

CITY OF UNION CITY
HOUSING AUTHORITY

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

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, September 19, 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
JAY GELDZILER, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
JOSE PEDRAZA, CHAIRPERSON

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

ELISE DiNARDO, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON

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

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	3
INTRODUCTION OF JOHN AYALA & REMARKS BY EDITH GUERRA	6
EXECUTIVE SESSION	30
CONSENT AGENDA	
APPROVAL OF MINUTES	33
APPROVAL OF RFP/BIDS	33
APPROVAL OF VARIOUS RESOLUTIONS	
RESOLUTION NO. 2019-42	33
RESOLUTION NO. 2019-43	34
RESOLUTION NO. 2019-44	34
RESOLUTION NO. 2019-45	34
RESOLUTION NO. 2019-46	34
RESOLUTION NO. 2019-47	34
RESOLUTION NO. 2019-48	34
RESOLUTION NO. 2019-49	35
RESOLUTION NO. 2019-50	35
RESOLUTION NO. 2019-51	35
RESOLUTION NO. 2019-52	35
RESOLUTION NO. 2019-53	35
RESOLUTION NO. 2019-54	35
RESOLUTION NO. 2019-55	35
RESOLUTION NO. 2019-56	35
APPROVAL OF PAYMENT OF BILLS	35
DIRECTOR'S REPORT/UCHA ACHIEVEMENTS	51
PUBLIC COMMENT	66
ADJOURNMENT	66

1 MR. SANGER: Okay, everyone, we'll stand
2 and salute the flag.

3 Is that okay, Miss Debbie?

4 MS. DILLON: Um-hum.

5

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

8

9 MR. SANGER: Okay.

10 Thank you.

11 I want to welcome -- welcome everyone to
12 the September meeting of the Union City Housing
13 Authority.

14

15 **ROLL CALL:**

16

17 MR. SANGER: And at this time I'd like to
18 take the roll call of our -- of our Commissioners
19 -- Board of Commissioners.

20 Mr. Pedraza?

21 CHAIRPERSON PEDRAZA: Here.

22 MR. SANGER: Miss Gutierrez?

23 Absent.

24 Miss -- Miss Jetter?

25 COMMISSIONER JETTER: Here.

1 MR. SANGER: Miss DiNardo?

2 Absent.

3 Miss Capizzi?

4 COMMISSIONER CAPIZZI: Here.

5 MR. SANGER: Present.

6 Miss Mundorf?

7 COMMISSIONER MUNDORF: Here.

8 MR. SANGER: Present.

9 Mr. Geldziler?

10 COMMISSIONER GELDZILER: Here.

11 MR. SANGER: Okay.

12 Five present; two absent.

13 We do have a quorum. And we will be
14 proceeding with our running our meeting.

15 And I'd just like to start off by saying
16 that this is a Regular Meeting of the Union City
17 Housing Authority. And -- and adequate notice of
18 this meeting has been provided as follows:

19 The Annual Schedule of the -- of the Board
20 Meetings setting forth the date, time and
21 location of such meetings and the notice and the
22 agenda to extent known of this meeting has been
23 prominently posted on the bulletin board, --
24 which is outside our office here -- forwarded to
25 The Jersey Journal, has been on file in the

1 Office of the City Clerk for the City of Union
2 City.

3 So, with that being said, I just want to
4 take a moment to welcome everyone at the meeting
5 today and thank you for being here. It's -- it's
6 been a while since we have met together and -- as
7 a group and as a Board.

8 We didn't meet the summer months of July
9 and August but you can be sure, as Board members,
10 that the Union City Housing Authority was working
11 very industriously doing -- working on many
12 different projects.

13 And even though it was the summertime,
14 business -- business was moving ahead strongly.
15 And we're -- you know, we're very happy for many
16 of the projects that we had completed this
17 summer.

18 And in just a few moments we're going to be
19 giving you a little -- a little bit of a visual
20 view of some of the projects that we had
21 completed this summer.

22 But before we do that -- and this is the
23 Open Session of our meeting, I just want to start
24 off and if you wouldn't mind, because of time and
25 -- and things of that nature, I just wanted to

1 take this time, this Open part of our meeting.

2

3 **INTRODUCTION OF JOHN AYALA & REMARKS BY EDITH**

4 **GUERRA:**

5

6 MR. SANGER: If you recall a few months ago
7 I had the opportunity to introduce you to Edith
8 Guerra. And Edith is our new -- our new social
9 worker here. And -- who has worked very closely
10 with many of our tenants -- our residents and
11 just on many different areas.

12 And I thought it best this evening -- Edith
13 had made a presentation to us that we all enjoyed
14 a few months back and she gave us a little vision
15 cast on some of the things she may like to do and
16 a little of what she might be involved with and
17 what -- what some of her goals and -- and, of
18 course, what her purpose was and what she'd like
19 to achieve in assisting the many residents that
20 we have in the quality of their life.

21 So I thought this evening it best that I
22 have someone come to us. Here with us this
23 evening is Mr. John Ayala. Some of you may know
24 -- may know John.

25 John is a resident here at the Union City

1 Housing Authority. And Edith -- the Housing
2 Authority ourselves, our office as well as Edith
3 and -- and a number of surrounding agencies, have
4 been working very closely with John in order to
5 provide him with services to improve his quality
6 of life. And he needed services in a number of
7 different areas.

8 But I would like him just to be here
9 tonight so he can tell you about how his life has
10 improved since working with the Housing Authority
11 and working with Edith.

12 And just to start this off, Edith, is there
13 some things you might want to say or anything at
14 this time?

15 No?

16 MS. DILLON: Can -- can I just ask you to
17 go to the microphone?

18 Thank you.

19 MR. SANGER: Yes. Okay.

20 MS. GUERRA: Sorry, John.

21 MR. SANGER: Before you -- before you do go
22 out -- outside.

23 MS. GUERRA: Oh, okay.

24 MR. SANGER: Okay?

25 MS. GUERRA: I just want to say hello

1 | again.

2 | COMMISSIONER CAPIZZI: Hi.

3 | COMMISSIONER MUNDORF: Hi.

4 | CHAIRPERSON PEDRAZA: Hi.

5 | MS. GUERRA: And we've been working very
6 | hard. Most of the work has been just getting
7 | ourselves out there; telling the -- the residents
8 | that we're here.

9 | We've been involved -- Mr. Sanger will
10 | involve me in cases where there's disputes
11 | between residents.

12 | We have a couple of residents that do
13 | suffer from mental health issues. So we try to
14 | get involved with them; link them to services.
15 | We're working really hard. They're tough to
16 | engage but we're -- we're really trying with
17 | them.

18 | We brought Mr. Ayala tonight. I asked him
19 | if he wanted to come and speak with you guys for
20 | a little because from the start he's been a case
21 | that we've been working with. And I think he's a
22 | good example.

23 | It's been a short period of time but
24 | there's been a lot of progress made. And I --
25 | you know, I wanted him to share a little bit of

1 | that.

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

4 | MS. GUERRA: He's going to need a
5 | translator, I think.

6 | MR. SANGER: Oh, okay. Yeah, John, you
7 | think so?

8 | Okay.

9 | MS. GUERRA: He can --

10 | MR. SANGER: All right. Good. Okay. He
11 | may need a translator, so Edith --

12 | Edith was just saying earlier that maybe
13 | she thought it would be best not for her to be
14 | here because she didn't want in any way to
15 | intimidate John or have him in any way might
16 | stop -- but John -- John likes to talk. Him and
17 | I, we -- we've all had good conversations with --
18 | with John and --

19 | But John, again, John has gotten -- you
20 | know, months some great opportunities. And I
21 | wanted to -- we wanted to share those
22 | opportunities with you.

23 | So, John, why don't you -- why don't you
24 | start off and just -- and let me remind you that
25 | we're all friends here.

1 No reason to be nervous or no reason to be
2 intimidated, whatever. We're all friends here
3 and all people who are working together to try to
4 improve the lives for many people in Union City.

5 You know?

6 So can you, in any way, just start off and
7 -- and let us know --

8 (Whereupon, there was a pause in the
9 proceedings.)

