

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
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3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, April 18, 2019  
Commencing at 4:30 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  
MARGARITA GUTIERREZ, VICE CHAIRPERSON  
JOSE PEDRAZA, CHAIRPERSON

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

DOROTHY JETTER, COMMISSIONER

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  
EDITH GUERRA, LSW, (Left at 4:49 p.m.)

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1 MR. SANGER: Okay.

2 If we'd please stand for the flag salute?

3

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

6

7 MR. SANGER: Okay.

8 Welcome, everyone, --

9 COMMISSIONER CAPIZZI: Welcome.

10 MR. SANGER: -- to the April meeting of the  
11 Union City Housing Authority.

12 And I just want to take a minute, it is  
13 Easter season, and I want to take a minute to  
14 first of all thank you for being here on I guess  
15 they call Good Thursday.

16 COMMISSIONER CAPIZZI: Holy Thursday.

17 VICE CHAIRPERSON GUTIERREZ: Holy Thursday.

18 MR. PIZZILLO: Holy Thursday.

19 COMMISSIONER DiNARDO: Holy Thursday, Mr.  
20 Sanger.

21 VICE CHAIRPERSON GUTIERREZ: Holy Thursday.

22 MR. SANGER: I'm sorry.

23 Holy Thursday.

24 Excuse me. And this -- this is not the  
25 Last Supper --

1 COMMISSIONER CAPIZZI: Right.

2 MR. SANGER: But, --

3 MR. RODRIGUEZ: Oh, God, I hope not.

4 MR. SANGER: But --

5 MR. MORIN: Oh my God.

6 MR. SANGER: Yeah, in all seriousness, you  
7 know, just Happy Easter to all of you and Happy  
8 Easter --

9 COMMISSIONER MUNDORF: Same to you.

10 MR. SANGER: -- to you, --

11 VICE CHAIRPERSON GUTIERREZ: Thank you.  
12 You, too.

13 CHAIRMAN PEDRAZA: Thank you.

14 MR. SANGER: -- to your families.

15 COMMISSIONER DiNARDO: Same to you.

16 MR. SANGER: And thank you for coming out  
17 on Holy Thursday. Seriously.

18 I know you have other commitments; you  
19 family commitments and various commitments at  
20 this time of the year. And, you know, but you  
21 did take the time to be here and get us a quorum.

22 And, again, it just shows your interest in  
23 the Union City Housing Authority and how we  
24 advance, you know, the people of Union City  
25 forward.

1           So I thank you very much for that.

2

3   **ROLL CALL:**

4

5           MR. SANGER: At this time I'd like to just  
6 be able to take, of course, a little roll call.

7           Commissioner Pedraza?

8           CHAIRPERSON PEDRAZA: Here.

9           MR. SANGER: Commissioner Gutierrez?

10          VICE CHAIRPERSON GUTIERREZ: Yes. Here.

11 Here.

12          MR. SANGER: Commissioner -- Commissioner

13 Jetter?

14          Absent.

15          I know she called me; she said she was not  
16 feeling well.

17          Commissioner DiNardo?

18          COMMISSIONER DiNARDO: Here.

19          MR. SANGER: Commissioner Capizzi?

20          COMMISSIONER CAPIZZI: Here.

21          MR. SANGER: Commissioner Mundorf?

22          COMMISSIONER MUNDORF: Here.

23          MR. SANGER: Commissioner Geldziler?

24          COMMISSIONER GELDZILER: Here.

25          MR. SANGER: Okay.

1           We have six present and we do have a  
2 quorum.

3           So -- and thank you for that.

4

5 **DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

6

7           MR. SANGER: What I'd like to do at this  
8 time -- usually at this time what I do is we go  
9 right into a Closed Session. But what I'd like  
10 to do is keep it into Open Session because this  
11 afternoon I'd like to -- we'd like to make a  
12 little presentation to you.

13           We do have a new member of our staff here  
14 at the Union City Housing Authority. And this is  
15 Edith Guerra.

16           COMMISSIONER DiNARDO: Hi, Edith.

17           MR. MORIN: Hi, Edith.

18           MR. RODRIGUEZ: Hi, Edith.

19           VICE CHAIRPERSON GUTIERREZ: Hi, Edith.

20           COMMISSIONER DiNARDO: Welcome aboard.

21           COMMISSIONER CAPIZZI: Welcome.

22           MR. SANGER: And as I spoke with you in the  
23 past, one of the new positions we were -- we  
24 thought was important and would be beneficial to  
25 the Authority and try to get a full staff member

1 onboard, was to try to get a fulltime licensed  
2 social worker.

3 All right?

4 And Edith not only -- is not only a social  
5 worker but she's also a -- an MSW. She's --  
6 which means that she could also do therapy for  
7 individuals and families and things of that  
8 nature.

9 So an MSW in the -- in the State of New  
10 Jersey is a very valuable license to have. And  
11 -- and it's something that I know she possesses.

12 Happy to say that she's a lifelong resident  
13 of Union City. She graduated from the Union City  
14 schools. She graduated from Rutgers University.

15 She has had experience working with various  
16 agencies when it comes to dealing with people  
17 that -- you know, some low income people, people  
18 with -- from poverty and just people that are  
19 going through, you know, social issues in their  
20 -- you know, in their lives.

21 So she comes well-experienced as well.

22 And, of course, she's bilingual, which is  
23 great for us, which is a must that we'll have.

24 So, I did promise this to you and I thought  
25 it best this evening I would just take about five

1 of eight minute -- five or eight minutes. Don't  
2 want to take a long time.

3 But you'll see there are two brochures that  
4 we had put in your packet that we had sent to  
5 you. One is in English; one is in Spanish.

6 And it, basically, is just an introductory  
7 little piece that we're, you know, sending out  
8 and giving out to all the residents under their  
9 doors.

10 We've already had a meeting with our senior  
11 citizens. So we're -- we're moving forward with  
12 this.

13 And that's all I'm going to say. Because  
14 I'd like to just introduce you Edith Guerra and  
15 she'll -- she'll take it from me.

16 Okay?

17 COMMISSIONER CAPIZZI: Hi, Edith.

18 MS. GUERRA: Here's a little printout. I  
19 didn't printout enough; I didn't know how many.  
20 But -- if you'd like to look at --

21 VICE CHAIRPERSON GUTIERREZ: Thank you.

22 MS. GUERRA: You might all be familiar with  
23 this already. That's just something that --

24 MR. SANGER: Okay, Edith, if you would, if  
25 you would come here. Because that's where the



1 microphone is.

2 (Whereupon, there was a pause in the  
3 proceeding.)

4 MS. GUERRA: So it's nice to meet everyone.

5 COMMISSIONER CAPIZZI: Nice to meet you.

6 MS. GUERRA: Like Mr. Sanger said, my name  
7 is Edith Guerra.

8 Raised in Union City. Went to Robert  
9 Waters and also to Union Hill.

10 So I've been fortunate enough to have a --  
11 get a job here in the Housing Authority. And I  
12 want to speak to you a little bit about when I  
13 accepted this position the thoughts that came to  
14 my mind when --

15 Because, like Mr. Sanger said, I've worked  
16 a lot of different groups of people but I've  
17 never worked in Housing before. Housing is a  
18 complete different -- different, different thing.

19 So I researched a little bit and this is  
20 what I found. Because I wanted to know who I was  
21 going to be working with.

22 And I found that it's a group of people who  
23 are usually marginalized. They're people kind of  
24 put away in a section of society.

25 And to be a social worker you have to

1 really -- and even in you're coming from a  
2 teaching background, you have to kind of put  
3 yourself in peoples' places to help them.

4           You can't -- if you can't relate to  
5 someone, if you can't understand, you really  
6 can't help them.

7           And what I gave out was something -- that  
8 paper is the first thing I received when I  
9 enrolled in my Master's program. Because they  
10 told us there's no way of fixing the main issue  
11 if the most simple basic needs aren't met.

12           So when we look at the last -- the first  
13 most basic need is what we're trying to fulfill  
14 here at the Housing Authority, which is shelter.

15           Right?

16           MR. RODRIGUEZ: Right.

17           MS. GUERRA: Shelter and just safety.

18           MR. RODRIGUEZ: Right.

19           MS. GUERRA: So we have that. Our -- some  
20 residents might not agree, they might say it's  
21 not safe but we're providing the shelter.

22           But with this program I feel it's a more  
23 comprehensive approach. It's not just giving you  
24 shelter, every time of the month come in, pay  
25 your rent, and follow the rules.

1           It's more like we're concerned about you,  
2 we want to meet you, we understand there's more  
3 needs other than housing. We understand you feel  
4 -- you experience other needs other than where  
5 you're going to live.

6           So that's what this program is about.

7           I'm sorry, I'm very nervous.

8           MR. RODRIGUEZ: No, that's fine.

9           VICE CHAIRPERSON GUTIERREZ: No. No.

10          MR. RODRIGUEZ: You're fine.

11          VICE CHAIRPERSON GUTIERREZ: Relax.

12          MR. RODRIGUEZ: You're doing fine.

13          COMMISSIONER CAPIZZI: We don't bite.

14          MR. RODRIGUEZ: You're fine.

15          MS. GUERRA: Like so many people.

16          All right.

17          So what do our residents deal with?

18          Some issues they deal with is obviously  
19 poverty, eviction, abuse, unemployment,  
20 disability, mental illness and discrimination.

21          We have a lot of residents who report that  
22 they feel lonely. A lot of residents who I --

23          I've been calling a lot of people just to  
24 tell them about the program. We've sent out  
25 brochures.

1           And a lot of the things that I'm hearing  
2 back are that, you know, I'm not -- I'm not a  
3 dumb person. I'm not -- I'm not worthless. I'm  
4 -- I want to do better. I want to get on my feet  
5 and move on with my life.

6           And as much as we want to keep our jobs  
7 here, that's what we want. We want people to  
8 move on with their lives.

9           MR. RODRIGUEZ: Very true.

10          MS. GUERRA: Not be dependent --

11          MR. RODRIGUEZ: Yeah.

12          MS. GUERRA: -- forever.

13          MR. RODRIGUEZ: Yeah.

14          MS. GUERRA: The goal is to have people  
15 looking at this as a stepping stone.

16          Right?

17          MR. RODRIGUEZ: Right.

18          MS. GUERRA: You're helping me out and then  
19 go about my way; be independent.

20          So why is this program important?

21          I feel a big piece of the -- a big piece  
22 that we're offering is therapy. We're offering  
23 therapy for free and individual -- that includes  
24 individual and group therapy.

25          So why is that important?

1           We had a meeting with the seniors on  
2 Tuesday. Again, I brought very little brochures;  
3 I didn't feel many would show up. We had I think  
4 about 45 seniors that came.

5           COMMISSIONER DiNARDO: Hmm.

6           MS. GUERRA: So the seniors, from just  
7 hearing their feedback, they're very interested  
8 in groups. A lot of them therapy -- it's not  
9 just a group that we're going to talk about  
10 depression; I told them any issues you guys feel.

11           Some brought up loneliness as a big factor  
12 for them. One person told me that they felt they  
13 were forgotten about; they didn't have any  
14 family.

15           VICE CHAIRPERSON GUTIERREZ: Wow.

16           MS. GUERRA: So I think that's where this  
17 program kind of tries to fill that void.

18           I -- I gave all of them my number. I said  
19 please call me. They said can I call you  
20 whenever? I said call me whenever; I'll call you  
21 back.

22           So we're trying to set that up there. And  
23 by show of hands we had a couple that agreed to  
24 come every Tuesday for group session to start  
25 off. And I had some agree for individual

1 sessions.

2           So I told them if we have enough, I'll --  
3 I'll come Thursdays also and just do individuals  
4 on Thursdays.

5           So that's starting up --

6           COMMISSIONER DiNARDO: Um-hum.

7           MS. GUERRA: -- with the seniors.

8           MR. RODRIGUEZ: Great.

9           VICE CHAIRPERSON GUTIERREZ: Um-hum.

10          COMMISSIONER MUNDORF: Yeah.

11          MS. GUERRA: Of course it was easier to get  
12 them since they're all in one place.

13          MR. RODRIGUEZ: Yeah.

14          COMMISSIONER MUNDORF: It's personal.

15          MS. GUERRA: We're still, me and Mr.  
16 Sanger, talking more about public housing.

17          MR. SANGER: Yeah.

18          MS. GUERRA: And even harder, the people  
19 who are on Section 8. Because I've reached out  
20 to them but they're on their own kind of. They  
21 -- a lot of the people who I've spoken with -- a  
22 lot of this is education.

23          COMMISSIONER CAPIZZI: Um-hum.

24          MS. GUERRA: Because the ones that I've  
25 spoken to tell me, I know I owe you that paper,

1 I'm going to bring it in next month.

2 And I'm like I'm not -- I'm calling from  
3 the Housing Authority --

4 MR. RODRIGUEZ: Yeah.

5 MS. GUERRA: -- but I'm not in charge of  
6 that stuff.

7 MR. RODRIGUEZ: Yeah. And if -- I just  
8 want to add something. And it's a trust factor,  
9 too.

10 Right?

11 MS. GUERRA: Um-hum.

12 MR. RODRIGUEZ: I mean you're just reaching  
13 out to them. They're a little -- they may be a  
14 little apprehensive.

15 Right?

16 COMMISSIONER CAPIZZI: Um-hum.

17 MR. RODRIGUEZ: They're not sure --

18 COMMISSIONER MUNDORF: Yeah.

19 MR. RODRIGUEZ: Who is this woman who's  
20 being so nice to us? You know?

21 COMMISSIONER CAPIZZI: Right.

22 MR. RODRIGUEZ: And -- usually --

23 MR. MORIN: -- used to that.

24 MR. RODRIGUEZ: -- usually we're  
25 calling --

1 COMMISSIONER DiNARDO: What --

2 MR. RODRIGUEZ: -- they're --

3 COMMISSIONER DiNARDO: What --

4 MR. RODRIGUEZ: -- we're calling them to --

5 COMMISSIONER DiNARDO: What does she want?

6 MR. RODRIGUEZ: We're --

7 Yeah. Exactly.

8 We're calling just for the money or --

9 COMMISSIONER CAPIZZI: Right.

10 Right?

11 MR. RODRIGUEZ: -- whatever, --

12 VICE CHAIRPERSON GUTIERREZ: Yeah. Yeah.

13 MR. RODRIGUEZ: -- you know, or get

14 something fixed.

15 VICE CHAIRPERSON GUTIERREZ: Yeah.

16 MR. RODRIGUEZ: And here she is, a nice

17 pleasant voice on the phone and, you know, --

18 COMMISSIONER CAPIZZI: Yeah.

19 MR. RODRIGUEZ: -- basically, giving us the

20 other image to the Housing Authority.

21 MS. GUERRA: That's exactly it.

22 COMMISSIONER DiNARDO: Can you guys excuse

23 me?

24 I have to take this.

25 Doesn't screw up your quorum.



1 Right?

2 (Whereupon, Commissioner DiNardo stepped  
3 out of the meeting.)

4 MS. GUERRA: So that's another issue. By  
5 the time -- get to know the problem, it's showing  
6 up in the office as I'm not paying my rent.

7 There's -- someone's reporting drug abuse.  
8 Somebody's reporting arguments. Someone's  
9 reporting --

10 That's how it's coming in but at the end of  
11 the day we make -- we can go over the rules again  
12 and we can make them sign a paper, a contract but  
13 that's just putting a Band-Aid on it. Trying to  
14 get to the root of the issue; where is this all  
15 coming from?

16 We have a lot of -- what we've seen here is  
17 a lot of single mothers. A lot of -- you know,  
18 why -- why is this mom leaving her child  
19 unattended. A whole bunch of issues. And this  
20 is not an easy population to deal with.

21 In my experience people come to therapy  
22 when they're court mandated or it's like a last  
23 resort, they really commit.

24 And -- and also the population we're  
25 dealing with, being that it's my own culture, I

1 know that there's a lot of education needed. A  
2 lot of people say therapy's for crazy people.

3 MR. RODRIGUEZ: Stigma.

4 MS. GUERRA: The stigma that goes along  
5 with it.

6 So, what we're offering is a place right  
7 here in the office; I tell everyone that I call.

8 MR. RODRIGUEZ: Right.

9 MS. GUERRA: Insurance; you don't have to  
10 worry about insurance.

11 COMMISSIONER CAPIZZI: Um-hum.

12 MS. GUERRA: It's free.

13 MR. RODRIGUEZ: Right.

14 MS. GUERRA: You don't have to worry about  
15 someone seeing you coming into the office; it's  
16 very private.

17 When I was referring clients out to  
18 therapy, the waiting list for the last place I  
19 called was in July just to get in for therapy.  
20 That's how much there's a need.

21 And these are also the places that do take  
22 Medicaid, the insurance that a lot of the people  
23 that I work with have.

24 So is there a need for program? There's a  
25 big need. It's just a matter --

1 Well, tomorrow makes two weeks of the  
2 program. So it's just getting the word out  
3 there. Like I said with these residents, the  
4 major thing is education. Getting them -- and  
5 also the trust factor.

6 Like Jorge is saying, I'm calling from the  
7 Housing Authority, they're seeing it -- a lot of  
8 people don't want to pick up the phone.

9 COMMISSIONER CAPIZZI: Hmm.

10 MS. GUERRA: They're saying, you know, I --  
11 I might owe rent; whatever the issue is. So it's  
12 that, building that little bridge.

13 COMMISSIONER CAPIZZI: Um-hum.

14 MS. GUERRA: Like I want to say, yeah, I do  
15 work for the Housing Authority, I am part of  
16 that. At the end of the day we need you to pay  
17 the rent so that we can have a job. But also  
18 wanting them to feel like we care. We do care.  
19 You know, we care. This is strictly for you.

20 Social services is not for -- it's not  
21 usually to make money. A lot of people have  
22 incorporated it but it's more like for the person  
23 itself. For the needs and there's a lot of  
24 needs.

25 So, like I said, it's in the beginning

1 stages but -- we're planning events also. So  
2 that's how we get the word out.

3 COMMISSIONER CAPIZZI: Um-hum.

4 MS. GUERRA: We're planning an evening  
5 event soon. We don't have a date but an evening  
6 event for here -- for the residents in public  
7 housing. To get the word out and hopefully, by  
8 that, we can start.

9 COMMISSIONER CAPIZZI: Sure.

10 MS. GUERRA: And it's getting busy little  
11 by little.

12 COMMISSIONER CAPIZZI: Oh, yeah.

13 I have a feeling you're going to be very  
14 busy.

15 MR. RODRIGUEZ: Yes. Yes.

16 MS. GUERRA: Hopefully.

17 Well, I -- I like to be busy. We'll see.

18 COMMISSIONER CAPIZZI: Yes.

19 MR. RODRIGUEZ: Yeah.

20 MS. GUERRA: We'll -- we'll need more  
21 social workers.

22 COMMISSIONER CAPIZZI: Once people get to  
23 know you, --

24 MR. RODRIGUEZ: Yeah.

25 MS. GUERRA: Hopefully.

1           COMMISSIONER CAPIZZI: You have a very  
2 pleasant manner, --

3           MS. GUERRA: Thank you.

4           MR. RODRIGUEZ: Yes.

5           COMMISSIONER CAPIZZI: -- once they get to  
6 know you, you know, --

7           MR. RODRIGUEZ: They get more comfortable.

8           COMMISSIONER CAPIZZI: -- they're going to  
9 be comfortable --

10          COMMISSIONER MUNDORF: Um-hum.

11          COMMISSIONER CAPIZZI: -- with you --

12          MR. RODRIGUEZ: Yeah.

13          COMMISSIONER CAPIZZI: -- and --

14          MR. RODRIGUEZ: Yeah.

15          COMMISSIONER CAPIZZI: -- and you'll have a  
16 lot of people come in and --

17          MR. RODRIGUEZ: Yeah.

18          COMMISSIONER CAPIZZI: -- visit you.

19          MS. GUERRA: And that's what -- what we  
20 want at the end of the day.

21          COMMISSIONER CAPIZZI: Yes.

22          MS. GUERRA: Right?

23          COMMISSIONER CAPIZZI: Yes.

24          MS. GUERRA: We want them coming in. And  
25 if the program's helping, it will grow.

1 MR. RODRIGUEZ: Absolutely.

2 MS. GUERRA: It can grow and --

3 VICE CHAIRPERSON GUTIERREZ: Yeah.

4 COMMISSIONER CAPIZZI: Much needed.

5 MR. RODRIGUEZ: Absolutely.

6 I think HUD, in general, wants --

7 COMMISSIONER CAPIZZI: Wonderful thing.

8 MR. RODRIGUEZ: -- and you had mentioned a  
9 very good point, HUD in general is always trying  
10 to push for self-sufficiency.

11 COMMISSIONER CAPIZZI: Um-hum.

12 MR. RODRIGUEZ: I think -- you know maybe  
13 you've heard that term before.

14 COMMISSIONER CAPIZZI: Um-hum.

15 MR. RODRIGUEZ: But it's definitely very  
16 prevalent in our society nowadays.

17 And, you know, government, you know, is  
18 always available to help each other out; help the  
19 -- the need-- the needy and the, you know,  
20 disadvantaged.

21 But at the end of the day it's also about  
22 helping them move on to their next stage of life.  
23 They can get out of that, you know, --

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 MR. RODRIGUEZ: -- whatever desperate

1 | situation they may be in, so.

2 | MS. GUERRA: Yeah, at the end of the day  
3 | the -- socials services is to empower --

4 | MR. RODRIGUEZ: Right. Exactly.

5 | MS. GUERRA: -- the person.

6 | Right?

7 | MR. RODRIGUEZ: Good word.

8 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

9 | MS. GUERRA: We're supposed to like help  
10 | you move on. We don't want you in therapy  
11 | forever. We don't want you always on Welfare.  
12 | We want you to move on because that's going to  
13 | make your life more fulfilling.

14 | Like the top of the -- the triangle shows,  
15 | fulfillment. How -- there's no way anyone's  
16 | going to get up there if you don't even have the  
17 | first two basic things.

18 | COMMISSIONER CAPIZZI: Um-hum.

19 | MR. RODRIGUEZ: Exactly. Yeah.

20 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

21 | MS. GUERRA: So they're here. Some of us  
22 | -- they're stable. Now we can -- this program we  
23 | can try to move on to the other things. Deal  
24 | with the other issues and try to see how these  
25 | people could go on and live fulfilling lives, --

1 MR. RODRIGUEZ: Exactly.

2 MS. GUERRA: -- be productive.

3 MR. RODRIGUEZ: Exactly.

4 Because I mean --

5 COMMISSIONER CAPIZZI: Right.

6 MR. RODRIGUEZ: -- if -- if you look at the  
7 top of that, when you say pursuing a talent, how  
8 many stories you hear about people that you find  
9 on the street that just had a -- a bad point in  
10 their life and they, you know, but you -- you  
11 talk to them and they're so creative --

12 COMMISSIONER CAPIZZI: Um-hum.

13 MR. RODRIGUEZ: -- and they have so much  
14 talent.

15 COMMISSIONER CAPIZZI: Um-hum.

16 COMMISSIONER MUNDORF: Yes.

17 MR. RODRIGUEZ: You know?

18 COMMISSIONER MUNDORF: And intelligent.

19 MR. RODRIGUEZ: They just -- they need to  
20 be, you know, basically given another shot, --

21 COMMISSIONER MUNDORF: That's right.

22 MR. RODRIGUEZ: -- another chance.

23 MS. GUERRA: And -- and part of being on  
24 the top -- the top -- the place is problem  
25 solving. There's no way you can get all the way



1 up there without being able to problem solve.  
2 And that's a main issue we have here. Their  
3 coping skills. People turn to drugs. People  
4 turn to --

5 MR. RODRIGUEZ: Right.

6 MS. GUERRA: -- many other things --

7 MR. RODRIGUEZ: Right.

8 MS. GUERRA: -- instead of --

9 So that's the -- I think, like I said, a  
10 big piece of it is education. I think for the  
11 beginning it might not even be therapy. It might  
12 be education. Education. Just with the stigma  
13 around, like Jorge said, therapy. Education.  
14 And then when they see what is the need and how  
15 therapy can be helpful, I think that's the --  
16 that's the -- the starting point.

17 MR. SANGER: Okay. Just to give you --

18 MR. RODRIGUEZ: Thank you.

19 MR. SANGER: -- a quick little overview.

20 And if -- if you recall how all this all started  
21 was I sit here many a day with a number of people  
22 each day and they sit right there. I sit here.  
23 An interpreter or another man, whatever, in the  
24 room with me or another lady in the room with me.  
25 I always like to have a lady in the room with a

1 lady and things of that nature.

2 (Whereupon, Commissioner DiNardo returned  
3 to the meeting.)

4 MR. SANGER: But there are many things I  
5 can say to them about what their issues are and  
6 discuss with them different things. And a lot of  
7 them think because oh I didn't pay my rent and  
8 whatever. But we try to be understanding. We  
9 try to work things out. And I can spend a half  
10 hour with them but where's the follow up?

11 COMMISSIONER CAPIZZI: Mmm.

12 MR. SANGER: Where's the follow up. Where  
13 are things --

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 MR. SANGER: You know, where can I get the  
16 assistance. Where can I get the help, et cetera?

17 I don't have time for that, --

18 COMMISSIONER CAPIZZI: Um-hum.

19 MR. SANGER: -- quite frankly.

20 COMMISSIONER DiNARDO: Um-hum.

21 MR. SANGER: But now, with Edith aboard,  
22 all right, now we recognize many people come  
23 forward and they say, Mr. Sanger, I didn't pay  
24 the last one, you know my husband beat me up.  
25 You know, I have -- I have an arrest against him.

1 I have warrant against his arrest. That --  
2 whatever it might be.

3 You know, I have this in the family, that  
4 in the family, whatever it is. And -- and, you  
5 know, you understand but at the same time we're  
6 still here as a business. We still to adhere  
7 under --

8 We still have to follow the requirements  
9 and rules and regulations and things of that  
10 nature. So with -- with Edith aboard now we  
11 could refer to Edith. Okay?

12 VICE CHAIRPERSON GUTIERREZ: Exactly.

13 MR. SANGER: She can sit with -- down with  
14 them, do an initial intake, make -- here have an  
15 interview, see what their needs are, whatever  
16 they may be.

17 VICE CHAIRPERSON GUTIERREZ: Um-hum.

18 MR. SANGER: All right?

19 And -- and then go from there. Whether  
20 it's individual --

21 And then you might get similar people with  
22 similar issues and whatever; maybe you can have a  
23 group session then at that -- that type.

24 VICE CHAIRPERSON GUTIERREZ: Um-hum.

25 COMMISSIONER MUNDORF: Um-hum.

1 MR. SANGER: So a lot of things going on.  
2 We're in the early stages. What's great about  
3 this, we could form our own program.

4 MR. RODRIGUEZ: Exactly.

5 MR. SANGER: You know?

6 MR. RODRIGUEZ: Exactly.

7 MR. SANGER: We could form our own program,  
8 we could shape our own program as per the needs  
9 of the people; truly as per the needs of the  
10 people.

11 VICE CHAIRPERSON GUTIERREZ: Um-hum.

12 MR. SANGER: We went over the housing the  
13 other day; big thing came up about loneliness.

14 COMMISSIONER DiNARDO: Mmm.

15 MR. SANGER: Big thing came up about, you  
16 know, exercise and we -- we sit in our  
17 apartments, we don't do much.

18 First thing I thought of, I'll be honest  
19 with you, the first thing I thought of is, hey, I  
20 have a summer program --

21 I think I might have mentioned this to one  
22 or two people.

23 I have a summer program, our jobs program.  
24 We have a great dance team at Union City High  
25 School --

1 COMMISSIONER CAPIZZI: Um-hum.

2 MR. SANGER: -- of girls. Three or four of  
3 those girls get hired for the summer program. We  
4 have many kids -- we have a thousand kids at our  
5 summer program. Have them work at the senior  
6 citizens with dance for the --

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. SANGER: -- for the seniors.

9 (Whereupon, there were multiple speakers.)

10 COMMISSIONER MUNDORF: Right.

11 VICE CHAIRPERSON GUTIERREZ: Right. Yeah.

12 COMMISSIONER CAPIZZI: Um-hum.

13 MR. SANGER: Have them work with, --

14 COMMISSIONER CAPIZZI: Um-hum.

15 MR. SANGER: -- you know, Edith.

16 VICE CHAIRPERSON GUTIERREZ: That going to  
17 be -- that going to be great.

18 MR. SANGER: What are some issues with some  
19 of these --

20 COMMISSIONER MUNDORF: Yeah, --

21 MR. SANGER: -- seniors?

22 VICE CHAIRPERSON GUTIERREZ: Exactly.

23 MR. SANGER: You know these nice young  
24 ladies, 16, 17 years old these dance -- you know,  
25 spend time with the seniors.

1 COMMISSIONER CAPIZZI: Um-hum. Um-hum.

2 MR. SANGER: Be assigned to seniors. Be

3 a --

4 VICE CHAIRPERSON GUTIERREZ: Exactly.

5 MR. SANGER: Be a whatever to a senior.

6 You know, do all these kind of things.

7 So, bottom line is what we could do for  
8 them individually, what can we do with them as  
9 group, what could be offshoots of activities and  
10 services --

11 MR. RODRIGUEZ: Exactly.

12 MR. SANGER: -- for them.

13 VICE CHAIRPERSON GUTIERREZ: Um-hum.

14 MR. SANGER: And, also, how to utilize and  
15 how to be in contact and utilize additional  
16 services --

17 COMMISSIONER CAPIZZI: Um-hum.

18 MR. SANGER: -- in the surrounding  
19 community.

20 MR. RODRIGUEZ: Exactly.

21 VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 MR. SANGER: Invite them in. Be part of  
23 us. And that will be Edith's job as well.

24 MR. RODRIGUEZ: Right. Right.

25 MR. SANGER: So -- so now we're in the

1 | early stages.

2 |           COMMISSIONER CAPIZZI: Great.

3 |           MR. SANGER: I thought this would be a good  
4 | thing. It took a while. But, you know, we just  
5 | had one or two retirements here. Some money  
6 | became available.

7 |           MR. RODRIGUEZ: Right.

8 |           MR. SANGER: You know things like that.  
9 | So --

10 |           COMMISSIONER MUNDORF: Yeah.

11 |           MR. SANGER: So we're doing this.

12 |           COMMISSIONER MUNDORF: That's a good idea.  
13 | Seniors.

14 |           MR. SANGER: Does anyone have any questions  
15 | for Edith?

16 |           I don't want to take anymore of -- much  
17 | more of time or anything like that.

18 |           (Whereupon there were multiple speakers.)

19 |           COMMISSIONER CAPIZZI: It's great to have  
20 | you here.

21 |           MR. SANGER: You know?

22 |           MR. RODRIGUEZ: Great, Edith.

23 |           VICE CHAIRPERSON GUTIERREZ: No, no, no.  
24 | Great to have you here.

25 |           COMMISSIONER DiNARDO: Welcome aboard.

1 VICE CHAIRPERSON GUTIERREZ: Welcome.

2 MS. GUERRA: Thank you.

3 Thank you.

4 MR. RODRIGUEZ: Yeah.

5 Thank you, Edith.

6 COMMISSIONER MUNDORF: Good luck.

7 MS. GUERRA: Thank you.

8 VICE CHAIRPERSON GUTIERREZ: And I know  
9 she's going to do a great job.

10 MS. GUERRA: Okay.

11 Thank you so much.

12 MR. RODRIGUEZ: Thank you.

13 VICE CHAIRPERSON GUTIERREZ: You're  
14 welcome.

15 MR. RODRIGUEZ: Thank you.

16 Thank you.

17 Nice meeting you.

18 MR. SANGER: And -- and what I like to  
19 do --

20 VICE CHAIRPERSON GUTIERREZ: Thank you.

21 MR. SANGER: -- periodically, -- she's  
22 going to keep a log and like a -- a list of --

23 VICE CHAIRPERSON GUTIERREZ: Um-hum.

24 MR. SANGER: -- of course not names and  
25 whatever but, you know, of different issues that



1 are coming up.

2 COMMISSIONER CAPIZZI: Um-hum.

3 VICE CHAIRPERSON GUTIERREZ: Um-hum.

4 COMMISSIONER MUNDORF: Um-hum.

5 MR. SANGER: So that we can give that to  
6 you maybe quarterly -- once every few months.

7 And you could see the issues she's addressing,  
8 the people she's --

9 VICE CHAIRPERSON GUTIERREZ: Exactly.

10 MR. SANGER: -- the groups of people she's  
11 addressing, the issues she's addressing and how  
12 she's utilizing the community to -- as support  
13 for these people.

14 COMMISSIONER CAPIZZI: Um-hum.

15 VICE CHAIRPERSON GUTIERREZ: Um-hum.

16 MR. RODRIGUEZ: And to that point, I mean  
17 that log would help me when I go out for a grant.

18 COMMISSIONER CAPIZZI: Yeah, sure.

19 MR. SANGER: Um-hum.

20 MR. RODRIGUEZ: Because now I have an  
21 established program.

22 MR. SANGER: Right. Probably get a grant,  
23 yeah.

24 MR. MORIN: Yeah.

25 VICE CHAIRPERSON GUTIERREZ: Yeah.

1 MR. RODRIGUEZ: I have an established  
2 program with a historical, you know, progress  
3 chart or something like that. You know what I  
4 mean?

5 And that, basically, really --

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 MR. RODRIGUEZ: -- makes a big difference  
8 when you go out for a grant, so.

9 MR. SANGER: Um-hum.

10 MR. RODRIGUEZ: Thank you, --

11 CHAIRPERSON PEDRAZZA: Yeah.

12 MR. RODRIGUEZ: -- Mr. Sanger.

13 I know -- I know from the beginning that  
14 was one of the first things when I came onboard  
15 and Mr. Sanger was like we need a social worker  
16 here. So the reality's here, so.

17 COMMISSIONER DiNARDO: And not just Mr.  
18 Sanger.

19 MR. RODRIGUEZ: Exactly.

20 (Whereupon, there were multiple speakers.)

21 MR. SANGER: I said I'll be the first one  
22 in the chair --

23 MR. RODRIGUEZ: Yeah. Yeah.

24 MR. MORIN: I might need it, too.

25 COMMISSIONER DiNARDO: Nice meeting you.

1 MR. SANGER: Edith, --

2 COMMISSIONER DiNARDO: Thank you.

3 MR. SANGER: Edith, --

4 COMMISSIONER CAPIZZI: Good luck.

5 MS. GUERRA: Thank you.

6 VICE CHAIRPERSON GUTIERREZ: Good luck.

7 MR. SANGER: Edith, if I'm having a bad  
8 day, I need 20 minutes with you.

9 MR. RODRIGUEZ: No, that sounds like me.

10 MS. GUERRA: Have a good afternoon.

11 VICE CHAIRPERSON GUTIERREZ: Thank you.

12 COMMISSIONER DiNARDO: Thank you.

13 Bye.

14 MS. GUERRA: Bye.

15 VICE CHAIRPERSON GUTIERREZ: Bye.

16 COMMISSIONER MUNDORF: Nice meeting you.

17 (Whereupon, Ms. Guerra left the meeting at  
18 4:49 p.m.)

19 MR. SANGER: Okay.

20 So, we're really looking forward to hoping

21 --

22 COMMISSIONER CAPIZZI: That's great.

23 MR. SANGER: -- you know, we can build upon  
24 this.

25 VICE CHAIRPERSON GUTIERREZ: Very nice.

1 MR. SANGER: It's -- it's early stages but,  
2 you know, it's something that can be built upon.  
3 And we have a person who's a Union City person,  
4 understands the -- understands the issues of --

5 VICE CHAIRPERSON GUTIERREZ: They need it.

6 MR. SANGER: -- Union City --

7 VICE CHAIRPERSON GUTIERREZ: They need it.

8 MR. SANGER: -- and, you know, so it's a  
9 good thing. You know.

10 VICE CHAIRPERSON GUTIERREZ: Um-hum.

11 MR. SANGER: So with that being said, if  
12 there are not any questions, let me ask now, can  
13 I get a motion to go into Closed Session?

14 COMMISSIONER CAPIZZI: Motion.

15 MR. SANGER: Motion by --

16 VICE CHAIRPERSON GUTIERREZ: Second.

17 MR. SANGER: -- Miss Capizzi.

18 VICE CHAIRPERSON GUTIERREZ: Second.

19 MR. SANGER: Second by Miss Gutierrez.

20 Roll call.

21 Mr. Pedraza?

22 CHAIRMAN PEDRAZA: Yes.

23 MR. SANGER: Miss Gutierrez?

24 VICE CHAIRPERSON GUTIERREZ: Yes.

25 MR. SANGER: Miss DiNardo?

1 COMMISSIONER DiNARDO: Yes.

2 MR. SANGER: Miss Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 MR. SANGER: Miss Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 MR. SANGER: Miss (sic) Geldziler?

7 COMMISSIONER GELDZILER: Yes.

8 MR. SANGER: Okay, we're now going --

9 A VOICE: Miss?

10 MR. SANGER: -- into Closed Session.

11 COMMISSIONER GELDZILER: Yes.

12

13 (Whereupon, the Board moved to Executive  
14 Session at 4:50 p.m.)

15

16 (Whereupon, the Board returned to Open  
17 Session at 4:59 p.m.)

18

19 MR. SANGER: Can I get a motion -- can I  
20 get motion for going back into Open Session?

21 COMMISSIONER DiNARDO: Motion.

22 MR. SANGER: Motion by Miss DiNardo.

23 VICE CHAIRPERSON GUTIERREZ: Second.

24 MR. SANGER: Second by Mr. Pedraza.

25 Roll call.

1 Commissioner Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 MR. SANGER: Commissioner Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Yes.

5 MR. SANGER: Commissioner DiNardo?

6 COMMISSIONER DiNARDO: Yes.

7 MR. SANGER: Miss Capizzi?

8 COMMISSIONER CAPIZZI: Yes.

9 MR. SANGER: Commissioner Mundorf?

10 COMMISSIONER MUNDORF: Yes.

11 MR. SANGER: Commissioner Geldziler?

12 COMMISSIONER GELDZILER: Yes.

13 MR. SANGER: We are now in Open Session.

14 (Whereupon, there was a pause in the  
15 proceedings.)

16

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

19 **CONSENT AGENDA:**

20 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**  
21 **MARCH 21, 2019 AND THE EXECUTIVE SESSION MEETING**

22 **OF MARCH 21, 2019;**

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

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

25 RESOLUTION NO. 2019-015 - RESOLUTION

1 APPROVING CONTRACT FOR PLAYGROUND AND PAVER  
2 SURFACING SERVICES FOR COLUMBIAN COURT AND  
3 HILLSIDE TERRACE I;

4 RESOLUTION NO. 2019-016 - RESOLUTION  
5 APPROVING CONTRACT FOR THE PURCHASE AND  
6 INSTALLATION OF NEW EXTERIOR LIGHTING AT THE  
7 COLUMBIAN COURT COMPLEX;

8 RESOLUTION NO. 2019-017 - RESOLUTION  
9 APPROVING PUBLICATION OF BID FOR STENOGRAPHER  
10 SERVICES AT THE BOARD OF COMMISSIONERS MONTHLY  
11 BOARD MEETINGS;

12 RESOLUTION NO. 2019-018 - RESOLUTION  
13 APPROVING CONTRACT FOR REPLACEMENT OF  
14 STEPS/CONCRETE ASPHALT AT THE VETERANS HOUSING  
15 PROJECT;

16 RESOLUTION NO. 2019-019 - RESOLUTION  
17 APPROVING CONTRACT FOR EXTRAORDINARY BOILER AND  
18 HOT WATER SYSTEM EMERGENCY CALL SERVICES;

19 RESOLUTION NO. 2019-020 - RESOLUTION  
20 APPROVING CONTRACT FOR COMPUTER CONSULTANT  
21 SERVICES;

22 RESOLUTION NO. 2019-021 - RESOLUTION  
23 APPROVING PUBLICATION OF BID FOR LANDSCAPING  
24 SERVICES;

25 RESOLUTION NO. 2019-022 - RESOLUTION

1 APPROVING CONTRACT FOR AFTER-HOURS TELEPHONE  
2 ANSWERING SERVICES;  
3           RESOLUTION NO. 2019-023 - RESOLUTION  
4 APPROVING CONTRACT FOR INDEPENDENT FINANCIAL  
5 AUDITING SERVICES;  
6           RESOLUTION NO. 2019-024 - RESOLUTION  
7 APPROVING CONTRACT FOR FEE ACCOUNTANT SERVICES;  
8           RESOLUTION NO. 2019-025 - RESOLUTION  
9 APPROVING AND CERTIFYING ANNUAL REPORT FOR  
10 SUBMISSION TO LOCAL FINANCE BOARD;  
11           RESOLUTION NO. 2019-026 - RESOLUTION  
12 APPROVING ANNUAL BUDGET AND CAPITAL BUDGET FOR  
13 THE UNION CITY HOUSING AUTHORITY FOR THE FISCAL  
14 YEAR BEGINNING 07/01/2019 AND ENDING 06/30/2020;  
15           RESOLUTION NO. 2019-027 - RESOLUTION  
16 APPROVING RE-BID FOR WINDOW AND WINDOW GUARD  
17 REPLACEMENT SERVICES FOR AMP II;  
18           RESOLUTION NO. 2019-028 - RESOLUTION  
19 APPROVING RE-BID FOR FENCING/RAILING/FIRE ESCAPE  
20 REFURBISHING SERVICES FOR AMP I;  
21           RESOLUTION NO. 2019-029 - RESOLUTION  
22 APPROVING RE-BID FOR BOILER AND HOT WATER HEATER  
23 CLEANING SERVICES;  
24           RESOLUTION NO. 2019-030 - RESOLUTION  
25 APPROVING RE-BID FOR ROOFING REPLACEMENT AN



1 REPAIR SERVICES FOR VETERANS HOUSING;  
2 **D. APPROVAL OF PAYMENT OF BILLS;** and  
3 **F. DIRECTOR'S REPORT/UCHA ACHIEVEMENTS/  
4 PRESENTATION OF EDITH GUERRA, LSW.)**

5

6 MR. SANGER: Okay.

7 We are now in Open Session, as I have said.

8 And what I'd like to do first is to present  
9 to you the Resolutions that we do have. If you  
10 do look in your packet, -- and I hope you had  
11 some time to review them, we do have about 15  
12 Resolutions that we must present this evening and  
13 that, of course, we're asking you to vote with --  
14 upon.

15 And this time of the year, April, May, as  
16 you well know, -- some of you have been here, you  
17 know, a number of years -- is the time of the  
18 year when we redo our maintenance projects and  
19 our key members and -- this is -- so we'll be  
20 able to do this in April, since most of these  
21 contracts will start May 1<sup>st</sup>.

22 So this is something that we do need for  
23 operations here at the Housing Authority and  
24 certainly keeps us going and maintaining a  
25 quality of life for our residents.

1           The first Resolution --

2           And -- and I'll try to be brief with these  
3 and not long-winded and long-worded with these.

4           But first Resolution is 2019 number 015.

5           Resolution Approving Contract for  
6 Playground and Paver Surfaces for Columbian Court  
7 and Hillside Terrace.

8           And that the --

9           Resolved that the Adamo Brothers  
10 Construction shall be paid in accordance with the  
11 bid submission, which was a total of \$140,000.00.

12           And these are for the -- for the  
13 playgrounds that are downtown in our 3<sup>rd</sup> and 4<sup>th</sup>  
14 Street units there, as well as paver surfacing  
15 there as well.

16           So something that is needed and is great  
17 for the children there and just fixes up the  
18 whole complex and beautification of that complex  
19 there.

20           Next Resolution is 2019-016.

21           Resolution Approving Contract for the  
22 Purchase and Installation of New Exterior  
23 Lighting at the Columbian Court Complex.

24           And knowing that safety is one of our  
25 number one issues, has been not -- not -- but it

1 certainly is the number one issue for all of our  
2 residents, but the perimeter and external  
3 lighting is so important and we will be doing --  
4 putting some additional installation for  
5 lighting.

6           And that is Approving the Contract for the  
7 Purchase and Installation Exterior Lighting at  
8 the Columbian Complex; and

9           Whereas, that the -- the TSUJ Corporation  
10 has submitted a bid and they have -- was the --  
11 were the lowest responsible bidders; and

12           Further Resolved that shall be paid in  
13 accordance with the bid submission at the  
14 following rate of 25,717.

15           To put in about 22 spotlights throughout  
16 the area on the 3<sup>rd</sup> and 4<sup>th</sup> Street downtown and it  
17 will certainly lend a -- lend a lot towards  
18 safety for everyone, so.

19           2019-017 is Resolution Approving  
20 Publication of Bid for Stenographer Services at  
21 the Board of Commissioners Monthly Board Meeting.

22           And, therefore be it resolved that the  
23 Commissioners of Union City hereby approve the  
24 contract with Audio-Digital Transcription to  
25 provide stenographer services at the Board of

1 Commissioners meeting.

2           And we will -- long -- it will go as long  
3 -- the payment will be in accordance with the --  
4 with the contract itself.

5           And Debbie is here with us this evening  
6 and --

7           MR. PIZZILLO: One -- one thing on this, --

8           MR. SANGER: Um-hum.

9           MR. PIZZILLO: Mr. Sanger, I apologize.

10          MR. SANGER: Um-hum.

11          MR. PIZZILLO: And it's -- it's a typo on  
12 my part.

13          MR. SANGER: Um-hum.

14          MR. PIZZILLO: So we're not approving the  
15 publication of the bid. We're going to approve  
16 the publication -- we're going to approve the  
17 stenographer contract.

18          MR. SANGER: Yes.

19          MR. PIZZILLO: Okay.

20          MR. SANGER: Yeah.

21          MR. PIZZILLO: So just so --

22          MR. SANGER: Okay.

23          MR. PIZZILLO: -- I --

24          We should take that out, --

25          MR. SANGER: Okay.

1 MR. PIZZILLO: -- seek public approve --

2 MR. SANGER: Okay.

3 MR. PIZZILLO: -- publication of bid.

4 MR. SANGER: So we will be making a  
5 correction and making a change.

6 So it will be the -- the approving of the  
7 contract; not the publication.

8 MR. PIZZILLO: Right.

9 MR. SANGER: And we will approve that Mr.  
10 Gerard Pizzillo to write that in for us --

11 MR. PIZZILLO: Sure.

12 MR. SANGER: -- so there is a change in  
13 that Resolution before we do vote.

14 MR. PIZZILLO: And I've reviewed her --  
15 I've reviewed the submission.

16 COMMISSIONER CAPIZZI: Um-hum.

17 MR. PIZZILLO: It meets all the  
18 requirements. It's the lowest responsible bid.  
19 So --

20 MR. SANGER: Okay.

21 MR. PIZZILLO: -- there's no issue.

22 MR. SANGER: Okay.

23 2019-018 is Resolution Approving Contract  
24 for Replacement of Steps/Concrete Asphalt at  
25 Veterans Housing.

1           And this is something we do annually. This  
2 is as per need. When the steps, concrete, things  
3 of that nature do fall apart and it becomes a  
4 safety issue, we do have a contractor that's with  
5 us on a regular basis who can give that immediate  
6 attention, emergency attention, so we can -- we  
7 fix them and, of course, provide safety.

8           So, again, this bid was submitted and not  
9 to exceed \$4,495.00.

10           Resolution 2019-- 2019-019, is Resolution  
11 Approving Contract for Extraordinary --  
12 Extraordinary Boiler and Hot Water System  
13 Emergency Calls.

14           And, needless to say, during these winter  
15 months this is essential. At any time, truly,  
16 but especially -- with hot water year-round but  
17 also with boilers in the wintertime.

18           And this is a contract that's a per need  
19 basis.

20           And this is -- be awarded to Pennetta  
21 Industrial Automation, as -- as they were the  
22 lowest responsible bidders.

23           Resolution Approving Contract for Computer  
24 Consultant Services.

25           And this is to approve a contract with

1 Angel Consultant LLC.

2 And he was -- he was the person -- the only  
3 person who did provide a -- a bid in servicing in  
4 this. And the rate will not exceed 79 -- \$79.00  
5 per hour with him.

6 So we do keep -- do keep a good close eye  
7 on that with our CFO. And to be sure --

8 MR. RODRIGUEZ: Yes.

9 MR. SANGER: -- that no one does -- no one  
10 does exceed --

11 MR. RODRIGUEZ: The cap.

12 MR. SANGER: -- the cap that will be on  
13 there.

14 MR. RODRIGUEZ: Yes.

15 MR. SANGER: Also, Resolution 2019-021, is  
16 Approving Publication of the Bid for Landscaping  
17 Services.

18 And this is -- has been awarded this  
19 evening where the bid for Bill's -- the  
20 recommendation is for Bill's Landscaping and  
21 Design.

22 And this will not exceed the -- the cap on  
23 this particular one. And I believe the cap now  
24 is at \$15,000.00.

25 So we -- we were getting these landscaping

1 services, which was vitally needed during these  
2 summer months for cleanup and spring cleaning, as  
3 well as summer clipping and things of that  
4 nature. Grass clipping and -- and moving towards  
5 that.

6 Also, 2019-022.

7 Resolution Approving Contract for After-  
8 Hours Telephone Answering Service.

9 And this was -- been submitted by Academy  
10 Group. Academy Group has been with us for a  
11 number of years.

12 And further resolved that Academy Group  
13 shall be paid in accordance with the bid  
14 submission at the following rate of \$4,394.00 per  
15 month.

16 All right.

17 So what happens there is we, of course,  
18 answer the phones here directly from nine o'clock  
19 to four o'clock each day. The direct calls right  
20 to our office is picked up by one of our staff  
21 members here.

22 But at four o'clock when we do go home a  
23 system is turned on for emergency calls from four  
24 o'clock in the afternoon until eight o'clock the  
25 next morning.



1           So this is the service that does pick up  
2 those calls. And if there is an emergency the  
3 service does call one of our staff so the staff  
4 can address the issue maybe overnight or  
5 something, you know, something as related to  
6 that.

7           Also, in Resolution 2019-024, is Approving  
8 Contract for Fee Accountant Services.

9           MR. PIZZILLO: And -- and, Commissioners,  
10 that's the Resolution that I put in front of  
11 your --

12           COMMISSIONER CAPIZZI: Oh.

13           COMMISSIONER MUNDORF: Um-hum.

14           MR. PIZZILLO: -- submission or your  
15 packets --

16           VICE CHAIRPERSON GUTIERREZ: Um-hum.

17           MR. PIZZILLO: -- with the handwrit--  
18 handwriting on it.

19           COMMISSIONER CAPIZZI: Right.

20           VICE CHAIRPERSON GUTIERREZ: Okay.

21           MR. PIZZILLO: I'm sorry. I just wanted to  
22 make sure they had one.

23           MR. SANGER: No problem.

24           COMMISSIONER CAPIZZI: Um-hum.

25           MR. SANGER: As long as they get the right

1 information, sir.

2 Thank you.

3 So the -- the contract for fee accountant  
4 now and based on the -- the findings of our  
5 committee -- our Selection Committee who met  
6 prior to this and -- and seeing that the  
7 background of Mr. Katchen's -- that he is a -- a  
8 very solid, you know, experienced fee accountant  
9 here in the State of New Jersey and the fact that  
10 he did come in as a low bidder with someone --  
11 you know, with -- along with someone else. So we  
12 did go with the lowest responsible bidder.

13 And also the fact that this is a very well-  
14 experienced person who has worked closely with  
15 many Housing Authorities in the State of New  
16 Jersey and -- and gearing, you know, towards our  
17 accounting and, of course, being sure that our  
18 budget aligns with all the -- all the necessary  
19 requirements coming from HUD.

20 So, we'll move on with this, 2019-025,

21 Approving Certified Annual Report for  
22 Submission to Local Finance Board.

23 This -- this Resolution will allow us to --  
24 allow to move forward with our budget and send it  
25 to the New Jersey DCA for their perusal and for

1 their approval.

2 And, Jorge, can -- being the CFO, can you  
3 give us a little -- just a little --

4 MR. RODRIGUEZ: Well, the budget is pretty  
5 much --

6 MR. SANGER: -- overview.

7 MR. RODRIGUEZ: The budget is pretty much  
8 calling for a surplus of 378,000; basically,  
9 based on salary reductions.

10 Other than that it's a pretty much  
11 favorable budget. Unless we get some major  
12 expenses like maintenance or utilities, we should  
13 be able to teeter very close to that number to  
14 that surplus.

15 So, and a budget, basically there are a lot  
16 of unexpected things that can happen throughout  
17 the year but we anticipate, basically, to have a  
18 favorable year coming up with regards to keeping  
19 it, you know, expenses under control.

20 MR. SANGER: All right.

21 Thank you, Jorge.

22 MR. RODRIGUEZ: You're welcome.

23 MR. SANGER: Any questions towards that?

24 Okay.

25 Because this evening, before you do leave,

1 I would like that all of our -- all of our  
2 Commissioners must sign that they've -- the  
3 budget has been intro-- the audit has been  
4 introduced to them. If they had any questions or  
5 anything of that nature. And we're asking you to  
6 sign that so we can send that along with our  
7 audit to the DCA.

8 MR. RODRIGUEZ: Yes.

9 MR. SANGER: Okay, this --

10 MR. RODRIGUEZ: Yes.

11 MR. SANGER: -- is the requirement, that  
12 everyone must sign.

13 MR. RODRIGUEZ: Yeah, I think everyone did,  
14 Mr. Director.

15 MR. SANGER: Okay, great.

16 MR. RODRIGUEZ: Everyone has, yes.

17 Thank you.

18 MR. SANGER: Great.

19 Thank you.

20 One Resolution that I -- I may have skipped  
21 over but it was 2019-023, was a Resolution  
22 Approving Contract for Independent Financial  
23 Auditing Services.

24 And it was presented -- a bid was presented  
25 by Hyman (sic), Pernins (sic) and Giampaolo.

1           And they've been with us in the past and  
2 they, again, were the lowest responsible bidder.  
3 And their submission and their bid and their cap  
4 will not exceed \$13,605.00.

5           Resolution 2019-026.

6           Resolution Approving Annual Budget and  
7 Capital Budget for the Union City Housing  
8 Authority for the Fiscal Year 7/1/2019 and ending  
9 in 6/30/2020.

10           And this is the first time I'm saying 2020.  
11 Boy did time fly with this. Wow.

12           So this is our Annual Budget.

13           And, Jorge, I would ask you at this time to  
14 just give a little --

15           MR. RODRIGUEZ: Yeah, I mean I --

16           MR. SANGER: -- little overview to the  
17 Board members please.

18           MR. RODRIGUEZ: -- I think I -- yeah, I  
19 basically addressed the budget earlier.

20           I think what we need to talk about a little  
21 bit is the audit on 2019-025.

22           MR. SANGER: Um-hum.

23           MR. RODRIGUEZ: The audit itself.

24           MR. SANGER: Um-hum.

25           MR. RODRIGUEZ: The audit report that you

1 have, this is this big black book -- I mean blue  
2 book. I'm sorry.

3 The audit in general was very favorable.  
4 There were no material findings. The auditors  
5 found that we are very well-controlled with our  
6 internal controls.

7 The financial position of the Authority is  
8 stable, aside from a one-time period -- period  
9 adjustment of the benefits for retirees, the  
10 financial position is positive.

11 If you turn to page 20 on the report, I can  
12 show you what I mean by the ending net position  
13 being negative. When you're there I'll show you  
14 what I mean.

15 Under negative one million nine, under the  
16 last number on that page, page 20, just Ending  
17 Net Position. You see that number; that's a  
18 negative number. That number is actually just a  
19 number as a -- a negative number as a result of  
20 the Prior Period Adjustment above that. Negative  
21 seven -- you see that negative seven? We are  
22 required to show what our retirement benefits  
23 will cost us if everyone would be retiring at the  
24 same time in the future.

25 So that made our number, our bottom line

1 number, a negative number, 1.9. Unfortunately,  
2 we have to do this per accounting rules to  
3 reflect the actual possibility of a Housing  
4 Authority having to pay those retirement benefits  
5 at one time in the future.

6 It is very unlikely that all those -- all  
7 those liabilities will come all at once. People  
8 retire and age differently and, obviously, people  
9 pass away and there are changes with regards to  
10 actuary estimates.

11 But, for the most part, the position of the  
12 -- there is no need to be alarmed. It's a  
13 negative position, however, I should just let you  
14 know that the reason that is is because of a  
15 paper entry, a \$7 million adjustment. That net  
16 position is really positive.

17 If you notice the Beginning Net Position  
18 was 6.6 to start.

19 Are you guys all following me so far a  
20 little bit?

21 CHAIRMAN PEDRAZA: Yeah.

22 VICE CHAIRPERSON GUTIERREZ: Um-hum.

23 MR. RODRIGUEZ: And then this negative  
24 seven is the Prior Period Adjustment. That Prior  
25 Period Adjustment, like I said before, is a total

1 of all the post-employment benefits. It's a lot  
2 of money but, basically, it's a -- it's basically  
3 something we have to reflect. Not only us but  
4 all governmental entities within the State of New  
5 Jersey.

6 All right?

7 And -- and I really just turned to this  
8 page because the net position is really a  
9 reflection of the health of any entity -- any  
10 governmental entity.

11 Any time you come across the net position  
12 on any financial statement of a governmental  
13 entity, the net position is a good barometer of  
14 the health -- the financial health of the -- of  
15 that entity.

16 So that's why I turn to this specific page.  
17 Because there's a lot of good information here.  
18 You know, you can do it on your -- you could read  
19 on your weekends, if you have -- if you have --  
20 if you have insomnia.

21 MR. SANGER: But not this weekend.

22 MR. RODRIGUEZ: If you have insomnia, for  
23 some of those that may -- that might be a cure  
24 for -- this is a -- this is a good -- a good book  
25 to read.



1           But you know the one thing I just want to  
2 say is that we are in a pretty good, you know,  
3 stable position financially.

4           The only thing I'm concerned with is the  
5 age of our buildings. And we've discussed this  
6 in previous meetings. We need to really  
7 consider, you know, what we're going to do --  
8 we're going to do down the road.

9           Short term we're good. Long term we might  
10 have to consider other forms of investment to  
11 basically keep our Housing Authority assets --

12           MR. SANGER: Um-hum.

13           MR. RODRIGUEZ: -- in a good -- in a good  
14 condition.

15           And what I mean by that, we might have to  
16 go outside for funding at one time or another.

17           But that's another topic for another day.

18           If anybody has any other questions or if  
19 you'd like to ever call me, you know exactly --  
20 I'm always available to discuss any issues with  
21 regards to our finances.

22           MR. SANGER: Any questions about the audit?

23           COMMISSIONER DiNARDO: I have a question.

24           MR. RODRIGUEZ: Yes.

25           MR. SANGER: Yes, ma'am.

1 MR. RODRIGUEZ: Yes.

2 COMMISSIONER DiNARDO: Because I actually  
3 read it.

4 MR. RODRIGUEZ: Good for you.

5 COMMISSIONER DiNARDO: Yeah, well the --  
6 the lawyer in me, right?

7 MR. RODRIGUEZ: Yes.

8 COMMISSIONER DiNARDO: That's the lawyer.  
9 I read a lot of boring stuff so it's not  
10 new.

11 MR. RODRIGUEZ: Any page? Or you want --

12 COMMISSIONER DiNARDO: Just -- like I guess  
13 on your -- on your spreadsheet --

14 MR. RODRIGUEZ: Yes.

15 COMMISSIONER DiNARDO: -- and your  
16 expenses --

17 MR. RODRIGUEZ: Yes.

18 COMMISSIONER DiNARDO: -- and your revenue.

19 MR. RODRIGUEZ: Yes. Yes.

20 COMMISSIONER DiNARDO: Question?

21 What is Other Revenue?

22 Right?

23 MR. RODRIGUEZ: Good question.

24 COMMISSIONER DiNARDO: Where would we get  
25 Other --

1 MR. SANGER: Good question.

2 MR. RODRIGUEZ: Good question.

3 COMMISSIONER DiNARDO: -- other sources of  
4 revenue?

5 MR. RODRIGUEZ: Yeah.

6 COMMISSIONER DiNARDO: We have like --

7 MR. SANGER: And we're proud of having --

8 MR. RODRIGUEZ: Well, Other Revenue --

9 MR. SANGER: -- Other Revenue.

10 MR. RODRIGUEZ: -- the 1.6, is actually  
11 capital funding.

12 We have a program, an -- you know, it's --  
13 there's Operating Grants. You see on -- on the  
14 top?

15 COMMISSIONER DiNARDO: Of course, yes.

16 MR. RODRIGUEZ: And then there's a capital  
17 grant that we get for the improvement -- the  
18 rehab of our buildings.

19 MR. MORIN: Modernization.

20 MR. RODRIGUEZ: Modernization.

21 Thank you, Waldo.

22 COMMISSIONER DiNARDO: Okay.

23 MR. RODRIGUEZ: So that 1.6 actually  
24 represents part -- a big part -- I mean, well,  
25 1. -- a little over a million represents -- that

1 number is a capital fund grant that we get from  
2 HUD --

3 MR. SANGER: Um-hum.

4 MR. RODRIGUEZ: -- for the improvement of  
5 capital -- the capital structure.

6 Just, basically, projects, --

7 MR. SANGER: Fix things up.

8 MR. RODRIGUEZ: -- fix things up.

9 COMMISSIONER DiNARDO: So --

10 MR. SANGER: Capital projects.

11 COMMISSIONER DiNARDO: -- roofs,  
12 bathrooms, --

13 MR. MORIN: And that's the money --

14 MR. SANGER: Right.

15 COMMISSIONER DiNARDO: -- kitchens, --

16 MR. MORIN: That's the money we're using  
17 now.

18 MR. SANGER: Right.

19 MR. MORIN: Now we're doing the playground.  
20 We're doing the lighting. With that money, we're  
21 doing those -- you're just approving this, --

22 COMMISSIONER DiNARDO: Yeah.

23 MR. MORIN: -- that's part of that money  
24 that we're approving.

25 MR. RODRIGUEZ: Right.

1 MR. SANGER: From this capital fund, --

2 MR. MORIN: Um-hum.

3 MR. SANGER: -- other sources here --

4 COMMISSIONER DiNARDO: Yeah.

5 MR. SANGER: -- that you're seeing, that  
6 we've -- we've gotten this year and happy to say  
7 we're expecting again next year, --

8 MR. RODRIGUEZ: Yes.

9 MR. SANGER: -- word is out that we're  
10 getting --

11 MR. RODRIGUEZ: Yeah.

12 MR. SANGER: Prior years we only got about  
13 \$650,000.00.

14 MR. RODRIGUEZ: Correct.

15 COMMISSIONER DiNARDO: Because of our --  
16 our --

17 MR. SANGER: This last year --

18 COMMISSIONER DiNARDO: -- failure to make  
19 improvements and --

20 MR. RODRIGUEZ: No, --

21 MR. SANGER: No. Only because --

22 MR. RODRIGUEZ: -- not necessarily. It was  
23 just the HUD --

24 MR. SANGER: Only because of what --

25 MS. DILLON: Please.

1 MR. SANGER: -- the formula --

2 MS. DILLON: One at a time.

3 MR. SANGER: -- only the formula that comes  
4 out from -- from HUD.

5 COMMISSIONER DiNARDO: Okay.

6 MR. SANGER: So whatever HUD -- whatever  
7 decisions they make at HUD, they would forward  
8 that to all the Housing Authorities --

9 COMMISSIONER DiNARDO: I see.

10 MR. SANGER: -- in the State.

11 You may have heard a -- an announcement by  
12 Robert Menendez and -- and Cory Booker recently  
13 that the Housing Authorities in -- in the State  
14 of New Jersey got all this funding -- whatever,  
15 this funding.

16 So it was an additional \$400,000.00 that  
17 was given to us. We usually got about 600; we're  
18 getting an additional 400, so that gives us a  
19 total of \$1 million --

20 MR. RODRIGUEZ: Exactly.

21 MR. SANGER: -- that we can do capital fund  
22 projects.

23 With that we've taken -- we're doing new  
24 windows, all right, in many different places.  
25 We're doing new playgrounds. We're doing new

1 walkways. We're doing new fencing.

2 MR. MORIN: Lighting.

3 MR. SANGER: We're doing new lighting.

4 We're doing fencing around the -- the  
5 homes, the -- down on 3<sup>rd</sup> and 4<sup>th</sup> Street, the  
6 fencing of the whole entire block.

7 We're doing new fire escapes.

8 Reconditioning and painting fire escapes.

9 MR. MORIN: Right.

10 COMMISSIONER DiNARDO: Mmm.

11 MR. SANGER: All things of that --

12 Most of them, of course, are towards  
13 safety. Many towards safety issues and -- and,  
14 of course, the quality of life for people.

15 COMMISSIONER DiNARDO: Um-hum.

16 MR. SANGER: So with that, that's called  
17 capital fund -- modernization/capital fund money.

18 And we're getting a little more the last  
19 few years and we're happy with that. But knowing  
20 and looking at some of the things that are --  
21 observing some of the things that are happening  
22 in Congress and et cetera, we -- we're just  
23 hoping that this will continue.

24 It doesn't look so -- doesn't look so  
25 bright for future years. But that allows us to

1 take that money and put it into various projects  
2 to make improvements around.

3 So that's basically --

4 COMMISSIONER DiNARDO: Excellent. That's  
5 awesome.

6 Okay.

7 MR. RODRIGUEZ: Thank you for the question.  
8 That's a good question.

9 MR. SANGER: Okay.

10 Anything else in the audit you'd like --

11 MR. RODRIGUEZ: Well, no, basically, again  
12 I mean, you know, I -- I just -- I -- I basically  
13 stress the importance that we have to realize  
14 that our -- our buildings are getting older. And  
15 so a lot of these budgets that we create do take  
16 in account certain maintenance requirements that  
17 we have to keep the buildings up-to-date.

18 But, you know, on any given morning, you  
19 know, I can tell you right now Waldo will come  
20 into my office and go we have a -- we have an  
21 overnight -- 24 hours or whatever, we had a guy  
22 working overnight to repair broken pipes, you  
23 know, that are in the walls.

24 And -- and -- and if I could just show you  
25 physically, --



1 MR. MORIN: I was --

2 MR. RODRIGUEZ: Well, you want -- can you  
3 get me one of those --

4 MR. MORIN: He wants the pictures.

5 MR. RODRIGUEZ: I have to show them. I  
6 like to show this. I mean, basically, --

7 COMMISSIONER DiNARDO: We're -- we're going  
8 to see the 40 year old pipe?

9 MR. RODRIGUEZ: Yeah, you're going to see  
10 the pipe.

11 MR. SANGER: Sixty year old.

12 VICE CHAIRPERSON GUTIERREZ: Wow.

13 COMMISSIONER DiNARDO: Sixty year old pipe.  
14 I've seen a hundred year old sewer pipe.

15 MR. RODRIGUEZ: Right. Well, these --  
16 these are very costly -

17 MR. MORIN: This is --

18 MR. RODRIGUEZ: Yes.

19 MR. MORIN: This is what my department --

20 MR. RODRIGUEZ: It looks like a bazooka but  
21 it's actual pipe that's --

22 VICE CHAIRPERSON GUTIERREZ: Oh my God.

23 MR. RODRIGUEZ: -- clogged.

24 COMMISSIONER MUNDORF: Wow.

25 MR. RODRIGUEZ: Now this is just an example

1 of how much money this would cost us --

2 COMMISSIONER DiNARDO: Look how much --

3 MR. RODRIGUEZ: -- to get --

4 COMMISSIONER DiNARDO: -- how the --

5 MR. RODRIGUEZ: -- these pipes replaced.

6 VICE CHAIRPERSON GUTIERREZ: Um-hum.

7 COMMISSIONER DiNARDO: -- the space is  
8 narrow.

9 MR. RODRIGUEZ: Look at how -- look at  
10 how --

11 COMMISSIONER DiNARDO: Yeah.

12 MR. RODRIGUEZ: -- look at how clogged  
13 these pipes are.

14 COMMISSIONER MUNDORF: Yeah.

15 COMMISSIONER CAPIZZI: Right.

16 MR. MORIN: And they're all getting rusted  
17 and --

18 COMMISSIONER CAPIZZI: Sure.

19 MR. MORIN: -- have cancer all over the  
20 place.

21 MR. RODRIGUEZ: So we'll get calls from a  
22 tenant at a -- who knows, maybe overnight, --

23 COMMISSIONER CAPIZZI: Um-hum.

24 MR. RODRIGUEZ: -- oh my God, I got -- my  
25 flood -- the kitchen is flooded.

1           So, you know, Waldo gets on to them. Gets  
2 -- gets right away reports and has his  
3 maintenance crew out. And, again, I mean it's  
4 some of these things are unpredictable and not --  
5 you know, we don't know where we're going with  
6 some of this stuff.

7           But we're doing our best with the capital  
8 fund money that we receive and, you know, it's --  
9 it's not easy. It's -- it's very difficult to --  
10 to oversee as much as -- you know, as we can.

11           But, again, short term we're in good  
12 position financially so, you know, I -- I wanted  
13 to just express that.

14           So, thank you.

15           COMMISSIONER CAPIZZI: Um-hum.

16           VICE CHAIRPERSON GUTIERREZ: Thank you.

17           MR. SANGER: One thing, too, I wanted to  
18 mention. When I mentioned before about the  
19 additional funding that was announced by the  
20 Congressman and the Senate -- Senator, was the  
21 fact that in the past we -- they announced \$1  
22 million but in the past we already gotten  
23 \$660,000.00.

24           MR. RODRIGUEZ: Right.

25           MR. SANGER: So, really, it was really only

1 | an increase of about \$340,000.00.

2 |           COMMISSIONER CAPIZZI: Um-hum.

3 |           MR. SANGER: All right?

4 |           And -- which in this day and age is very  
5 | little --

6 |           COMMISSIONER DiNARDO: Right.

7 |           MR. SANGER: -- when it comes to affordable  
8 | housing --

9 |           COMMISSIONER MUNDORF: Yeah.

10 |           MR. SANGER: -- and when it comes to the  
11 | needs and what needs to be done.

12 |           So when you think about it, it was only an  
13 | additional money of 340,000, which in Union City  
14 | right now we have -- where we can use that money,  
15 | we have over 455 units for \$340,000.00 additional  
16 | funds. Not that much money.

17 |           You know?

18 |           So I just wanted to maybe make that picture  
19 | a little clearer for you.

20 |           When I did --

21 |           VICE CHAIRPERSON GUTIERREZ: Um-hum.

22 |           MR. SANGER: -- mention about a million but  
23 | it's not new money. The million wasn't new  
24 | money. It was only new money --

25 |           COMMISSIONER DiNARDO: Um-hum.

1           MR. SANGER:  -- about 340,000.  So the  
2 picture is not as bright as might have, you know,  
3 earlier -- earlier for us.

4           So moving on now with some additional  
5 Resolutions I'd just like to complete.  These all  
6 now have to do with rebids.  The next four have  
7 to do with rebids.

8           Unfortunately, the first -- unfortunately  
9 the first time around of bidding we did not get  
10 enough people to bid.  Or -- or if we did get  
11 some people to a bid, they exceeded the cap as we  
12 would not take a bid that exceeded the cap, so we  
13 do have to rebid.

14           So we're -- we're asking you this evening  
15 for your permission, your approval, so we can go  
16 rebid on these number of items.

17           So, Resolution Approving Re-Bid for the  
18 Window and -- Window Guard and Replacement  
19 Services for AMP II.

20           So we'd like to rebid for that.

21           2019-028.

22           Resolution Approving Re-Bid for  
23 Fencing/Railing and Fire Escape Refurbishing --  
24 Refurbishing for AMP I.

25           And, again, we did not get a -- a

1 responsible bidder for that, so we'd like to  
2 rebid for that.

3 2019-029.

4 Resolution Approving Re-Bid for Boiler and  
5 Hot Water Heater Cleaning Services.

6 And -- and, again, either no one submitted  
7 or a bid or the bid may have exceeded our cap.

8 Resolution 2019-030, is a Resolution  
9 Approving Re-Bid for Roofing Replacement or  
10 Repairs for Veterans Housing.

11 And so those are four we're looking to  
12 rebid on and we'd like your approval this  
13 evening.

14 So with that all being said -- and I think  
15 the -- having my report I think this evening with  
16 having Edith here was basically my section or my  
17 report on some things we're doing new here.

18 So at this time what I'd like to do is ask  
19 for a Consent Agenda and, you know, keep -- keep  
20 in mind for the Consent Agenda, as you do each --  
21 each month, you're approving the minutes, you're  
22 approving the Resolutions that I had just --  
23 various Resolutions I had just read to you, and  
24 approval of the payment of the bills.

25 So, with that Consent Agenda, can I get a

1 -- a roll call and consent.

2 MS. DILLON: Motion.

3 MR. SANGER: Motion by?

4 Please?

5 Motion by Margarita Gutierro (sic) --  
6 Gutierrez.

7 MR. PIZZILLO: Second by --

8 MR. SANGER: And second by Mr. Pedraza.  
9 Roll call.

10 Commissioner Pedraza?

11 CHAIRPERSON PEDRAZA: Yes.

12 MR. SANGER: Commissioner Gutierrez?

13 VICE CHAIRPERSON GUTIERREZ: Yes.

14 MR. SANGER: Commissioner DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Commissioner Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: Commissioner Mundorf?

19 COMMISSIONER MUNDORF: Yes.

20 MR. SANGER: Commissioner Geldziler?

21 COMMISSIONER GELDZILER: Yes.

22 MR. SANGER: Okay.

23 We have six; no nay.

24 So thank you very much. All the  
25 Resolutions and all our business has passed.

1           And this is a great -- really a great  
2 accomplishment for us. A lot of time went into  
3 all these bids, all this planning and everything  
4 that had to be done. And without your final  
5 approval, you know, all this hard work does not  
6 come to fruition and, you know, people do not  
7 benefit.

8           So I thank you for that.

9           Thank you for your support in this.

10           And I know many of our staff that have  
11 worked on this that are not here today, I want to  
12 extend my thank you -- a thank you to you as  
13 well. Because a lot of times, you know, they  
14 realize all this hard work that they do and they  
15 just want to see, you know, -- like to see, you  
16 know, -- come to fruition. So --

17           MR. RODRIGUEZ: Thank you.

18           MR. SANGER: -- thank you for that.

19           VICE CHAIRPERSON GUTIERREZ: Thank you.

20

21 **PUBLIC COMMENT:**

22

23           MR. SANGER: Okay.

24           We'll have the --

25           MR. PIZZILLO: Public member.



1 MR. SANGER: Yes.

2 MR. PIZZILLO: Member --

3 MR. SANGER: We're -- we are at the stage  
4 of our meeting that we -- for public. And if  
5 anyone from the public would like to get up  
6 and --

7 MS. BESHARA: I'm good for now.

8 MR. SANGER: Okay.

9 Thank you so much.

10 No.

11

12 **ADJOURNMENT:**

13

14 MR. SANGER: And with that being said, do I  
15 get a motion to close our meeting?

16 VICE CHAIRPERSON GUTIERREZ: Motion.

17 MR. SANGER: Motion by Miss Gutierrez.

18 Second by Miss Mundorf.

19 Roll call.

20 Mr. -- Commissioner Pedraza?

21 CHAIRPERSON PEDRAZA: Yes.

22 MR. SANGER: Commissioner Gutierrez?

23 VICE CHAIRPERSON GUTIERREZ: Yes.

24 MR. SANGER: Commissioner DiNardo?

25 COMMISSIONER DiNARDO: Yes.

1 MR. SANGER: Commissioner Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 MR. SANGER: Commissioner Mundorf?

4 COMMISSIONER MUNDORF: (No audible

5 response.)

6 MR. SANGER: Commissioner Geldziler?

7 COMMISSIONER GELDZILER: Yes.

8 MR. SANGER: Yes.

9 Okay, six yes.

10 That is the end of our meeting.

11 Thank you very much.

12 VICE CHAIRPERSON GUTIERREZ: And Happy

13 Easter to all of you.

14 MR. RODRIGUEZ: Happy Easter.

15 COMMISSIONER MUNDORF: Yeah, Happy Easter

16 everyone.

17

18 (Whereupon, the proceedings were concluded

19 at 5:25 p.m.)

20

21

22

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, heard on Thursday, April 18, 2019 and  
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon