17 through the courts.

18 Part of that COAH money of \$1.5 million --  
19 part of -- 126 of that is going to -- going  
20 towards the SDA building because, of course, it  
21 is -- it is allowing us to provide affordable  
22 housing for people and make improvements for  
23 affordable housing.

24 So that is happening. And, hopefully,  
25 we'll be able to do that and go out to bid again

1 | this spring and hopefully this summer -- I'm  
2 | hoping to get in there some time this summer.  
3 | Late -- maybe late this summer. And will allow  
4 | us to have 12 more, you know, buildings and units  
5 | for the -- you know, for people in Union City.

6 |           And they are new by the way. So they're  
7 | new additional.

8 |           We also have 2601 Central Avenue, which is  
9 | a Renaissance project. We're getting that, of  
10 | course, -- again, all of this is no cost to the  
11 | Union City Housing Authority.

12 |           The SDA building was exactly \$1.00 with --  
13 | with the SDA.

14 |           And we're also doing that with the  
15 | Renaissance building at the -- at 2601 Central.  
16 | We're working with them.

17 |           One thing that we must do there though,  
18 | there was one item --

19 |           And Jorge please directed with me.

20 |           -- there was one item there of a loan from  
21 | the past, --

22 |           MR. RODRIGUEZ: Right.

23 |           MR. SANGER: -- which was a -- an  
24 | approximately 29,000 was it?

25 |           MR. RODRIGUEZ: Twenty-four thousand

1 dollars.

2 MR. SANGER: Twenty-four thousand dollars.

3 MR. RODRIGUEZ: Yeah.

4 MR. SANGER: A loan that the -- the State  
5 of New Jersey -- DCA wanted us to be sure -- and  
6 the County, as well -- wanted to be sure that we  
7 paid that loan off before we went into a new -- a  
8 new.

9 And then also we had to also build a -- I  
10 guess build an account that we'll have money in  
11 reserve incase there are any improvements that  
12 have to be made or anything of that nature. So  
13 we also put \$30,000.00 from our Veterans' money  
14 -- our Veterans' money into that -- into that.

15 MR. RODRIGUEZ: And it's a temporary -- and  
16 it's a temporary move.

17 MR. SANGER: Right.

18 MR. RODRIGUEZ: I mean that is just to  
19 satisfy the requirements for the closing, you  
20 know to make sure that we have an escrow account  
21 set up.

22 And then, obviously, as we operate the  
23 building and we operate it in the efficiency that  
24 we are always accustomed to doing here, with our  
25 own maintenance and our own staff, we'll be able

1 to -- be able to pay that all that --

2 COMMISSIONER CAPIZZI: Um-hum.

3 MR. RODRIGUEZ: -- that \$30,000.00 back to  
4 Veterans, which I -- I anticipate to be done, you  
5 know, in maybe less than two years, so, --

6 MR. SANGER: So we had to -- we had to pay  
7 off a prior loan. We also had to put together an  
8 escrow account of \$30,000.00.

9 MR. RODRIGUEZ: Right.

10 MR. SANGER: And get that so it could be  
11 approved by the County and the State as well.  
12 And so be sure that we have moneys from  
13 maintenance -- when we do take it over that we do  
14 have moneys for maintenance --

15 MR. RODRIGUEZ: Right.

16 MR. SANGER: -- and things of that nature.  
17 So, you know, we're moving forward with  
18 that.

19 The Renaissance building is, again,  
20 something that we should be signing any time now  
21 with them. I think the closing's set for the end  
22 of this month.

23 And -- and, again, we will be doing the  
24 same thing. We will be taking over that building  
25 and with no cost to the -- to us. And right --

1 currently there are 35 units there or people  
2 existing. But we will be taking over the  
3 management of that.

4 COMMISSIONER DiNARDO: Big building, yeah  
5 --

6 MR. SANGER: Yeah it's a big building, --

7 COMMISSIONER DiNARDO: -- 35 units.

8 MR. SANGER: -- 3601 (sic) Central.

9 And we will be taking over the management  
10 of that.

11 COMMISSIONER CAPIZZI: What's around it?  
12 What's around that building?

13 MR. SANGER: Right on the corner of 26<sup>th</sup>  
14 and Central, which would be the northwest --

15 ACTING CHAIRPERSON JETTER: It was --

16 MR. SANGER: -- corner.

17 ACTING CHAIRPERSON JETTER: -- the North  
18 Hudson Community --

19 MR. SANGER: The north-- the northwest  
20 corner of 26<sup>th</sup> Street.

21 It's -- it's the apartments and then  
22 underneath the apartments are the -- are the --  
23 is the parking right on the corner of 26<sup>th</sup> and --

24 COMMISSIONER CAPIZZI: Okay.

25 MR. SANGER: -- Central, if you see it.

1 So there's 36 units there.

2 COMMISSIONER DiNARDO: Hmm.

3 MR. SANGER: And that's been in existence  
4 for about 15 years. With the Union City -- the  
5 North Hudson Community Action Corporation was the  
6 main -- was main management of that building.

7 COMMISSIONER CAPIZZI: Um-hum.

8 MR. SANGER: And we will be taking it over.  
9 And they decided to get out of the management  
10 building. They felt that they weren't -- you  
11 know with everything else they have going they  
12 want to stick with social services and medical  
13 services and health services for people and  
14 really get out of the -- the affordable housing  
15 business. And so they had provided that for us.

16 COMMISSIONER DiNARDO: So now the people  
17 that are in there, they come with the lease  
18 agreement or you have to --

19 MR. SANGER: Right.

20 COMMISSIONER DiNARDO: -- begin again?

21 MR. SANGER: Okay, --

22 COMMISSIONER DiNARDO: Or you're just --

23 MR. SANGER: -- what happens is --

24 COMMISSIONER DiNARDO: They're assigned  
25 their leases --

1 MR. SANGER: -- the people there we will  
2 maintain their leases.

3 COMMISSIONER DiNARDO: Okay.

4 MR. SANGER: We will keep it going.

5 COMMISSIONER DiNARDO: Okay.

6 MR. SANGER: Right now the current  
7 management company, all right, that has been in  
8 contract with North Hudson Community Action  
9 Corporation, they have a signed agreement until  
10 this coming August.

11 All right?

12 We would like to continue with that and  
13 have them continue to manage it for us. So it's  
14 going to give us the months of March, April, May,  
15 June, July to look at everything.

16 All right?

17 See if where -- you know, get a good idea  
18 -- assess everything, evaluate everything and get  
19 a good idea of what we may want to take over as  
20 far as management and what improvements we may  
21 want to make.

22 So it gives us five -- a five-month buffer  
23 time --

24 COMMISSIONER DiNARDO: Um-hum.

25 MR. SANGER: -- that we could -- they could



1 continue to manage it all and we'll -- to look at  
2 it and see how we -- eventually what we want to  
3 do as far as taking over the overall management  
4 of it.

5 I think to -- just to rush into it and take  
6 over immediately wouldn't be a good thing.

7 COMMISSIONER DiNARDO: So you don't know  
8 the --

9 MR. SANGER: Okay?

10 COMMISSIONER DiNARDO: -- building and  
11 stuff, --

12 MR. SANGER: We don't know the --

13 COMMISSIONER DiNARDO: -- right.

14 MR. SANGER: -- building. It gives us time  
15 to look at it, assess it and see how we fit --

16 COMMISSIONER DiNARDO: Um-hum.

17 MR. SANGER: -- and what would be the best  
18 way to manage it for the Union City Housing  
19 Authority.

20 All right.

21 So -- so we'll continue with that, the  
22 contract that they currently have. And, as a  
23 matter of fact, this Monday we have a three-way  
24 phone conference -- phone conference with them.  
25 Gerard, our attorneys, --

1 MR. RODRIGUEZ: Um-hum.

2 MR. SANGER: -- Union City Housing  
3 Authority, and the management company. We'll be  
4 having a three-way conference and to coordinate  
5 and how we're going to, you know, basically  
6 function and move -- and move forward with each  
7 other.

8 So, you know, --

9 COMMISSIONER DiNARDO: Sandy, what's their  
10 cost a month to have the management company  
11 there?

12 MR. RODRIGUEZ: It is -- well it's  
13 \$18,000.00 a year.

14 COMMISSIONER DiNARDO: Oh.

15 MR. RODRIGUEZ: But we are -- we're --  
16 obviously, since it's going -- it's going to be  
17 only about until August, that number is obviously  
18 going to be much, much less.

19 And, you know, it's -- it's more of a  
20 transition time. You know that's basically what  
21 we're -- you know, keeping them around.

22 COMMISSIONER DiNARDO: Um-hum.

23 MR. RODRIGUEZ: So that way we can make the  
24 -- the transition as smooth as possible; also for  
25 the tenants that are there, --

1 COMMISSIONER DiNARDO: Sure.

2 MR. RODRIGUEZ: -- for their -- you know,  
3 payment of rent.

4 And, obviously, that will be a savings to  
5 us once that management agreement expires, that  
6 18,000 is no longer an expense.

7 MR. SANGER: Our goal is for us to manage  
8 it.

9 COMMISSIONER DiNARDO: Yeah, but it's not  
10 really that offensively expensive --

11 MR. SANGER: No. No.

12 COMMISSIONER DiNARDO: -- to have them  
13 management it.

14 MR. RODRIGUEZ: It isn't. It isn't.

15 COMMISSIONER DiNARDO: It's really not.

16 MR. RODRIGUEZ: That is correct. It --

17 COMMISSIONER DiNARDO: I mean when you  
18 think about it, it really --

19 MR. RODRIGUEZ: You're --

20 COMMISSIONER DiNARDO: -- it isn't.

21 MR. RODRIGUEZ: -- you're very -- you're  
22 very --

23 COMMISSIONER DiNARDO: And especially if  
24 you're going to learn the building --

25 MR. RODRIGUEZ: Right. Right.

1           COMMISSIONER DiNARDO:  -- and keep the  
2 tenants calm --

3           MR. RODRIGUEZ:  Until August.  Exactly.

4           COMMISSIONER DiNARDO:  -- that there's not  
5 going to be a major change there or --

6           MR. RODRIGUEZ:  Exactly.

7           COMMISSIONER DiNARDO:  Right.

8           MR. RODRIGUEZ:  However, the -- the  
9 positive aspect of it is that they use -- the  
10 management company uses a lot of third party or  
11 outside people to do work with the building.

12          COMMISSIONER DiNARDO:  I see.

13          MR. RODRIGUEZ:  So we have, obviously, our  
14 own in-house staff that's going to help us with  
15 those costs.

16          COMMISSIONER DiNARDO:  Um-hum.

17          MR. RODRIGUEZ:  So I anticipate they'll  
18 save a lot of money there.  So, --

19          MR. SANGER:  That's what we want to --

20          MR. RODRIGUEZ:  -- that's where I'm going  
21 to target a lot of --

22          MR. SANGER:  -- be able to evaluate --

23          MR. RODRIGUEZ:  -- savings.

24          COMMISSIONER DiNARDO:  Um-hum.

25          MR. SANGER:  -- be able to evaluate what

1 items there -- what repairs, what has to be done  
2 as far as --

3 COMMISSIONER CAPIZZI: Umm.

4 MR. SANGER: -- maintenance that we --

5 MR. RODRIGUEZ: We could do it in-house.

6 MR. SANGER: -- we could absorb within  
7 ourselves and save that money --

8 MR. RODRIGUEZ: Exactly.

9 COMMISSIONER DiNARDO: Sure.

10 MR. SANGER: -- that the management company  
11 might have been farming out to other people --

12 MR. RODRIGUEZ: Absolutely.

13 COMMISSIONER DiNARDO: Got it.

14 MR. SANGER: -- to come in and do that,  
15 okay, --

16 COMMISSIONER DiNARDO: Um-hum.

17 MR. SANGER: -- there would be a cost.

18 MR. RODRIGUEZ: That's my --

19 MR. SANGER: So those costs, as well as the  
20 \$18,000.00 that we give the management company,  
21 their fee, --

22 MR. RODRIGUEZ: Right.

23 MR. SANGER: -- can we save that money --  
24 and all of that money, with us managing it? And  
25 we feel that we have the -- you know, we have the

1 -- the expertise, --

2 MR. RODRIGUEZ: Um-hum.

3 MR. SANGER: -- we have the experience and  
4 the --

5 COMMISSIONER DiNARDO: Sure.

6 MR. SANGER: -- background, --

7 MR. RODRIGUEZ: Um-hum.

8 MR. SANGER: -- and we have the personnel  
9 to do that.

10 COMMISSIONER DiNARDO: Um-hum.

11 MR. RODRIGUEZ: Right.

12 MR. SANGER: But first we want that five  
13 minute period to -- how to plan all this and roll  
14 it out and do it --

15 MR. RODRIGUEZ: Right. Right.

16 MR. SANGER: -- do it in a -- in an  
17 appropriate, you know, best way possible. You  
18 know, that kind of thing.

19 So --

20 COMMISSIONER DiNARDO: How old is that  
21 building?

22 MR. SANGER: That building's 15 years old.

23 COMMISSIONER DiNARDO: Oh, it's young.

24 MR. SANGER: Yeah.

25 MR. RODRIGUEZ: It is.

1 MR. SANGER: Yeah.

2 COMMISSIONER DiNARDO: Oh, okay.

3 MR. SANGER: Yeah. Yeah.

4 So there's going to be something -- but,  
5 you know, I think it's all -- again, it's all  
6 what we're trying to show that we're trying to  
7 expand and trying to take over -- City of Union  
8 City's doing more to address affordable housing  
9 in the City.

10 COMMISSIONER CAPIZZI: Hmm.

11 COMMISSIONER DiNARDO: Sure.

12 MR. SANGER: The SDA building there.

13 So if you do the math, 12 downtown, 36  
14 there, that's 48 units that we will be managing  
15 and --

16 COMMISSIONER DiNARDO: That's terrific.

17 MR. SANGER: -- have control over -- have  
18 control over.

19 And -- and the facilities themselves are  
20 nice.

21 COMMISSIONER DiNARDO: Yeah.

22 MR. SANGER: Nice.

23 COMMISSIONER DiNARDO: Um-hum.

24 MR. SANGER: Nice.

25 You know?

1 COMMISSIONER DiNARDO: Great.

2 MR. SANGER: Well kept and in good shape.

3 COMMISSIONER DiNARDO: New and --

4 MR. SANGER: Yeah. Right.

5 COMMISSIONER DiNARDO: -- not --

6 MR. SANGER: Right.

7 COMMISSIONER DiNARDO: -- not old. Not new  
8 but not old.

9 MR. SANGER: So, --

10 COMMISSIONER DiNARDO: Fifteen years is  
11 young.

12 MR. RODRIGUEZ: Yup. Yeah.

13 MR. SANGER: So that's what we're looking  
14 to do there.

15 So, it's exciting times.

16 And the other thing --

17 COMMISSIONER DiNARDO: Yeah.

18 MR. SANGER: -- now is where -- just met  
19 with our ICON Architects from Hoboken, who are  
20 our architects, who won the bid and they're --  
21 they're working now on Phase I of the Veterans,  
22 which is Cantello Street.

23 COMMISSIONER DiNARDO: Um-hum.

24 MR. SANGER: Which are 44 units there at  
25 Cantello Street.



1           And he will be coming -- there was a  
2 meeting yesterday but I wasn't -- I wasn't --  
3 personally I wasn't able to be at the meeting  
4 yesterday. But there was a meeting yesterday  
5 where we sat down and be able to put together --  
6 help put together, with our staff and of course  
7 the architectural staff, you know, some of the  
8 specs and some of the details when we go out to  
9 bid. Exactly what we're looking to do in all the  
10 Veterans homes.

11           All right?

12           At our next meeting I will have a detailed  
13 presentation for you to let you know exactly what  
14 are the items we're going to be putting -- new  
15 items that we're going to be putting into all  
16 Veterans buildings at Cantello Street for those  
17 44 units for the Phase I. And so we'll let you  
18 know along the lines of new bathrooms, new  
19 kitchens, --

20           MR. RODRIGUEZ: Electric.

21           MR. SANGER: -- new electric, new plumbing,  
22 new windows.

23           COMMISSIONER DiNARDO: Hmm.

24           MR. SANGER: New roofing.

25           New sidewalks.

1 Things of that nature. Things like that.  
2 Lighting.

3 Things like that.

4 MR. RODRIGUEZ: Um-hum.

5 MR. SANGER: So we're going to have all  
6 that and then when the City of Union City and the  
7 courts were gracious enough to extend our  
8 \$660,000.00 first contribution they gave us, they  
9 extended that to 1.5 million.

10 So, once we get that additional, what,  
11 800,000 or so, --

12 COMMISSIONER CAPIZZI: Mmm.

13 MR. SANGER: -- moneys approved by the  
14 courts, -- because we have to do an assessment  
15 for the second phase. Bring the assessment to  
16 the courts and the courts approve the assessment  
17 and allow the money be -- to be spent for Phase  
18 II, we'll be able to do all the Veterans  
19 apartments -- units, okay, with Phase II.

20 So not only the 44 there but then an  
21 additional 68 or so. We have a hundred and  
22 twelve total in Union City. The first phase is  
23 44 and the next phase is 60-some-odd-whatever for  
24 Phase II once we get the approval from the  
25 courts.

1           But the good thing is, in my mind, we're  
2 going to have many lessons learned from the first  
3 phase.

4           COMMISSIONER DiNARDO: Um-hum.

5           MR. SANGER: How we did things. How we  
6 went about it.

7           COMMISSIONER MUNDORF: Um-hum.

8           MR. SANGER: And as far as, you know,  
9 procedures, our plans for it as far as not  
10 relocating people, --

11          MR. RODRIGUEZ: Right.

12          MR. SANGER: -- trying to be the least  
13 amount of disruption to people who live there.

14          MR. RODRIGUEZ: Yeah.

15          MR. SANGER: Things of that nature.

16           And so how to get things -- how we could  
17 co-exist in getting things done with the tenants  
18 and the residents there -- living there and not  
19 disrupting them or relocating them --

20          MR. RODRIGUEZ: Right.

21          MR. SANGER: -- or things of that nature.

22           It can be done.

23           It will be done.

24           And we will have a good plan, you know, to  
25 be sure that it's --

1           ACTING CHAIRPERSON JETTER:  Where would  
2 you --

3           MR. SANGER:  -- going to be the least --

4           ACTING CHAIRPERSON JETTER:  -- relocate --

5           MR. SANGER:  -- amount of disruption.

6           ACTING CHAIRPERSON JETTER:  -- everybody?

7           MR. SANGER:  Hmm?

8           ACTING CHAIRPERSON JETTER:  Where would you  
9 relocate --

10          MR. SANGER:  Well, that's the thing.  We  
11 would not relocate everyone.

12          ACTING CHAIRPERSON JETTER:  No, because  
13 it --

14          MR. SANGER:  But what we do --

15          ACTING CHAIRPERSON JETTER:  -- would be  
16 crazy.

17          MR. SANGER:  -- is somewhere along the  
18 lines is, all right, these six homes today --  
19 these six units, we're going to put in new  
20 bathrooms.  So the bathroom will be done in one  
21 day.

22          ACTING CHAIRPERSON JETTER:  Oh, well that's  
23 okay.

24          MR. SANGER:  All right?

25          Then the kitchen will be done, you know,

1 maybe a day later.

2 ACTING CHAIRPERSON JETTER: Yeah.

3 MR. SANGER: So there's going to be a whole  
4 plan with dates, timelines, --

5 COMMISSIONER DiNARDO: Mmm.

6 MR. SANGER: -- things of that nature.

7 ACTING CHAIRPERSON JETTER: Can I help  
8 them?

9 MR. SANGER: And also -- also preparations;  
10 trying to think it out as much as possible and  
11 plan out, letting people know what they have to  
12 do to prepare for this, --

13 COMMISSIONER CAPIZZI: Um-hum.

14 MR. SANGER: -- things they would have to  
15 do, how long they might be out of -- things of  
16 that nature, you know, all along the way.

17 COMMISSIONER CAPIZZI: Mmm.

18 MR. SANGER: We plan on having a meeting  
19 with them, a general meeting with everyone,  
20 letting them know what's happened -- along with  
21 the Mayor as well. Because the City of Union  
22 City does have an interest at this because they  
23 are providing the COAH funding.

24 And we'll be meeting with everyone, having  
25 meetings, and let them know exactly what's

1 happening.

2           Going to let you know what's happening  
3 first. Get your approval first. Then have  
4 meetings with the residents and the with the  
5 timelines and dates and try to roll this out and  
6 -- and learn a lot from the first phase --

7           COMMISSIONER CAPIZZI: Sure.

8           MR. SANGER: -- that we could take for the  
9 second phase. You know, to try to make it as  
10 effective and efficient as possible. You know,  
11 that type of thing.

12           So, it's going to be a big project. It's  
13 going to be a big thing. But it's something  
14 that's tremendously needed.

15           These were built in 1950. They are  
16 literally post-war barracks. Dottie can tell --

17           COMMISSIONER CAPIZZI: Mmm.

18           MR. SANGER: -- you; she's been living  
19 there many, many, many years.

20           And I think it's going to really do a nice  
21 -- be a great improvement for the people of Union  
22 City. So, hundred and twelve units, we're hoping  
23 within the next two years, can be modernized.

24           MR. RODRIGUEZ: That would be a nice  
25 accomplishment.

1 MR. SANGER: Nice accomplishment.

2 ACTING CHAIRPERSON JETTER: Yeah.

3 COMMISSIONER MUNDORF: Yeah.

4 COMMISSIONER DiNARDO: Sure.

5 MR. SANGER: So when you think about it  
6 we'll have the Veterans complete.

7 COMMISSIONER CAPIZZI: Um-hum.

8 MR. SANGER: We'll have the Renaissance;  
9 the SDA building.

10 And the next step would be thinking of what  
11 we're going to do in some of these big buildings  
12 here --

13 COMMISSIONER CAPIZZI: Mmm.

14 MR. SANGER: -- as far as improvement and  
15 where we -- where we may have to go with --

16 COMMISSIONER DiNARDO: Have you -- have you  
17 come up with a name for the SDA building?

18 What -- what are you going to -- what it's  
19 going to be called?

20 MR. SANGER: No, we -- we haven't come up  
21 with a name.

22 COMMISSIONER DiNARDO: Okay.

23 MR. SANGER: No -- no problem.

24 COMMISSIONER DiNARDO: With all the other  
25 things that you have on your plate I thought

1 maybe I should ask.

2 MR. SANGER: But one thing we want to do  
3 when we do come up with a name -- and that's a  
4 good point, we do want to put on the signage  
5 there, you know, --

6 COMMISSIONER DiNARDO: Future home or  
7 whatever.

8 MR. SANGER: Yeah, future home.

9 COMMISSIONER CAPIZZI: Um-hum.

10 MR. SANGER: But also, on the signage, --

11 ACTING CHAIRPERSON JETTER: Our name of the  
12 future home.

13 MR. SANGER: -- whatever name the  
14 building might be --

15 COMMISSIONER DiNARDO: No, future home  
16 isn't on the sign.

17 MR. SANGER: -- the name of the building.

18 COMMISSIONER DiNARDO: Future home of  
19 whatever.

20 MR. SANGER: Right.

21 ACTING CHAIRPERSON JETTER: I think they  
22 should leave it as Veterans Housing.

23 MR. SANGER: Yeah.

24 (Whereupon, there were multiple speakers.)

25 COMMISSIONER DiNARDO: More Veterans



1 Housing?

2 MR. SANGER: Well, whatever -- whatever the  
3 name is --

4 COMMISSIONER CAPIZZI: Um-hum.

5 MR. SANGER: -- when we get to that.

6 ACTING CHAIRPERSON JETTER: I like  
7 Veterans.

8 MR. SANGER: But also want to put something  
9 on --

10 COMMISSIONER DiNARDO: That's where you  
11 live.

12 MR. SANGER: -- the signage that this is a  
13 -- that this is a partnership between --

14 COMMISSIONER CAPIZZI: Um-hum.

15 MR. SANGER: -- the School Development  
16 Agency, the City of Union City, --

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: -- Union City Housing  
19 Authority, showing how the agencies are working  
20 together to provide, you know, for everyone.

21 COMMISSIONER DiNARDO: Yeah, that's great.

22 MR. SANGER: Yeah. Yeah.

23 And then come up with a name, of course, --

24 COMMISSIONER DiNARDO: But is that going to  
25 be Veterans Housing?

1 MR. SANGER: No.

2 COMMISSIONER DiNARDO: Oh. I just thought  
3 it was --

4 MR. SANGER: It's --

5 COMMISSIONER DiNARDO: -- going to be  
6 affordable housing.

7 Right?

8 MR. SANGER: Well, no, let me put it --  
9 it's going to be affordable --

10 We should not really use the term Veterans  
11 Housing anymore.

12 Okay?

13 ACTING CHAIRPERSON JETTER: Really?

14 MR. SANGER: Yes it was Veterans Housing  
15 back in the --

16 ACTING CHAIRPERSON JETTER: Right.

17 MR. SANGER: -- the day.

18 COMMISSIONER DiNARDO: Sure.

19 MR. SANGER: All right?

20 Then what happened was -- and I think I've  
21 said this before at this meeting, is the -- the  
22 City of Union City -- the City of Union City ran  
23 the Veterans -- those buildings at one time.  
24 They managed those buildings at one time when  
25 there was funding coming directly from the

1 government.

2 Half of that money dried up for whatever  
3 reasons after about ten years or so, back in the  
4 early 60s.

5 Then the City of Union City, in their --  
6 you know, in their wisdom, then gave it to the  
7 Union City Housing Authority. So Union City  
8 Housing Authority took over management of that.

9 In the beginning there was a lot of  
10 veterans people, post-war, the 50s --

11 COMMISSIONER DiNARDO: Um-hum.

12 MR. SANGER: -- and the 60s or whatever.

13 ACTING CHAIRPERSON JETTER: That's how you  
14 got in there.

15 MR. SANGER: That's how you got in.

16 COMMISSIONER DiNARDO: Okay. That's how  
17 you got there.

18 MR. SANGER: But since then --

19 ACTING CHAIRPERSON JETTER: Yeah.

20 MR. SANGER: -- but since then, that whole  
21 thing about veterans whatever has gotten, you  
22 know, -- has really not been -- it's more become  
23 more -- it's become more of affordable housing  
24 for just about everyone.

25 All right?

1 COMMISSIONER DiNARDO: Okay.

2 MR. SANGER: So I think the term Veterans  
3 gets everyone a little --

4 It's affordable housing. You know we just  
5 should say --

6 COMMISSIONER DiNARDO: Yeah, I -- I guess  
7 it --

8 MR. SANGER: -- affordable housing, yes.

9 COMMISSIONER DiNARDO: -- you think that --

10 MR. SANGER: We call it our Veterans but --

11 COMMISSIONER DiNARDO: -- you'd have to be  
12 a veteran to qualify --

13 MR. SANGER: Yeah.

14 COMMISSIONER DiNARDO: -- to live there.

15 MR. SANGER: But no.

16 ACTING CHAIRPERSON JETTER: That was --

17 MR. SANGER: But that's not the case.

18 COMMISSIONER DiNARDO: But that was once.

19 ACTING CHAIRPERSON JETTER: Yeah.

20 MR. SANGER: That was at one time but that  
21 no longer exists.

22 COMMISSIONER DiNARDO: Wow.

23 MR. SANGER: All right?

24 ACTING CHAIRPERSON JETTER: Because my  
25 husband was a veteran; not me. I made a mistake.

1 I -- when I -- last month I said -- I read  
2 the -- reading that Veterans, but she understood  
3 what I meant.

4 COMMISSIONER DiNARDO: Oh.

5 ACTING CHAIRPERSON JETTER: I wasn't the  
6 veteran; my husband --

7 COMMISSIONER DiNARDO: No I think we all  
8 understand your husband was --

9 ACTING CHAIRPERSON JETTER: Oh, okay.

10 COMMISSIONER DiNARDO: -- the veteran.

11 ACTING CHAIRPERSON JETTER: I just wanted  
12 to correct that.

13 COMMISSIONER DiNARDO: Okay.

14 ACTING CHAIRPERSON JETTER: Because I  
15 couldn't be a veteran.

16 MR. SANGER: But I'm hoping next month --

17 COMMISSIONER DiNARDO: Rosie the Riveter.  
18 You weren't Rosie the Riveter. You could have  
19 been her.

20 ACTING CHAIRPERSON JETTER: I could  
21 probably be a very good veteran come to think of  
22 it. Top sergeant would be my thing; exercise.

23 COMMISSIONER DiNARDO: Well, we can ask Mr.  
24 Sanger if that's true.

25 ACTING CHAIRPERSON JETTER: Yeah.

1           COMMISSIONER DiNARDO:  If you could be a  
2 top --

3           MR. SANGER:  Absolutely.

4           ACTING CHAIRPERSON JETTER:  Can I do the  
5 exercise?

6           MR. RODRIGUEZ:  Honorary.

7           MR. SANGER:  Sergeant-at-Arms.

8           Sergeant-at-Arms, Dottie Jetter.

9           ACTING CHAIRPERSON JETTER:  Give me a gun,  
10 too.

11          MR. SANGER:  Jay, didn't you have some  
12 military experience?

13          MR. RODRIGUEZ:  Yes he does.

14          COMMISSIONER GELDZILER:  Yeah.  I was in  
15 the Marines.  Yeah.

16          MR. SANGER:  Oh, okay.

17          COMMISSIONER DiNARDO:  Were you really?

18          COMMISSIONER GELDZILER:  Yeah.

19          COMMISSIONER DiNARDO:  Oh, great.  Then  
20 you're a veteran.

21          COMMISSIONER GELDZILER:  Yeah.

22          (Whereupon, there were multiple speakers.)

23          MR. SANGER:  Maybe Dottie can --

24          COMMISSIONER DiNARDO:  That's wonderful.

25          MR. SANGER:  Maybe Dottie can get some

1 training from you.

2 ACTING CHAIRPERSON JETTER: Yeah.

3 COMMISSIONER GELDZILER: I got out just in  
4 time.

5 MR. SANGER: Maybe Dottie can get some  
6 training from you.

7 COMMISSIONER GELDZILER: Yeah.

8 MR. SANGER: You know.

9 ACTING CHAIRPERSON JETTER: I could do  
10 exercise. That's all I could do.

11 COMMISSIONER DiNARDO: Oh my God.

12 COMMISSIONER GELDZILER: You're better than  
13 me.

14 ACTING CHAIRPERSON JETTER: And I also know  
15 how to use a gun.

16 COMMISSIONER GELDZILER: That's good.

17 COMMISSIONER DiNARDO: Oh, boy.

18 ACTING CHAIRPERSON JETTER: I'm a cowgirl.

19 COMMISSIONER DiNARDO: Oh, boy.

20 MR. SANGER: So that -- that is where we're  
21 at.

22 COMMISSIONER CAPIZZI: Okay.

23 MR. SANGER: But next month I'm hoping to  
24 have a much more detailed -- you know, I was  
25 hoping to have this maybe two months ago but as,

1 | you know, things leave -- you know, certain  
2 | requirements, things came up that had to be  
3 | worked on with attorneys and things of --

4 |           COMMISSIONER CAPIZZI: Uh-huh.

5 |           COMMISSIONER DiNARDO: Oh, yeah.

6 |           MR. SANGER: -- that nature and all of a  
7 | sudden you have a whole couple of weeks --

8 |           COMMISSIONER DiNARDO: Attorneys.

9 |           MR. SANGER: -- hold up and different  
10 | things have happened. So, you know.

11 |           But we're happy in the fact that we know  
12 | we're going to have a final product that's going  
13 | to be, you know, something --

14 |           COMMISSIONER CAPIZZI: Good.

15 |           MR. SANGER: -- we'll be happy with.

16 |           Everyone wins. Everyone wins. So that's a  
17 | good thing.

18 |           COMMISSIONER DiNARDO: But that's a good  
19 | thing.

20 |           MR. SANGER: Most namely the people of  
21 | Union City --

22 |           COMMISSIONER CAPIZZI: Yes.

23 |           MR. SANGER: -- have a more modernized  
24 | place to live that is affordable.

25 |           COMMISSIONER CAPIZZI: Um-hum.



1 MR. SANGER: And that's one thing that's  
2 definitely in our plan is to try to keep those  
3 costs as low as possible.

4 Of course, meaning the rental costs and the  
5 fees for the people living within those homes --  
6 to keep that down.

7 ACTING CHAIRPERSON JETTER: I'll tell you  
8 Brian keeps this City pretty good. It's very  
9 clean.

10 COMMISSIONER CAPIZZI: Yeah.

11 ACTING CHAIRPERSON JETTER: You know --

12 COMMISSIONER DiNARDO: Oh, yeah.

13 ACTING CHAIRPERSON JETTER: Yeah. He does.  
14 Because I walk around it and it's --

15 MR. SANGER: Well, it's --

16 ACTING CHAIRPERSON JETTER: -- clean and  
17 it --

18 MR. SANGER: -- basically following that  
19 same philosophy.

20 ACTING CHAIRPERSON JETTER: Yeah. Very --  
21 you know --

22 COMMISSIONER DiNARDO: Very clean.

23 COMMISSIONER CAPIZZI: There's a lot of  
24 follow-up.

25 MR. SANGER: Um-hum.

1 ACTING CHAIRPERSON JETTER: Yeah.

2 COMMISSIONER CAPIZZI: You know?

3 ACTING CHAIRPERSON JETTER: And he don't  
4 stop.

5 COMMISSIONER CAPIZZI: You start something,  
6 you follow it up.

7 MR. SANGER: Um-hum.

8 ACTING CHAIRPERSON JETTER: Yeah.

9 COMMISSIONER CAPIZZI: That's how you have  
10 to --

11 COMMISSIONER DiNARDO: Until the --

12 ACTING CHAIRPERSON JETTER: You're right.

13 COMMISSIONER DiNARDO: -- project is done.

14 COMMISSIONER CAPIZZI: Yeah.

15 COMMISSIONER DiNARDO: It's very true.

16 ACTING CHAIRPERSON JETTER: Yeah.

17 COMMISSIONER DiNARDO: It's very true.

18 I mean look at the schools.

19 COMMISSIONER CAPIZZI: Um-hum.

20 ACTING CHAIRPERSON JETTER: But -- you  
21 know, --

22 MR. SANGER: Thanks.

23 Okay.

24 Are there any other comments?

25 COMMISSIONER CAPIZZI: Okay. No.

1 MR. SANGER: Questions or whatever?

2

3 **PUBLIC COMMENT:**

4

5 MR. SANGER: Okay, we're at the portion of  
6 agenda now -- the Public portion.

7 Is there any members of the public who  
8 would like to address the Board?

9 MS. BESHARA: Yes.

10 MR. SANGER: Please state your name and  
11 address.

12 MS. BESHARA: Toni Beshara, 305 44<sup>th</sup>  
13 Street, Veterans Housing.

14 I just have another quick question. I  
15 guess I could direct it --

16 MR. RODRIGUEZ: Yes. Sure.

17 MS. BESHARA: -- to you.

18 MR. RODRIGUEZ: Sure.

19 MS. BESHARA: Regarding the small matter of  
20 receipts for --

21 MR. RODRIGUEZ: Yes, we discussed this --

22 MS. BESHARA: -- rental payment.

23 MR. RODRIGUEZ: -- previously, yeah.

24 MS. BESHARA: I understand some people want  
25 to put it in the drop box.

1 MR. RODRIGUEZ: In the check -- right, in  
2 the front.

3 That's correct.

4 MS. BESHARA: And other people mail it in.

5 MR. RODRIGUEZ: Yes.

6 MS. BESHARA: Other people still bring it  
7 in.

8 MR. RODRIGUEZ: Yes.

9 MS. BESHARA: Just to have a receipt, I've  
10 been actually making a copy of my check and  
11 having the girl stamp it and sign it.

12 MR. RODRIGUEZ: Is that -- is that working  
13 for you?

14 Or no?

15 MS. BESHARA: It's -- it can be tricky. I  
16 mean if I can't get a copy before I get here.

17 COMMISSIONER CAPIZZI: Um-hum. Um-hum.

18 MS. BESHARA: So I'm wondering is -- is it  
19 at all possible in the system, for those who do  
20 want a receipt, for one to be printed?

21 MR. RODRIGUEZ: I don't know if we have the  
22 capacity on that system to do that.

23 I think it's more of a -- on a case by case  
24 basis.

25 MS. BESHARA: Um-hum.

1 MR. RODRIGUEZ: I'm sorry that it hasn't  
2 worked out for you that way.

3 But we can probably -- I can probably  
4 instruct one of the girls to do something as far  
5 as --

6 MR. SANGER: Make a copy. Make a copy.

7 MR. RODRIGUEZ: Well, that's what she says,  
8 they are making copies for her.

9 MR. SANGER: Right. Right.

10 MR. RODRIGUEZ: But that's -- and they're  
11 stamping --

12 MS. BESHARA: No, I made the copy.

13 ACTING CHAIRPERSON JETTER: No, she made --

14 MR. RODRIGUEZ: Oh, you're making the copy?

15 MS. BESHARA: I -- I bring a copy --

16 MR. RODRIGUEZ: Oh, I apologize.

17 I thought that they were going to make the  
18 copy themselves. They --

19 MS. BESHARA: Oh, no, they didn't do that.

20 I mean I just -- because I didn't know what  
21 -- why --

22 MR. RODRIGUEZ: Oh. Oh.

23 MS. BESHARA: -- the receipt --

24 MR. RODRIGUEZ: I apologize. Oh, no, I  
25 under-- misunderstood.

1 MS. BESHARA: So I make a copy.

2 MR. RODRIGUEZ: Okay.

3 MS. BESHARA: And just -- so I hand it to  
4 them. And sometimes they --

5 MR. RODRIGUEZ: Okay. No, no, no,  
6 that's --

7 MS. BESHARA: -- even look at me --

8 MR. RODRIGUEZ: -- necessary.

9 MS. BESHARA: -- cross-eyed like --

10 (Whereupon, there were multiple speakers.)

11 MR. RODRIGUEZ: You --

12 COMMISSIONER CAPIZZI: Can I ask something?

13 MR. RODRIGUEZ: They -- they can make the  
14 copy themself.

15 MS. DILLON: One at a time.

16 COMMISSIONER CAPIZZI: I was going to say,  
17 can't we just make a copy here?

18 MR. RODRIGUEZ: Absolutely. Absolutely.

19 MR. SANGER: That's what I'm -- that's my  
20 suggestion.

21 MS. BESHARA: And then stamp it and --

22 COMMISSIONER CAPIZZI: Yeah.

23 MR. RODRIGUEZ: Yeah.

24 COMMISSIONER CAPIZZI: Yeah.

25 MR. RODRIGUEZ: Yeah.

1           COMMISSIONER CAPIZZI: This way you don't  
2 have to go out and make a copy.

3           MR. RODRIGUEZ: How come you haven't asked  
4 them --

5           I mean you --

6           COMMISSIONER CAPIZZI: Right.

7           MR. RODRIGUEZ: Feel free to ask her to  
8 make a copy for you.

9           COMMISSIONER CAPIZZI: We'll make the copy  
10 here.

11           (Whereupon, there were multiple speakers.)

12           MR. SANGER: Ms. Beshara, here's what I  
13 will do.

14           COMMISSIONER CAPIZZI: Right.

15           MS. BESHARA: Okay.

16           MR. SANGER: Okay.

17           I will be sure within the next few days  
18 that I speak with the -- the ladies who oversee  
19 our -- you know, our windows --

20           MS. BESHARA: Um-hum.

21           MR. SANGER: -- pay there.

22           And I will tell them if anyone comes here  
23 with their payment, which is usually a money  
24 order -- or whatever it is, all right, --

25           MS. BESHARA: Um-hum.

1 MR. SANGER: -- and if they choose to have  
2 a copy made for them, I want them to make a  
3 copy --

4 COMMISSIONER CAPIZZI: Um-hum.

5 MS. BESHARA: Um-hum.

6 MR. SANGER: -- and give you the copy or  
7 you and another person -- any other resident, --

8 COMMISSIONER CAPIZZI: Stamp it.

9 MR. RODRIGUEZ: And we stamp it.

10 COMMISSIONER CAPIZZI: Then stamp it.

11 MR. SANGER: -- and just -- and just have  
12 them stamp it paid.

13 COMMISSIONER CAPIZZI: Stamp it paid.

14 MS. BESHARA: Right. Yeah, --

15 MR. SANGER: Okay?

16 MS. BESHARA: -- they -- there are a couple  
17 stamps. One that's very nice; it says Union City  
18 Housing Authority, received.

19 MR. SANGER: Right.

20 MR. RODRIGUEZ: Okay.

21 MR. SANGER: Right.

22 MS. BESHARA: And then the date.

23 MR. SANGER: And that's what our -- that's  
24 what our stamp is.

25 MS. BESHARA: And then the other is just



1 more generic, received, --

2 MR. SANGER: Um-hum.

3 MS. BESHARA: -- and then the date.

4 (Whereupon, there were multiple speakers.)

5 MR. SANGER: Right. Right.

6 MS. BESHARA: But I always ask that they --

7 MR. RODRIGUEZ: Yeah.

8 MS. BESHARA: -- initial it.

9 MR. RODRIGUEZ: I apologize. I -- I  
10 misunderstood.

11 So, you've been making the copes all along?

12 MS. BESHARA: Yeah.

13 MR. RODRIGUEZ: No, that's not necessary at  
14 all. Please. By all means, just --

15 MR. SANGER: We'll make a copy for you.

16 MR. RODRIGUEZ: Yeah, we'll make a copy for  
17 you. That's --

18 MR. SANGER: I'm going to --

19 MS. BESHARA: Okay, if --

20 MR. SANGER: -- I'm going to let the ladies  
21 know that this is something we do.

22 COMMISSIONER CAPIZZI: Um-hum.

23 MR. SANGER: I want done and the Board  
24 wants done as well.

25 MR. RODRIGUEZ: Yeah, absolutely.

1 MS. BESHARA: Okay.

2 MR. SANGER: And the Board wants done.

3 If someone comes in we should be --

4 MR. RODRIGUEZ: It doesn't cost us  
5 anything.

6 MR. SANGER: -- we should be of service to  
7 give -- make the copy for you.

8 MR. RODRIGUEZ: Absolutely.

9 MR. SANGER: Okay?

10 And then make sure they stamp it properly

11 --

12 MS. BESHARA: I just remember --

13 MR. SANGER: -- and you have your copy.

14 Yes.

15 MS. BESHARA: Thank you.

16 MR. SANGER: I want them to be more  
17 service-minded and be able to provide that for  
18 you.

19 Okay?

20 MS. BESHARA: Okay.

21 Thank you.

22 I just remembered you saying so many people  
23 throw them out that --

24 MR. RODRIGUEZ: Oh, you -- you'd be  
25 surprised, they do. They do.

1 I've seen --

2 COMMISSIONER CAPIZZI: Hmm.

3 MR. RODRIGUEZ: -- people throw them out.

4 And they see them sometimes in the garbage  
5 outside. I mean it's -- we had that in the past.

6 MR. SANGER: Right.

7 MR. RODRIGUEZ: We had a policy.

8 MR. SANGER: And, of course, this will be  
9 -- this will be upon request.

10 MS. BESHARA: Yeah.

11 MR. SANGER: We're not -- it's not  
12 something --

13 COMMISSIONER CAPIZZI: Right.

14 MR. SANGER: -- we're doing for everyone.

15 COMMISSIONER CAPIZZI: Exactly.

16 COMMISSIONER MUNDORF: Right.

17 MR. RODRIGUEZ: Right. On a case by case.

18 MR. SANGER: What's the sense of doing this  
19 then; we just go back to the old receipt --

20 MR. RODRIGUEZ: Right. Right. Right.

21 MR. SANGER: If there are a few people who  
22 choose to do it that way and choose to have one,  
23 we will provide --

24 MR. RODRIGUEZ: Absolutely.

25 MR. SANGER: Okay.

1 MR. RODRIGUEZ: Absolutely.

2 MR. SANGER: It will be upon request.

3 MS. BESHARA: All right.

4 Thank you.

5 MR. SANGER: Okay?

6 MR. RODRIGUEZ: Yes. Correct.

7 Thank you.

8 MR. SANGER: Anything else?

9

10 **ADJOURNMENT:**

11

12 MR. SANGER: Okay.

13 With that being said, do we have a motion  
14 to close our meeting?

15 Motion --

16 ACTING CHAIRPERSON JETTER: Anybody.

17 MR. SANGER: -- by Miss Mundorf.

18 Second by Miss Jetter.

19 Okay and can I have a roll call please  
20 where you'll have --

21 Miss Jetter?

22 ACTING CHAIRPERSON JETTER: Yes.

23 MR. SANGER: Okay.

24 Miss DiNardo?

25 COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Miss Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 MR. SANGER: Miss Mundorf?

4 COMMISSIONER MUNDORF: Yes.

5 MR. SANGER: Mr. Geldziler?

6 COMMISSIONER GELDZILER: Yes.

7 MR. SANGER: Okay.

8 Thank you.

9 Five yes and that is the end of our  
10 meeting.

11 Thank you so much.

12 COMMISSIONER CAPIZZI: Thank you.

13 ACTING CHAIRPERSON JETTER: Thank you.

14 COMMISSIONER GELDZILER: Thank you.

15

16 (Whereupon, the proceedings were concluded  
17 at 5:25 p.m.)

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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 REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Thursday, February 21, 2019,  
10 and digitally recorded.

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