10 MR. SANGER: Okay, we're just going to take
11 a break for a moment so we make sure we get our
12 mic in front of --

13 MS. DILLON: Okay.

14 MR. SANGER: -- John.

15 MS. DILLON: If you can just come right
16 here. That's perfect. Okay?

17 MR. SANGER: John, just in your own way,
18 why don't you tell -- tell us, --

19 MR. AYALA: Buenas tardes.

20 MR. SANGER: -- basically, --

21 MR. AYALA: Buenas tardes.

22 MR. SANGER: -- how --

23 MR. AYALA: Buenas tardes.

24 MR. SANGER: -- how things -- how things --

25 And you can speak English. You speak

1 English well.

2 MR. AYALA: So-so.

3 MR. SANGER: You -- you speak English well.

4 MR. AYALA: Yeah.

5 MR. SANGER: So you can start off by
6 speaking English.

7 Just what life was like you before the
8 Housing Authority started to work with you. Our
9 office, myself, our office, and how things were
10 before Edith started working for you.

11 And maybe you could just introduce a little
12 bit about your background and how, you know, you
13 came about when your situation.

14 MR. AYALA: Yeah.

15 MR. SANGER: Okay?

16 MR. AYALA: Well, since my accident in 19
17 years ago I don't have no kind of income, you
18 know. I have trouble to -- to, you know, to
19 be --

20 How -- how can I say?

21 -- be -- have a good -- a good -- better
22 life for myself.

23 MR. SANGER: Um-hum. Um-hum.

24 MR. AYALA: Too many trouble to -- to get
25 benefits and somewhere else, you know, when I'm

1 going to Welfare, how -- and how can some --

2 MR. SANGER: Medicare?

3 MR. AYALA: No. Social -- Social Security.

4 MR. SANGER: Um-hum.

5 MR. AYALA: Because, you know, when you
6 try to apply you have all too many medical
7 documentation, you know medical records. And --
8 and they -- you know, I have trouble with the
9 insurance, you know, to get at that time, you
10 know.

11 And before come living in Housing and I
12 have too many troubles. The only person that
13 give me some help on that time is the Mayor Brian
14 Stack. Mayor Brian Stack help me to get
15 something and I'm be a little bit better.

16 But when I get on -- on Housing, it
17 starting getting more improved because I have
18 housing, I have an -- an apartment and -- and
19 living, you know, better situation.

20 Before the -- and then after when she come
21 it's even more, more, more, more better the
22 situation because I have --

23 How can I say?

24 -- problem of my health, problem of
25 depression. Depression. Yeah. And depression.

1 So but I have in my apartment and I live in my
2 apartment -- so bad, you know. Even the people
3 can walk so good, you know, it's sad. You know,
4 leaving the trash and, you know, garbage
5 everything because the -- the depression is so
6 bad. You know? No -- no good.

7 And when -- when they come, it -- it
8 starting improving more -- more better and I get
9 more better. You know? Everything nice. Get
10 some more dress, you know. More insurance and,
11 you know, and proof of going to the medicals, you
12 know. Everything nice.

13 And I feel much better now. My apartment
14 is, you know, more clean and everything that, you
15 know, good. And I feel much better, you know.

16 I'm sorry because my English not so good; I
17 try but, you know, --

18 COMMISSIONER MUNDORF: You're doing fine.

19 MR. SANGER: You're doing great.

20 MR. AYALA: Yeah.

21 MR. SANGER: You're doing great.

22 MR. AYALA: And --

23 COMMISSIONER JETTER: Better than mine.

24 MR. AYALA: -- I try to improve my -- my
25 English language.

1 But it's -- I'm feel-- I'm feel now much
2 better than before. You know?

3 But I'm still working with them. And
4 thanks, Mr. -- Mr. Sanger and Edith and everyone
5 work here in Housing, they give me some -- you
6 know the help that I know, I don't -- I don't get
7 before with no one. No one. Try to, you know,
8 trying to get some help everywhere and no one.
9 Only Brian Stack and then that's it.

10 COMMISSIONER CAPIZZI: Um-hum.

11 MR. AYALA: And they only -- but I -- I
12 feel much better.

13 COMMISSIONER CAPIZZI: Good.

14 MR. AYALA: I'm going to the doctor now.
15 That I -- not having before, you know. And I
16 feel happy, you know, that -- you know?

17 And my hope that is getting more better,
18 you know, in -- in the future.

19 COMMISSIONER CAPIZZI: Um-hum.

20 MR. AYALA: You know?

21 COMMISSIONER CAPIZZI: Um-hum.

22 COMMISSIONER MUNDORF: Yeah.

23 MR. AYALA: I try, you know.

24 COMMISSIONER CAPIZZI: Good.

25 MR. SANGER: Good.

1 COMMISSIONER CAPIZZI: That's great.

2 MR. RODRIGUEZ: Keep it up.

3 COMMISSIONER MUNDORF: You look good.

4 MR. RODRIGUEZ: Keep it up.

5 MR. AYALA: Yeah.

6 MR. SANGER: Okay, I just want to --

7 MR. AYALA: I will try to, --

8 MR. SANGER: -- I just want to read to you
9 the services and some of the areas that we were
10 able to provide -- Edith -- some myself but
11 mostly Edith was able --

12 And she could expand upon this a little
13 later when we discuss this.

14 Prior to John, we -- us working with John,
15 and myself before Edith, and trying to help him
16 with this rent and assisting and do certain
17 things and clothing and things of that nature.
18 And then Edith got a little more involved in and
19 how we can get him more -- let's say more aligned
20 with the community; more aligned with services --
21 outside services that he was not aware of, never
22 exposed to, couldn't get to --

23 COMMISSIONER CAPIZZI: Um-hum.

24 MR. SANGER: -- because of his condition;
25 transportation; things of that nature.

1 So I'm just going to read to you a few
2 things that have happened; then Edith could
3 expand upon this.

4 And, again, this is just to show, you know,
5 as an example of what we're trying to do and what
6 -- how -- what great results we can get when
7 people work together.

8 John -- John now, for the first time, has
9 Medicaid.

10 MR. AYALA: Yeah.

11 MR. SANGER: Never had that service --

12 COMMISSIONER MUNDORF: Good.

13 MR. SANGER: -- of going to the doctor.
14 Never had any --

15 COMMISSIONER CAPIZZI: Wow.

16 MR. SANGER: -- any at all.

17 He now has a homemaker that comes three,
18 four days a week. Cleans his home, cooks for
19 him, --

20 COMMISSIONER CAPIZZI: Right.

21 MR. SANGER: -- washes his home or
22 whatever. Never had that before. Through Edith.
23 Okay?

24 MR. AYALA: Yeah.

25 MR. SANGER: Now goes for physical therapy.

1 MR. AYALA: Yes.

2 MR. SANGER: Going to be going for physical
3 therapy he never had before.

4 Now goes for some -- let's just say some
5 psychiat -- psychi-- psychology, let's put it --
6 some psych treatment and services, okay, for him.
7 Working on his depression and things of that
8 nature.

9 He now has transportation for any medical
10 services --

11 MR. AYALA: Yeah.

12 MR. SANGER: -- he never had before.

13 COMMISSIONER CAPIZZI: Nice.

14 MR. AYALA: I never have before, nothing
15 like that, --

16 MR. SANGER: He's --

17 MR. AYALA: -- you know.

18 MR. SANGER: He's applied for Social
19 Security that we know he's going to have. Never
20 had income before.

21 Okay?

22 Never had income. And he's applied for
23 Social Security -- and we'll do that. Okay?

24 His apartment has been fixed up -- put it
25 that way --

1 COMMISSIONER CAPIZZI: Um-hum.

2 MR. SANGER: Okay? We had our men go in,
3 clean out as he said. We cleaned out many
4 things.

5 We were able to provide for him -- you
6 know, strip, wax the floors, clean the windows.
7 Just whatever had to be done.

8 We -- we also had -- we were able to -- we
9 came upon someone who had a -- a hospital bed
10 that was no longer in use.

11 COMMISSIONER CAPIZZI: Great.

12 MR. SANGER: Now it's in John's apartment
13 so he can use that hospital bed.

14 COMMISSIONER CAPIZZI: Good.

15 MR. SANGER: And it's just better overall.

16 He has new furniture in his apartment.
17 Some was donated by people and some people --
18 whatever might be.

19 He -- with the new hospital bed, he has --
20 he's -- he's going to be getting a new wheelchair
21 that's going to be coming as well.

22 And then -- and, you know, he did --
23 unfortunately in his life he did -- had an
24 accident at one time while he was being employed.

25 COMMISSIONER CAPIZZI: Um-hum.

1 MR. SANGER: I don't know, do you feel okay
2 talking about that?

3 MR. AYALA: No.

4 MR. SANGER: No? Okay. That's okay.

5 MR. AYALA: No.

6 MR. SANGER: But, you know, during his
7 employment he did have an accident and -- with
8 his condition. And -- and it was just -- it was
9 great to be able to really --

10 Really what this is is pooling all our
11 resources.

12 COMMISSIONER CAPIZZI: Yeah.

13 MR. SANGER: We just needed someone to pool
14 the resources, pull it together. Your -- your
15 approval, we got Edith onboard.

16 COMMISSIONER CAPIZZI: Um-hum.

17 MR. SANGER: My little guidance and
18 direction and then Edith took it from there.
19 She -- you know, she --

20 COMMISSIONER CAPIZZI: You're doing a great
21 job.

22 MR. SANGER: -- she really drove the whole
23 thing, whatever.

24 COMMISSIONER CAPIZZI: Excellent.

25 MR. SANGER: Edith, you want to mention --

1 just mention --

2 COMMISSIONER CAPIZZI: Excellent.

3 MR. SANGER: -- a few things?

4 MS. GUERRA: Yeah.

5 So, basically, we still have a lot of work
6 to do.

7 Unfortunately, he -- he is receiving
8 assistance through Welfare but there is no like
9 cash benefit yet; there's no sort of income.

10 So Social Security, it's a long road but
11 we're -- we're getting there.

12 He's going for x-rays. They're getting a
13 diagnosis on his condition. He's also going for
14 physical therapy now. He's doing that.

15 So it's a long road but it's a -- it's a
16 small -- it's one case but it means the world to
17 one person.

18 COMMISSIONER CAPIZZI: Right. Sure.

19 MS. GUERRA: So, we're just --

20 MR. AYALA: And I be happy for that.

21 MS. GUERRA: You know.

22 MR. AYALA: You know? I be happy. I never
23 have it before. I have trouble with --

24 You know, I'm -- I'm alone. I don't have
25 no one. You know? So I'm -- I'm trying -- try

1 to reach every -- every -- you know, I have -- I
2 have resource, I don't have money, nothing.

3 COMMISSIONER MUNDORF: Yeah.

4 MR. AYALA: So how can I -- what can I do?
5 You know? I was trying but -- you know?

6 So since she come and me -- you know, I'm
7 being nice. You know, what can I say, you know?
8 I'm being happy, you know. Everything improve in
9 myself. You know? I'm happy. You know.

10 And I want -- you know I want that this --
11 this program keep it. You know?

12 COMMISSIONER CAPIZZI: Yes.

13 MR. AYALA: No take it out. You know, keep
14 it, continue.

15 COMMISSIONER CAPIZZI: Yes.

16 MR. AYALA: You know, that's -- that's
17 why -- I -- I like it, you know, for everyone
18 because people in Housing need it and, you know,
19 everywhere -- you know, everywhere, too. You
20 know?

21 And I've been happy, you know. I been
22 happy.

23 Thank -- thanks, you know.

24 COMMISSIONER CAPIZZI: You're welcome.

25 MR. SANGER: Thank you.

1 Thank you.

2 COMMISSIONER CAPIZZI: That's great.

3 MR. AYALA: Thank you.

4 MR. SANGER: Thank you for coming.

5 (Applause.)

6 MR. SANGER: Does anyone have any thoughts,
7 comments, questions?

8 Anything like that?

9 COMMISSIONER CAPIZZI: We're so happy.

10 MR. SANGER: Yeah, we are.

11 COMMISSIONER CAPIZZI: Such a success
12 story. A lot of hard work. And I'm happy that
13 you're -- you feel better.

14 MR. AYALA: Yeah. Much more --

15 COMMISSIONER CAPIZZI: And that's -- that's
16 important.

17 MR. AYALA: -- more --

18 MR. SANGER: John, understand, you can get
19 all the assistance in the world.

20 MR. AYALA: Yeah.

21 MR. SANGER: But what's the main force
22 behind it is your good attitude.

23 COMMISSIONER CAPIZZI: Um-hum.

24 MR. SANGER: That you're --

25 MR. AYALA: I will try. I will try.

1 MR. SANGER: -- that you're accepting this.

2 No, some people, for whatever reason, don't

3 accept --

4 MR. AYALA: Yeah.

5 MR. SANGER: -- help and assistance,

6 whatever it is.

7 MR. AYALA: Yeah.

8 MR. SANGER: But you're good attitude --

9 MR. AYALA: Yeah.

10 MR. SANGER: -- and being open for

11 assistance and working with someone, --

12 MR. AYALA: Yeah.

13 MR. SANGER: You know sometimes you have to

14 compromise.

15 MR. AYALA: Yeah.

16 MR. SANGER: Sometimes you have to give.

17 MR. AYALA: Yeah.

18 MR. SANGER: Sometimes you have to take.

19 You know in those type things. But you've shown

20 that that you're willing to do what you can.

21 MR. AYALA: Yeah.

22 MR. SANGER: You've done a good -- you have

23 good attitude.

24 MR. AYALA: Yeah.

25 MR. SANGER: And -- and the most important

1 | thing, you're learning how to work with other
2 | people --

3 | MR. AYALA: Yeah.

4 | MR. SANGER: -- that you can trust.

5 | Isn't it great --

6 | MR. AYALA: Yes.

7 | MR. SANGER: -- that you could trust?

8 | MR. AYALA: Yes.

9 | MR. SANGER: And -- and good things happen.

10 | So you did a lot for this, too. It wasn't
11 | everyone else, your attitude is -- is a major --

12 | MR. AYALA: Yeah.

13 | MR. SANGER: -- major of piece of this that
14 | makes it work.

15 | Yeah.

16 | MR. AYALA: Yeah.

17 | MR. SANGER: Yeah.

18 | MR. AYALA: But, you know, I've try -- I
19 | doing that before but no -- I don't had the -- I
20 | don't get the help, --

21 | COMMISSIONER CAPIZZI: Right.

22 | MR. AYALA: -- you know, before.

23 | So --

24 | COMMISSIONER CAPIZZI: Right.

25 | MR. AYALA: -- since -- since you come and

1 -- and Edith here, you know, I'm being -- I'm be
2 nice right now, you know, and I'm keep going.
3 You know, I try to keep -- to -- to continue, you
4 know, working with them and have the possibility
5 to have -- to pay the rent normally, to pay the
6 -- all my business normally, you know.

7 COMMISSIONER CAPIZZI: Um-hum.

8 MR. AYALA: And not be on trouble.

9 MR. SANGER: So he could be self-
10 sufficient.

11 COMMISSIONER CAPIZZI: Sure. Sure.

12 MR. RODRIGUEZ: Yes.

13 MR. AYALA: Yeah.

14 COMMISSIONER CAPIZZI: Exactly.

15 MR. SANGER: Pay his own bills.

16 MR. RODRIGUEZ: Little steps, you know.

17 MR. AYALA: Yeah.

18 MR. RODRIGUEZ: And then you always have to
19 just make sure that you understand that we're
20 help to help you and there's always hope.

21 MR. AYALA: Yeah.

22 MR. RODRIGUEZ: When you feel like you're
23 -- you know have those days that you're -- you
24 know, just remember, you know, it's -- it takes
25 time and patience and we're here to help you.

1 MR. AYALA: Thank you.

2 MR. SANGER: Waldo's guys have helped a
3 lot, too, the maintenance guys --

4 COMMISSIONER CAPIZZI: Yes.

5 MR. SANGER: -- go in.

6 COMMISSIONER CAPIZZI: Sure.

7 MR. SANGER: Strip, wax the floor for him.

8 COMMISSIONER CAPIZZI: Yup.

9 MR. SANGER: Help him with this; help him
10 with that. So, you know, --

11 COMMISSIONER CAPIZZI: Yup.

12 MR. SANGER: -- truly was a --

13 COMMISSIONER CAPIZZI: Team effort.

14 MR. SANGER: -- team effort with a lot of
15 resources, a lot of people. Yeah.

16 So that's it. But we're -- we're glad for
17 you.

18 COMMISSIONER CAPIZZI: Thank you.

19 MR. SANGER: Okay?

20 MR. AYALA: Thank you.

21 MR. SANGER: And thank you for coming
22 today.

23 MR. AYALA: Okay.

24 MR. RODRIGUEZ: Great job.

25 COMMISSIONER CAPIZZI: Yes.

1 MR. SANGER: Thank you for coming and
2 sharing with us.

3 COMMISSIONER CAPIZZI: Yes.

4 Thank you.

5 MR. AYALA: Thank you for everyone.

6 Thank you.

7 COMMISSIONER CAPIZZI: Oh, you're welcome.

8 MR. AYALA: God bless, everyone.

9 (Applause.)

10 MR. SANGER: Okay.

11 Did you want to say anymore, Edith?

12 That's it?

13 MS. GUERRA: I think that's it, --

14 MR. SANGER: Okay.

15 MS. GUERRA: -- yeah.

16 MR. SANGER: All right, good.

17 MR. PIZZILLO: Have a good night, guys,
18 thank you.

19 MS. GUERRA: Good night.

20 Thank you.

21 MR. AYALA: Have a good night, everyone.

22 MR. SANGER: Okay.

23 COMMISSIONER MUNDORF: Good night.

24 Good night.

25 (Whereupon, there was a pause in the

1 proceedings.)

2 MR. SANGER: Yeah, we're going to get him a
3 new wheelchair, too.

4 But we just wanted to give you an example.

5 COMMISSIONER CAPIZZI: Yeah.

6 MR. SANGER: You know?

7 COMMISSIONER MUNDORF: Yeah.

8 MR. SANGER: The way this happened, you --

9 COMMISSIONER CAPIZZI: It's a lot of work.

10 MR. SANGER: -- know, even all the guys
11 rallied around him. The guys wanted to go in and
12 clean up the place and help, --

13 COMMISSIONER CAPIZZI: Yeah.

14 MR. SANGER: -- you know. And -- and some
15 of the, you know, people --

16 Because for a while all he was doing is --
17 I hate to say it, deplorable condition --

18 COMMISSIONER CAPIZZI: Sure.

19 MR. SANGER: -- in his apartment.

20 COMMISSIONER CAPIZZI: Sure.

21 MR. MORIN: No, it was -- it was bad.

22 MR. SANGER: Wasn't paying the electric.
23 Was living sometimes with candles, which we were
24 very concerned about. All right, very concerned.

25 COMMISSIONER MUNDORF: Yeah.

1 COMMISSIONER CAPIZZI: Yeah.

2 MR. SANGER: And -- living with candle,
3 whatever.

4 And then he would just go to the -- go
5 across and go to the shelter and eat at night and
6 then come back.

7 COMMISSIONER CAPIZZI: Oh, boy.

8 MR. SANGER: And then stay in his
9 apartment, --

10 COMMISSIONER CAPIZZI: Oh, boy.

11 MR. SANGER: -- do the same thing every
12 night. And needless to say the conditions were
13 not good.

14 But, you know, --

15 COMMISSIONER CAPIZZI: Right.

16 MR. SANGER: -- once you get -- find out
17 about it and try to help him and everybody
18 helping, so these are the kind of things we're
19 looking to, you know, --

20 COMMISSIONER CAPIZZI: Um-hum.

21 MR. SANGER: -- you know, to work. So --

22 COMMISSIONER CAPIZZI: Yup.

23 MR. SANGER: -- thank you for what you do,
24 too.

25 Okay, with that being said, I think it's

1 time now that we'd like to go into Closed
2 Session.

3 And can I get someone to -- Closed Session.
4 Okay. Okay.

5 COMMISSIONER MUNDORF: Debra Mundorf.

6 MR. SANGER: Okay, Debbie -- Debbie number
7 one and -- and Dottie number two.

8 Okay, so we have motion.

9 Motion by Miss Mundorf and second by Dottie
10 Jetter to go into Closed Session.

11 Do I -- can I get a vote please?

12 Mr. Pedraza?

13 CHAIRPERSON PEDRAZA: Yes.

14 MR. SANGER: Miss Jetter?

15 COMMISSIONER JETTER: Yes.

16 MR. SANGER: Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

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 we'll now be going into Closed Session.

24

25 (Whereupon, the Board moved to Executive

1 Session at 4:52 p.m.)

2

3 (Whereupon, the Board returned to Open
4 Session at 5:01 p.m.)

5

6 MR. SANGER: And we are now -- I need a
7 motion now to go into the -- the Open the public
8 -- back to the public Open Session.

9 Motion by Miss Jetter.

10 COMMISSIONER JETTER: Yes.

11 MR. SANGER: First motion by Miss Jetter.

12 And second by Mr. Pedraza.

13 Vote.

14 Mr. Pedraza?

15 CHAIRPERSON PEDRAZA: Yes.

16 MR. SANGER: Miss Jetter?

17 COMMISSIONER JETTER: Yes.

18 MR. SANGER: Miss Capizzi?

19 COMMISSIONER CAPIZZI: Yes.

20 MR. SANGER: Miss Mundorf?

21 COMMISSIONER MUNDORF: Yes.

22 MR. SANGER: Mr. Geldziler?

23 COMMISSIONER GELDZILER: Yes.

24 MR. SANGER: Yes. Five yes.

25 And we are now back into Open Session.

1 (Whereupon, there was a pause in the
2 proceedings.)

3 MR. SANGER: Okay.

4 To start our -- our Open Session, -- and,
5 again, I just want to take a moment to thank all
6 of you for being here this evening.

7 Also, take time to just say I hope you
8 enjoyed your summer months. We did have some
9 discussion before our meeting with some people
10 who have traveled and some people have went and
11 -- had visits and whatever. I know Dottie
12 herself went to the north -- northwest to visit
13 her family.

14 COMMISSIONER JETTER: No, I was going to --

15 MR. SANGER: You know.

16 COMMISSIONER JETTER: -- but nothing --

17 MR. SANGER: Yeah.

18 COMMISSIONER JETTER: -- happened.

19 MR. SANGER: Yeah. Yeah.

20 COMMISSIONER JETTER: I was too busy
21 running around for you.

22 MR. SANGER: Oh, that's good.

23 Thank you.

24 That's good.

25 That's good.

1 But hope everyone -- bottom line is
2 everyone enjoyed their summer relaxing with their
3 families. And we're back to business now. The
4 fall is here and we're back to business.

5 And I just want to share with you that we
6 -- we have done, you know, quite a bit at the
7 Union City Housing Authority over the summer
8 months. And I think you'll be able to see that
9 in my report to you this evening, as well as a
10 number of Resolutions that I'm going to share
11 with you now.

12
13 (Whereupon, the Board discussed and took
14 action on the following items:

15 **CONSENT AGENDA:**

16 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
17 **JUNE 20, 2019 AND THE EXECUTIVE SESSION MEETING**
18 **OF JUNE 20, 2019;**

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

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

21 RESOLUTION NO. 2019-042 - RESOLUTION
22 APPROVING RATIFICATION OF UNION CITY HOUSING
23 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
24 TELEPHONICALLY OF APPROVAL TO RE-BID GENERAL
25 CONTRACTING SERVICES FOR 519-421 SUMMIT AVENUE

1 AND CANTELLO STREET PHASE I COAH PROJECTS;

2 RESOLUTION NO. 2019-43 - RESOLUTION
3 APPROVING RE-BID FOR HVAC REPAIR SERVICES FOR THE
4 UNION CITY HOUSING AUTHORITY;

5 RESOLUTION NO. 2019-44 - RESOLUTION
6 APPROVING EXECUTION AND MEMORIALIZATION OF SHARED
7 SERVICES AGREEMENT BETWEEN THE UNION CITY HOUSING
8 AUTHORITY AND THE CITY OF UNION CITY BOARD OF
9 EDUCATION;

10 RESOLUTION NO. 2019-45 - RESOLUTION
11 APPROVING AND AUTHORIZING THE UNION CITY HOUSING
12 AUTHORITY TO ENTER INTO AND EXECUTIVE (SIC) A
13 COOPERATIVE PRICING AGREEMENT;

14 RESOLUTION NO. 2019-46 - RESOLUTION
15 PERMITTING THE UNION CITY HOUSING AUTHORITY TO
16 PUBLISH BID FOR GENERAL COUNSEL AND LABOR LEGAL
17 SERVICES FOR 2020 CALENDAR YEAR;

18 RESOLUTION NO. 2019-47 - RESOLUTION
19 ACCEPTING PROPOSAL REGARDING GENERAL CONTRACTING
20 SERVICES FOR 519-521 SUMMIT AVENUE COACH (SIC)
21 PROJECT AND AUTHORIZING ENTERING INTO CONTRACT TO
22 PROVIDE SERVICES;

23 RESOLUTION NO. 2019-48 - RESOLUTION
24 APPROVING CONTRACT FOR BOILER WATER TREATMENT
25 SERVICES;

1 RESOLUTION NO. 2019-49 - RESOLUTION
2 APPROVING CONTRACT FOR COMPACTOR MACHINE
3 MAINTENANCE AND REPAIR SERVICES;

4 RESOLUTION NO. 2019-50 - RESOLUTION
5 APPROVING CONTRACT FOR ELEVATOR MAINTENANCE
6 SERVICES;

7 RESOLUTION NO. 2019-51 - RESOLUTION
8 APPROVING CONTRACT FOR EMERGENCY ELECTRICAL
9 REPAIR SERVICES;

10 RESOLUTION NO. 2019-52 - RESOLUTION
11 APPROVING CONTRACT FOR EXTERMINATION SERVICES;

12 RESOLUTION NO. 2019-53 - RESOLUTION
13 APPROVING CONTRACT FOR FIRE ALARM/SECURITY
14 SYSTEM/INTERCOM AND ELEVATOR PHONE REPAIR
15 SERVICES;

16 RESOLUTION NO. 2019-54 - RESOLUTION
17 APPROVING CONTRACT FOR FIRE SPRINKLER SYSTEM
18 REPAIR SERVICES;

19 RESOLUTION NO. 2019-55 - RESOLUTION
20 APPROVING CONTRACT FOR GENERATOR MAINTENANCE
21 SERVICES;

22 RESOLUTION NO. 2019-56 - RESOLUTION
23 APPROVING CONTRACT FOR FUEL OIL DELIVERY
24 SERVICES;

25 **D. APPROVAL OF PAYMENT OF BILLS.)**

1
2 MR. SANGER: And because we do have 15
3 Resolutions, so I'm going to be -- try to be as,
4 you know, as short as possible with these and not
5 taking as much time. But some of them are just,
6 you know, Resolutions that we have to go over
7 such as number one -- 41, if you want to --

8 Forty-two, Resolution number 2019-42.

9 If you want to follow along -- the
10 Resolution Approving the Ratification of the
11 Union City Housing Authority Board of
12 Commissioners Approval Via Telephone Approval of
13 Re-Bid General Contracting Services for 519-521
14 Summit Avenue/Cantello Street Phase I COAH
15 Project.

16 If you recall back in August I had called
17 you and asked many of you on the phone to -- to
18 support our basically going out now to -- to
19 re-bid for that Phase. And we were able to do
20 that; allowed us to keep moving forward. Today
21 we're just ratifying that.

22 So thank you for that.

23 That is number 42.

24 Number 43 is a Resolution Approving Re-Bid
25 for HVAC --

1 Of course that's heating and -- and air
2 conditioning.

3 -- Repair Service for the Union City
4 Housing Authority.

5 You're going to see that we did have ten
6 maintenance contracts that we do each and every
7 year at this time.

8 One we did not get -- there -- no one did
9 submit. No contractor or vendor did submit. So
10 we're looking to re-bid and we're doing so with
11 this Resolution.

12 Resolution number 44 is a Resolution
13 Approving the Execution and Memorialization of
14 Shared Service Agreement Between the Union City
15 Housing Authority and Union City Board of
16 Education.

17 We're looking to continue with the Board of
18 Education in renting our facility and our
19 pavilion behind us for the sum of \$3500.00 per
20 month.

21 Allows the Board of Education to use the
22 facility for some of its -- for some of its
23 special education services and also allows us to
24 -- you know, an income for the Union City Housing
25 Authority.

1 But, most importantly is, we're -- we're
2 allowing our facilities to be utilized by the
3 community to support the community and support
4 the children of Union City.

5 So we did have some -- some of our
6 properties that were underused and we're looking
7 for ways now to utilize them and so -- so we can
8 get maximum benefit from them.

9 Resolution number 45 is Resolution
10 Approving and Authorizing the Union City Housing
11 Authority to Enter into Executive Cooperative
12 Pricing Agreement.

13 And what we have been doing at the Housing
14 Authority and what we have shared with you a
15 number of times that during the bid procurement
16 process and the bidding process, it --
17 unfortunately it's very hard sometimes to get
18 various vendors and contractors to submit bids.

19 And after you do exhaust the bid process,
20 you could then follow some State guidelines and
21 work with State cooperatives.

22 And State cooperatives are already vendors
23 or contractors who have been already approved by
24 the State of New Jersey as far as their -- as
25 being responsible, having the right

1 | certifications and having the right licenses,
2 | things of that nature, the insurances and
3 | whatever it might be.

4 | So Jorge has worked very hard on this to
5 | get us in -- in contact and in a working
6 | relationship with the -- with the co-ops. We had
7 | done one already and we're asking tonight that we
8 | enter into a cooperative pricing agreement with
9 | -- with Educational Service Commission of New
10 | Jersey for the purchase of good and -- for goods
11 | and -- and services.

12 | So this allows us, when we exhaust the
13 | procurement process and if we cannot get the
14 | bids, it allows us to go now to a State-certified
15 | agency that allows us to -- we can choose someone
16 | to work with us and these people have already
17 | been pre- -- pre-approved by the State. And it's
18 | all done through a legal process.

19 | So we already -- already are working with
20 | the Hunterdon County group.

21 | And we're going to have a second, being the
22 | Educational Service Commission of New Jersey and
23 | -- and allows us to move forward and, basically,
24 | it doesn't hold us up. We don't have to wait
25 | another month to re-bid, two months to re-bid,

1 things of that nature.

2 And Jorge has done a real good job with
3 this, reaching out and getting into contact,
4 establishing relationship with them, and -- and
5 in working on this.

6 So, we're glad to be --

7 COMMISSIONER JETTER: You did a good job.

8 MR. SANGER: -- glad to have that
9 Resolution as well.

10 COMMISSIONER CAPIZZI: Um-hum.

11 MR. SANGER: The next is a Resolution
12 Permitting Union City Housing Authority to
13 Publish Bid for General Counsel and Labor -- and
14 Labor Legal Services.

15 Each year we go out to bid for our
16 attorneys and we have two -- two different areas.
17 One for -- one for General Counsel, of course, is
18 Gerard and does our -- all our General Counsel
19 services.

20 And then, of course, if we have any issues
21 when it comes to staff and our HR department and
22 any type of labor services, we -- we work with
23 them as well for that.

24 So we would be going out to bid for a --
25 for those professionals as well.

1 And number 47.

2 Resolution Accepting Proposal Regarding
3 General Contracting Services for 519-521 Summit
4 Avenue Project and Authorizing Entering into
5 Contract to Provide Services.

6 And, again, the Authority received an
7 estimate from RIS Construction Corp. as an
8 approved vendor from the -- this is from the
9 Hunterdon County -- this HCESCCP, whatever. That
10 is the --

11 COMMISSIONER CAPIZZI: Um-hum.

12 MR. SANGER: -- the Hunterdon County shared
13 services, you know, people for General
14 Contracting Services for 519-521 Summit Avenue,
15 the COAH Project.

16 We've mentioned this to you for about a
17 year now. We finally -- we're very happy to
18 announce tonight that we will be -- we did get a
19 bidder. We are awarding a bid with your -- of
20 course, with your help tonight if you see fit.
21 And we will be able to start construction on or
22 about October 1st.

23 And we're hoping within 40 days we will be
24 into that building with 12 new units -- 12 new
25 units for the people of Union City downtown. So

1 we're very happy with that.

2 Number 48 is Resolution Approving Contract
3 for Boiler Water Treatment Services. And that's
4 to be awarded.

5 Again, these are -- all people -- low
6 bidders and were responsible.

7 Okay?

8 And they all --

9 COMMISSIONER JETTER: Ask Gerard, he's
10 always there.

11 MR. SANGER: -- you could be sure to
12 that --

13 COMMISSIONER JETTER: I'm always there.

14 MR. SANGER: Yes.

15 And all approved by Gerard. We have gone
16 through the process; approved by Gerard. And
17 we're -- we're happy to now get these moving --
18 moving tonight. And, again, puts us in good
19 shape.

20 The only difference you'll see in all of
21 these, back in -- in June you had given us
22 approval to go to multi-year contracts. We used
23 to be one-year contracts. Now all of these
24 contracts with the vendors are going to be two-
25 year --

1 COMMISSIONER CAPIZZI: Right.

2 MR. SANGER: -- contracts, which is better.
3 So you don't have to go through this whole
4 process each and every year. It's every two
5 years. And it does make things easier for
6 everyone.

7 All right?

8 So the first is for the Boiler Water to
9 Metro Group and the bid will not exceed
10 \$11,610.00.

11 Again, we have a cap on everything. The
12 cap you approved over two, three years ago. And
13 we're keeping a cap on that as well.

14 But realize the cap has been doubled
15 because of two years.

16 All right.

17 The other is the Resolution Approving
18 Contract for Compactor Machine Maintenance and
19 Repairs.

20 And that's going to go to Premier
21 Compacting Services.

22 And they get \$91.00 for the first hour and
23 a hundred and fifty dollars for -- for any type
24 of emergency hours.

25 So, again, looking forward to working with

1 | them.

2 | The other is Resolution Approving Contract
3 | for Elevator Maintenance.

4 | Very, very important for the Union City
5 | Housing Authority for the safety of our residents
6 | and for any-- anyone visiting, of course.

7 | And it's very important that we do have a
8 | contractor in elevator service, people who are
9 | extremely responsible.

10 | We're happy to continue working with G&S
11 | (sic) Elevator Industries. And they've -- we've
12 | had a good working relationship with them in
13 | recent years. They work well with Waldo in many
14 | -- you know, and working towards that.

15 | And would not -- we would not exceed
16 | \$48,072.00 for the two-year period.

17 | This is probably one of the biggest
18 | contracts we have. And also realizing that
19 | elevator safety is most important with elevators
20 | and the issues that come with the elevators when
21 | you have so many different buildings that we
22 | have.

23 | And, of course, dealing with senior
24 | citizens and, you know, people -- handicap people
25 | as well living in our buildings. We want to be

1 | sure that the elevators are, you know, as, you
2 | know, well-run and that they are in excellent
3 | shape, you know, to help, you know, assist all of
4 | our -- our residents.

5 | So we're happy with that as well.

6 | Also, Resolution number 51.

7 | Approving Contract for Emergency Electrical
8 | Repair.

9 | And any -- anytime we may have any electric
10 | issues that we're not able to do with our
11 | maintenance staff, through Waldo, we are going to
12 | enter into an agreement with TS-- TSUJ
13 | Corporation.

14 | And it will be the rates of \$75.00 the
15 | first hour and then 75 each weekday hours and
16 | hundred and twelve dollars for on the weekend for
17 | first hour and hundred and twelve -- hundred
18 | twelve for additional hours on the weekend.

19 | So we're looking to work -- to continue
20 | working with them for electrical services.

21 | Resolution number 52.

22 | Resolution Approving Contract for
23 | Exterminating Services.

24 | Again, something -- you know it's very
25 | important for the -- for the health of all our

1 residents.

2 And we're going to continue working --
3 we're happy with E&G Exterminators. They were
4 the lowest responsible bidder. And their rate
5 will not exceed \$16,640.00.

6 Number 53 is a Resolution Approving
7 Contract for Fire Alarm/Security System/Intercom
8 and Elevator Phone Repair.

9 And we're again working -- happy to be --
10 continue working with United Federated Systems.
11 And their -- the amounts of the various hours and
12 their services are right here, which will not
13 basically exceed \$85.00 for the first hour and
14 not exceed a hundred twenty-seven dollars and
15 fifty cents for those hour -- on the weekend.

16 Next is number 54.

17 Resolution Approving Contract for the Fire
18 Sprinkler System Repair.

19 And, again, we'll be working -- we're
20 awarding as the lowest responsible bidder to Fire
21 -- Fire Prevention Contractors.

22 And, again, their rates are \$80.00 per
23 hour; hundred thirty dollars for emergency hour;
24 and yearly inspection fee of \$3,000.00.

25 And, again, we're happy to be working with

1 | them again as well.

2 | The next is a Resolution Approving Contract
3 | for Generator Maintenance Services.

4 | And we'll be -- and the Resolution would be
5 | for Energy-Redux (sic) -- Rudox, Generator
6 | Maintenance Service. And their bid would not
7 | exceed \$3,360.00.

8 | And Resolution number 56.

9 | Resolution Approving Contract for Fuel Oil
10 | Delivery.

11 | Essential for the -- most important for the
12 | people. And we'll be entering into the lowest
13 | respon-- we're working with the lowest
14 | responsible bidder, National Fuel Oil. And
15 | they're .8 cents per -- per gallon and for -- and
16 | for each delivery.

17 | So we're happy to be working with them.

18 | Those are all the Resolutions that I do
19 | have, as far as, you know, all the services we're
20 | looking to procure and have for all our
21 | residents.

22 | Are there any questions towards that?

23 | You know, these are -- most of these are
24 | our regular maintenance contracts that we've been
25 | working with for many different years.

1 We are happy that this year a number of the
2 vendors and contractors that we have worked with
3 in past years have again continued to work with
4 us. They've come in with their bids that have
5 been -- as the lowest bidder. And they are very
6 responsible. And we've had good working
7 relationships.

8 So that's nice. It's nice when you
9 continue -- can continue working with these
10 people. And --

11 COMMISSIONER CAPIZZI: Um-hum.

12 MR. SANGER: -- they get to know you. You
13 get to know them. And it just leads for, you
14 know, good productivity for our tenants.

15 So good things happening.

16 Waldo works very closely with a lot of them
17 and he gets the work orders each and every
18 morning and there are some things he can do with
19 his maintenance staff and there's some things he
20 can't do where he has to call in the
21 professionals. And that's why we have all these
22 people onboard, you know, to maintain our
23 buildings as best we can.

24 So with that being said, that's my first
25 thing for this.

1 The other thing now, in a -- in an Open
2 Meeting with us, is there any other -- any other
3 questions or thoughts that you may have?

4 Okay.

5 And part of our Open -- of our Open
6 Meeting, too, which I'd like to do right now as
7 part of my report, okay, as the, you know, --

8 Do you want me to vote first?

9 MR. PIZZILLO: Well, you want to vote on
10 the Consent Agenda, --

11 MR. SANGER: Okay. Okay.

12 MR. PIZZILLO: -- which will consist --

13 MR. SANGER: We'll do that.

14 MR. PIZZILLO: -- of the usual.

15 MR. SANGER: Yes. Okay.

16 MR. PIZZILLO: And then you can go into
17 your report.

18 MR. SANGER: Okay.

19 With advisement from the counsel, I think
20 it's best now that we do vote now on the -- on
21 the Consent Agenda.

22 And, with that, I just want to remind all
23 of you that when you vote on the -- the Consent
24 Agenda; you're voting for the Approval of the
25 Minutes, you're voting for the Approval of any

1 bids or RFPs that we have. You're voting for the
2 Resolutions. And you're Approving the Payment of
3 Bills, as well.

4 So, we -- we will have a Consent Agenda.
5 And let's have a vote.

6 Mr. Pedraza?

7 CHAIRPERSON PEDRAZA: Yes.

8 MR. PIZZILLO: Make a motion.

9 MR. SANGER: Motion --

10 I'm sorry.

11 CHAIRPERSON PEDRAZA: Oh.

12 MR. SANGER: Motion?

13 I'm --

14 CHAIRPERSON PEDRAZA: Motion.

15 MR. SANGER: Oh, motion by --

16 CHAIRPERSON PEDRAZA: Yeah.

17 MR. SANGER: -- Mr. Pedraza.

18 Second?

19 By Mr. Geldziler.

20 A vote.

21 Mr. Pedraza?

22 CHAIRPERSON PEDRAZA: Yes.

23 MR. SANGER: Mr. -- Miss Jetter?

24 COMMISSIONER JETTER: Yes.

25 MR. SANGER: Miss Capizzi?

1 COMMISSIONER CAPIZZI: Yes.

2 MR. SANGER: Miss Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 MR. SANGER: Mr. Geldziler?

5 COMMISSIONER GELDZILER: Yes.

6 MR. SANGER: Okay, five yes.

7

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

9

10 MR. SANGER: And now we could -- we could
11 move on with our -- our meeting for my report
12 that I have as the Executive Director.

13 If you would for me, I put in the packet --
14 in your packet you will see a list of all the
15 achievements of the Union City Housing Authority
16 --

17 COMMISSIONER MUNDORF: Um-hum.

18 MR. SANGER: -- for the last -- for the
19 last six months. You'll see that's all part of
20 the Report of the Executive Director.

21 And you'll see as of 8/1/2019, -- and I
22 don't want to take a lot of time to elaborate on
23 all these things but what I do want to do is give
24 you an idea of our achievements, of many of the
25 things that we've done the last six months or so

1 | that -- to see even over these summer months, all
2 | of the work that we've been doing.

3 | And I'm -- I'm very proud of this.

4 | It goes to show you the work of the -- the
5 | administrative office, the maintenance staff,
6 | working with different vendors. It really is a
7 | collective, collaborative effort and a
8 | collaborative achievement for the many things we
9 | do.

10 | I'm very fortunate to have Waldo working --
11 | with Waldo working with Jorge. Some very good
12 | people working around me that allows us to get
13 | many of these things accomplished.

14 | And we have a good maintenance staff and
15 | good office staff and we're moving forward with
16 | many projects.

17 | But the last six or seven months -- I just
18 | want to read to you some of the bullets of things
19 | we have done. And it's something we should all
20 | be proud of because it's only through your
21 | support and your help and your vote that allows
22 | us to do these things.

23 | And one, of course, is the purchase of the
24 | Renaissance Building at 2601 Central Avenue.

25 | We now have 36 units of additional

1 affordable housing in Union City. So that is our
2 building; 2601 Central Avenue is now the -- under
3 the ownership of the Union City Housing
4 Authority. And is going to be -- in one short
5 month is going to be under the -- the --

6 MR. MORIN: Management.

7 MR. SANGER: -- the management of the Union
8 City Housing Authority.

9 If you get a chance, you could look up the
10 screen -- some of you may recognize that building
11 from 2601 Central.

12 Okay?

13 It was under the management of the -- of
14 the North Hudson Community Action Corporation.
15 And since then we've -- we've taken over that.
16 And we're happy to say that we have 36 units
17 there of affordable housing for the people of
18 Union City.

19 Also, our Columbian Courts downtown. There
20 is new lighting, new fencing, new fire escapes,
21 railings and walkways. And this was all done
22 with our capital funds.

23 MR. RODRIGUEZ: And you'll see --

24 MR. SANGER: Also, --

25 Okay.

1 Jorge is going to be able to get that up on
2 the screen for you. I want you to get a visual
3 of that as well.

4 COMMISSIONER JETTER: Oh.

5 MR. SANGER: This is -- this is downtown.
6 This is a picture of Bergenline Avenue, between
7 3rd and 4th Street. You could see the new fence
8 that is there. That new fence has been
9 reconditioned and repainted.

10 And just an example that --

11 Jorge, you want to keep moving?

12 MR. RODRIGUEZ: Sure.

13 MR. SANGER: Keep that going.

14 MR. RODRIGUEZ: Yeah.

15 MR. SANGER: And there is a -- a playground
16 downtown there in the complex at 3rd and 4th
17 Street in Columbian Courts.

18 We put in a new -- new surface there, new
19 fencing, and we'll be putting in new pavers in
20 the near future.

21 There's another angle of the playground.
22 It's that soft surface that's, you know, a little
23 easier for the kids to play on and things like
24 that.

25 So we're happy with that.

1 This was all done with our capital fund --
2 capital funding there. And I believe nothing --
3 this is the first time in about 20, 25 years or
4 so that it was -- it was redone and resurfaced.

5 As you could -- you know, as you could see,
6 too, if you could see some of the -- around some
7 of the greenery and some of the -- working with
8 the landscapers, we've done a better job downtown
9 with that.

10 MR. RODRIGUEZ: Yeah, absolutely.

11 MR. SANGER: The next one Jorge was just
12 at. We also had done the -- this whole patio
13 here. Back patio was redone, repainted, the
14 fencing was -- and stairs were reconditioned.
15 And that was -- in the past that was all chipped
16 and dented and there was a lot of, --

17 MR. MORIN: Rust.

18 MR. SANGER: -- you know, a lot of rust.
19 And also a lot of -- some of the stairwells were
20 broken. Stairs -- steps were broken but we were
21 able to fix that all up as well.

22 So, we -- we're happy with that. All,
23 again, under capital funds that come to us from
24 -- from HUD from the federal government.

25 That's it, Jorge, I think?

1 MR. RODRIGUEZ: No, we have --

2 MR. SANGER: We have anything --

3 MR. RODRIGUEZ: I mean as we go on by the
4 other --

5 MR. SANGER: Yeah. Okay.

6 MR. RODRIGUEZ: -- projects --

7 MR. SANGER: Also, I -- also, Hillside
8 Terrace here. We have a new play--

9 MR. MORIN: Playground.

10 MR. SANGER: -- playground and water park.
11 And here's what we have here -- it's right down
12 the -- right down the hill here on 39th Street.

13 And this summer, when it was as hot as it
14 was this summer, this was a very active place.
15 We had the sprinkler system open from 12 noon to
16 eight o'clock every day, seven days a week.

17 COMMISSIONER MUNDORF: Oh.

18 MR. SANGER: And the children and some of
19 the parents certainly used this, you know,
20 maximum -- got maximum benefit and it was always
21 in use. And, believe me they were calling me at
22 eight o'clock at night, six o'clock at night, I'm
23 in -- Saturdays, I'm in the restaurant down the
24 beach with my wife and kids and they're calling.
25 The water got -- the water went off or whatever

1 | it might be. And --

2 | But the bottom line is, you know, we were
3 | able to provide all of the water park for
4 | everyone there, the new playground and, you know,
5 | good things happening there.

6 | Also, with capital funds, we have new fire
7 | doors and windows at Hillside Terrace.

8 | There's an example of the fire door -- the
9 | exterior fire doors that were put up. And talked
10 | to you about that and you -- you had approved
11 | that months ago. So this is the final product of
12 | that.

13 | Also, the SDA Building at 519-521 Summit
14 | Avenue.

15 | You just approved to a Consent Agenda that
16 | that building, we -- we just awarded the
17 | contractor and awarded the -- you know, the
18 | Resolution and the bid. And they'll -- they'll
19 | be starting there Monday morning.

20 | This is the building at 519-521 Summit
21 | Avenue right there on the corner. There are 12
22 | units there. There are nine one-bedroom units
23 | and three two-bedroom units.

24 | And that is all being fixed up for the --
25 | the amount of \$156,000.00, so we make it livable

1 for -- for tenants.

2 And this is be extension of our Veterans
3 homes -- Veterans Housing in Union City. So,
4 this building's going to have 12 new units for --

5 COMMISSIONER JETTER: Veterans?

6 MR. SANGER: -- people.

7 Um-hum. Um-hum.

8 COMMISSIONER JETTER: More Veterans.

9 MR. SANGER: Um-hum.

10 COMMISSIONER JETTER: Yay!

11 MR. SANGER: Okay.

12 The other is the COAH at Vets and Cantello
13 Street Project Procurement for Improvements to
14 the 40 Units and Exterior Safety Items.

15 And what we'll be doing there is, right at
16 Cantello Street with the 40 units, right after
17 we're -- we get this project going, which will be
18 Monday, the next week or two we're going to sit
19 down and work with Gerard and our administrative
20 team here and to really put some plans together
21 now to get another vendor coming to us from the
22 State contract as we spoke about -- from the
23 State cooperative to work on our Veterans.

24 And I'm hoping within the next two months
25 or so that work will begin on the units -- the

1 Veterans units on Cantello Street.

2 So we're very happy with it.

3 It's going to take a lot of planning
4 because is work is going to be done while people
5 are living there, while they are occupied --
6 tenant occupied, resident occupied. And so
7 there's going to -- obviously that takes a lot of
8 coordination and working together but we're very
9 happy to say for, you know, say that that's going
10 to begin.

11 The other is Phase II, which is additional
12 money from COAH, was approved by the court so we
13 could -- by the court -- our courts and what
14 we'll be able to do is to address the needs of
15 the other 62 Veterans units in Union City with
16 Phase II. And that has been approved by the
17 courts to -- to allow to use COAH funds.

18 The amount of the COAH fund has yet -- not
19 yet been attached but it has been approved. I've
20 been informed by the -- the City Clerk of the
21 City of Union City that the courts did approve
22 for Phase II but the money attachment has yet to
23 -- is yet to be discussed and to be, you know,
24 finalized.

25 So we're very happy with that.

1 So we're hoping within the next 18 months
2 or so that we can get all the units in Union City
3 -- what we call our Veterans units all over town,
4 a hundred and twelve of those units -- all
5 modernized. And, you know, new bathrooms, new
6 kitchens, new electric, new stairwells, new
7 windows, --

8 COMMISSIONER JETTER: What about siding?

9 MR. SANGER: -- new whatever.

10 Excuse me?

11 COMMISSIONER JETTER: In -- in Cantello
12 Street the siding is coming off the --

13 MR. SANGER: New siding as well. Yes.

14 COMMISSIONER JETTER: Okay.

15 MR. SANGER: Siding as well. Yes.

16 That's going to be -- new walkways outside.
17 New lighting outside. Things of that nature.

18 COMMISSIONER JETTER: Oh, that's great.

19 MR. SANGER: Yeah it is.

20 COMMISSIONER JETTER: And gates around it
21 so other people don't come in and bring their
22 dogs in, too.

23 MR. PIZZILLO: All that. All of that.

24 COMMISSIONER JETTER: Good for you.

25 MR. SANGER: Okay.

1 We'll continue leasing with the Union City
2 Board of Education, the Pavilion as I mentioned.

3 Additional security cameras at the Senior
4 Citizen Building.

5 We have had additional part-time cleaning
6 staff, stressing cleanliness in all our
7 buildings.

8 Working with Waldo and Jorge, we were able
9 to find funding and money now that we're getting
10 -- in all of our buildings here we're going to
11 have two cleaning -- cleaning people. You know,
12 people to help with cleaning.

13 Like do some custodial and also some
14 cleaning. So we're happy with that.

15 We also painted a lot of the lines in our
16 parking lot for safety and uniformity.

17 We have -- we have extensive use of our new
18 social worker for residents. We spoke about that
19 already.

20 We're researching RAD Process for the Union
21 City Housing Authority, which basically means
22 that it's --

23 RAD stands for Residents Assistance
24 Program.

25 And will allow us to get funding from the

1 federal government, through the federal
2 government. And that will allow us, basically,
3 that have a big mortgage and clean -- and help do
4 the same in all of these buildings here in our
5 public housing throughout Union City and making
6 capital improvements in our public housing.

7 So we're -- that's another -- we'll be
8 discussing that in the future but another project
9 we're hoping to do.

10 We made positive gains in our collecting
11 delinquent rents, which we -- we've done with
12 Gerard. He's done a good job with that.

13 We've -- we've absorbed 40 portables from
14 surrounding housing authorities for financial
15 gain. In other words, we took in in our Section
16 8. Portables are, once you have a housing
17 voucher in Section 8, you can use that voucher
18 anywhere.

19 All right?

20 So we were able to absorb 40 and -- which
21 gives us, you know, allows -- allows us to help
22 with -- help us financially, as well as help
23 people with housing in Union City.

24 Section 8 focused on -- on contacting
25 potential tenants from -- from our waiting list.

1 We're working closely with that. We're updating
2 the waiting list in Section 8; computerizing all
3 the data.

4 We've improved coordination with the Union
5 City Police Department, addressing drug dealing
6 and trespassing issues within a lot of our
7 facilities.

8 We have closer planning with landscaping
9 company to improve appearance and health/safety
10 of Union City Housing Authority properties.

11 Large old trees have been removed from
12 Union City properties. Downtown we removed three
13 huge 80 year old trees that were becoming a bit
14 of a safety issue.

15 And, you know, there's a tremendous amount
16 of -- I didn't realize the costs of tree removal
17 and amount. It's a lot of money. A lot of
18 money.

19 COMMISSIONER CAPIZZI: Mmm.

20 MR. SANGER: And I -- I've -- some lessons
21 I learned this summer as well with some of these
22 projects.

23 And, you know, just getting trees removed
24 and whatever, you know, anyone in the area, you
25 know, five, six, six, seven thousand dollars, you

1 know, just for tree removal.

2 So, you know, good things there.

3 New uniforms for our maintenance men and
4 our security staff.

5 Purchase of new maintenance vehicle for
6 more conducive to our needs. We had two big
7 trucks. We said, listen, we have to do this --
8 do this a little smarter. We got a smaller
9 truck. And the truck is helping, you know, --
10 which is allowing to get us around town better.
11 And it just helps a lot more with -- you know,
12 with getting the men, you know, ready and
13 prepared for their day.

14 The other is we now have roving security
15 guards at all of our sites. And we have this
16 site here and the site downtown; we have a roving
17 security guard from eight o'clock at night till
18 four o'clock in the morning at both sites and
19 helping with that, of course for safety.

20 We -- this -- this site right here, 3911,
21 was the summer free lunch program, in cooperation
22 with the Union City Board of Education. So all
23 of our residents had the free summer breakfast
24 and lunch program with that for -- for nutrition.
25 And happy with that.

1 Entered into the membership of the
2 Hunterdon County -- what we talked about,
3 procurement.

4 And we purchased new landscaping equipment
5 for ourselves, such as blowers and -- and cutting
6 of -- you know, machinery to cut the hedges and
7 -- and things of that nature.

8 So just to give you a little idea of what
9 we have done in the last six months or so.

10 But also, for the last three years, you
11 have an ongoing now list of all our
12 accomplishments at the Union City Housing
13 Authority. If you look at this, for the last
14 three years, you'll see all the things we were
15 able to achieve.

16 Right?

17 So bottom line, what happens, it goes from
18 this agenda --

19 COMMISSIONER CAPIZZI: Um-hum.

20 MR. SANGER: -- it goes from this agenda to
21 our staff, to our maintenance people, and then
22 we're able to implement -- implement it all and
23 here is the -- here's the results of our
24 planning. We plan; results. You approve; we
25 plan; we implement; and this is the results for

1 | you. So that's the process.

2 | So it all starts with you and a lot of the
3 | good things we're doing we're very proud of this.
4 | So we'll have an ongoing list of all of our
5 | achievements and -- and accomplishments.

6 | So that is my report.

7 | And is there anyone else that has anything
8 | they would like to mention or whatever?

9 | No questions or anything for me?

10 | Okay.

11 |

12 | **PUBLIC COMMENT:**

13 |

14 | MR. SANGER: And at this time it's the
15 | portion of our agenda that -- is anyone from the
16 | public who'd like to address the Board?

17 | MS. BESHARA: Not at this time.

18 | MR. SANGER: Okay, not at this time.

19 | Seeing none.

20 |

21 | **ADJOURNMENT:**

22 |

23 | MR. SANGER: Can I get a motion to --

24 | CHAIRPERSON PEDRAZA: Motion.

25 | MR. SANGER: -- close?

1 Motion by Mr. Pedraza.

2 Second by Miss Mundorf.

3 And a roll call.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 MR. SANGER: Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Yes.

10 MR. SANGER: Miss Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Mr. Geldziler?

13 COMMISSIONER GELDZILER: Yes.

14 MR. SANGER: Five yes.

15 Our meeting is now closed.

16 Thank you.

17

18 (Whereupon, the proceedings were concluded

19 at 5:31 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, September 19, 2019,
10 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon