

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, June 21, 2018
Commencing at 4:33 p.m.

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

DIANE R. CAPIZZI, COMMISSIONER
ELISE DiNARDO, COMMISSIONER
DOROTHY JETTER, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON,
(Arrived at 4:34 p.m.)
MARTIN T. MARTINETTI, CHAIRPERSON

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

DEBRA MUNDORF, 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

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1 MR. SANGER: I believe Miss Gutierrez will
2 be here.

3 And Miss Mundorf, as we said, will not be
4 coming today due to her -- her condition --
5 physical condition.

6 But let's salute the flag.

7

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

10

11 MR. SANGER: Well, --

12 CHAIRPERSON MARTINETTI: Did she have the
13 surgery already?

14 MR. SANGER: No, she's having her surgery
15 on Tuesday.

16 CHAIRPERSON MARTINETTI: Okay.

17 MR. SANGER: Yeah.

18 She said she wasn't feeling well today and
19 she -- she called and let us know what was going
20 on.

21 But, first of all, welcome everyone to the
22 June meeting of the Union City Housing Authority.

23 We did not have a meeting last month and we
24 -- part of that was due to the fact that I,
25 myself, went through a little bit of a medical

1 procedure -- had some medical procedures that I
2 had to take care of and I was in the hospital for
3 a few days. But every-- everything turned out
4 very well, so I'm happy with that.

5 COMMISSIONER JETTER: Yay.

6 MR. SANGER: And then there were other --
7 with that as well, you know, there were a number
8 of things that we could have carried over to this
9 month that did not impact or have any type of
10 negative impact on the Authority -

11

12 (Whereupon, Vice Chairperson Margarita
13 Gutierrez arrived at 4:34 p.m.)

14

15 VICE CHAIRPERSON GUTIERREZ: Hi.

16 MR. SANGER: -- negative impact on the
17 Authority or anything of that nature. But -- so
18 I just want to thank you -- a few people had
19 called me and I thank you for that.

20

21 **ROLL CALL:**

22

23 MR. SANGER: And at this time we'll take a
24 roll call for the meeting this evening.

25 Mr. Martinetti?

1 CHAIRPERSON MARTINETTI: Here.

2 MR. SANGER: Miss Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Here.

4 MR. SANGER: Miss Jetter?

5 COMMISSIONER JETTER: Here.

6 MR. SANGER: Miss DiNardo?

7 COMMISSIONER DiNARDO: Here.

8 MR. SANGER: Miss Capizzi?

9 COMMISSIONER CAPIZZI: Here.

10 MR. SANGER: Miss Mundorf?

11 Absent.

12 Mr. Pedraza?

13 COMMISSIONER PEDRAZA: Here.

14 Yes, we have six present and one absent.

15 And we do have a quorum.

16 At this time I think it's best that we go
17 into the Closed Session of the Housing Authority.

18 And can I get a motion please?

19 COMMISSIONER DiNARDO: Motion.

20 VICE CHAIRPERSON GUTIERREZ: Motion.

21 MR. SANGER: Motion by Miss DiNardo.

22 Seconded by Miss Gutierrez.

23 We will now go into Closed Session.

24 And anybody from the public who is here

25 now --

1 CHAIRPERSON MARTINETTI: You need a --

2 MR. SANGER: -- we will allow you to go
3 back --

4 CHAIRPERSON MARTINETTI: -- you need a
5 vote.

6 MR. SANGER: Yeah.

7 We need a vote to go into --

8 MR. PIZZILLO: Yes.

9 MR. SANGER: Okay and the vote --

10 CHAIRPERSON MARTINETTI: You want to do it
11 as a consent?

12 MR. PIZZILLO: Yeah. You could -- yeah.

13 COMMISSIONER DiNARDO: All say aye.

14

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

16

17 (Whereupon, the Board moved to Executive
18 Session at 4:35 p.m.)

19

20 (Whereupon, the Board returned to Open
21 Session at 4:50 p.m.)

22

23 MR. SANGER: Can I have a motion to go into
24 Regular Session?

25 CHAIRPERSON MARTINETTI: Motion.

1 MS. SANGER: Motion; Mr. Martinetti.

2 COMMISSIONER DiNARDO: Second.

3 MR. SANGER: Second by Miss DiNardo.

4 COMMISSIONER DiNARDO: Gutierrez.

5 MR. SANGER: Miss DiNardo.

6 COMMISSIONER DiNARDO: Or whoever.

7 And roll call.

8 Mr. Martinetti?

9 CHAIRPERSON MARTINETTI: Yes.

10 MR. SANGER: Miss Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 MR. SANGER: Miss Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. SANGER: Miss DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: Mr. Pedraza?

19 COMMISSIONER PEDRAZA: Yes.

20 MR. SANGER: Six yes and we'll now go -- go
21 back into Open Session.

22 And if we'd please allow the public to come
23 in.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. SANGER: Okay.

2 At this time I'd like -- just like to take
3 this portion --

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

6

7 (Whereupon, the Board discussed and took
8 action on the following items:

9 **CONSENT AGENDA:**

10 **A. APPROVAL OF MINUTES OF THE REGULAR MEETING OF**
11 **APRIL 19, 2018 AND THE EXECUTIVE SESSION MEETING**
12 **OF APRIL 19, 2018;**

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

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

15 RESOLUTION NO. 2018-163 - RESOLUTION
16 AUTHORIZING THE PHA TO ADVERTISE FOR BIDS/RFPS;

17 RESOLUTION NO. 2018-164 - RESOLUTION
18 APPROVING CONTRACT FOR INSTALLATION OF FLOOR
19 TILING AT UNION CITY HOUSING AUTHORITY
20 ADMINISTRATION OFFICE;

21 RESOLUTION NO. 2018-165 - RESOLUTION
22 APPROVING RATIFICATION OF UNION CITY HOUSING
23 AUTHORITY BOARD OF COMMISSIONERS APPROVAL VIA
24 TELEPHONICALLY OF CONTRACT FOR INSTALLATION OF
25 FLOOR TILING AT UNION CITY HOUSING AUTHORITY

1 ADMINISTRATION OFFICE;

2 RESOLUTION NO. 2018-166 - RESOLUTION
3 AUTHORIZING THE PHA TO ADVERTISE FOR RFPS FOR
4 ARCHITECTURAL/ENGINEERING SERVICES (A/E) TO
5 IMPLEMENT 7 COMPLETE A 2018 FEDERAL FUNDED
6 CAPITAL FUND REGARDING VARIOUS JOBS AT AMP 1, 2
7 AND 3;

8 RESOLUTION NO. 2018-167 - 2018 ADOPTED
9 BUDGET RESOLUTION FOR THE UNION CITY HOUSING
10 AUTHORITY;

11 RESOLUTION NO. 2018-168 - RESOLUTION
12 AUTHORIZING THE HOUSING AUTHORITY TO RE-BID THE
13 DOORS AND FRAMING REPLACEMENT AT HILLSIDE TERRACE
14 I-AMP2;

15 RESOLUTION NO. 2018-169 - RESOLUTION
16 APPROVING NEGOTIATION AND EXECUTION OF AGREEMENTS
17 BETWEEN THE UNION CITY HOUSING AUTHORITY AND THE
18 NORTH HUDSON COMMUNITY ACTION CORPORATION FOR
19 PROPERTY LOCATED AT 2601 CENTRAL AVENUE, UNION
20 CITY;

21 RESOLUTION NO. 2018-170 - A RESOLUTION
22 AUTHORIZING THE UNION CITY HOUSING AUTHORITY TO
23 ENTER INTO A COOPERATIVE PRICING AGREEMENT

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

25 **E. ACCOUNT'S RECEIVABLES/DELINQUENT ACCOUNTS.)**

1

2 MR. SANGER: Okay.

3 What I'd like to do this evening, we do
4 have about eight Resolutions that I'd like to
5 read, and thorough with you. And some of them
6 rebid requests. But I think all of them are much
7 -- very much needed, so we can move ahead as an
8 Authority to move forward and make the progress
9 that we are making and continue with our
10 progress.

11 First Resolution is Resolution 2018 number
12 163.

13 And it's a Resolution Authorizing the PHA
14 to Advertise for Bids.

15 And these are the bids that we call our
16 fall bids. And you'll see that they're there as
17 far as general maintenance; extermination;
18 compactor; oil fuel. Things of that nature.
19 These are things we do on a regular basis.

20 But at the same time there are four or so
21 in there, like compactor machine; carpets/floors;
22 emergency/electrical repairs; and -- and fire
23 sprinkler system repairs.

24 And what we like to do is we will go out to
25 bid for them but at the same time just be sure

1 that we do have a bid and a situa -- but at the
2 same time it is also something that we could --
3 think we could do also piecemeal where we might
4 not need an entire bid.

5 So we may not have to activate the whole
6 bid and things of that nature. We think we can
7 save money by going -- some of these by doing it
8 piecemeal and do as -- as per need, based on
9 need, rather than just have a whole bid and be
10 able to save some money.

11 Because we really haven't had many
12 situations. Last year a few --

13 MR. RODRIGUEZ: Right.

14 MR. SANGER: -- with the compactors. The
15 carpets --

16 MR. RODRIGUEZ: The flooring.

17 MR. SANGER: -- and floors, we haven't had
18 any.

19 MR. RODRIGUEZ: Have any.

20 MR. SANGER: There's maybe eight or ten
21 months we haven't had anything there as far as
22 carpeting.

23 Emergency electrical pairs -- repairs have
24 been down a lot.

25 And fire sprinkler repairs have been down a

1 lot.

2 So with that being said we don't think we
3 have to have a full bid but we will go out. We
4 will get your approval. And then if we want to
5 activate it or not. But it looks like, as we do
6 assessment and evaluation and -- and in the
7 spirit of cost savings, that we won't have to do
8 that and we'll do it more on a need -- per needs
9 basis.

10 So, that is that. And is -- so that is
11 that, 163, as far as Reso-- authorizing us to go
12 out to bid for those.

13 The other is Resolution number 164.

14 And if you recall back in May we did not
15 have a meeting in May but I did do a phone poll
16 for our Board members and asking them to give us
17 the approval for the Installation of the Floor
18 Tiling at Union City Housing Authority
19 Administrative Office.

20 As you could see -- and thank you for your
21 compliments -- we're doing our best here to make
22 improvements and upgrades in the office here.
23 Many of these have not been done in 25 or 30
24 years or so.

25 So the next move is to do the floors so we

1 | could have a place really for health and safety
2 | issues. A place, of course, you want it
3 | comfortable, of course, for performance by
4 | everyone working in -- in our administrative
5 | staff and working here. But at the same time you
6 | have to cover many health and safety issues.

7 | So by doing the -- taking the steps we've
8 | been taking the last few months to make these
9 | improvements, we're covering many of the health
10 | and safety issues that should have been
11 | addressed, I will say, of, you know, a while
12 | back.

13 | So, we're happy with that. So we're asking
14 | Resolution approving that contract.

15 | That, basically, 164 and 165 are the same.

16 | And 165 is really saying to you just a
17 | recap -- a recap for the Resolution Approving
18 | Ratification of the Union City Housing Authority
19 | Board of -- Approval Via Telephone of Contract
20 | for Installation of the Floor Tiling at the Union
21 | City Housing Authority.

22 | So we did it by phone but we're doing it
23 | again at this table just to be sure we're
24 | covering this thoroughly even though we really
25 | did by the phone, just all et cetera.

1 So, we're doing that with number 164 and
2 number 165.

3 Then we're going to move on to number 166.

4 And number 166 for -- is the Resolution
5 Authorizing the PHA to Advertise for RFPs for
6 Architectural/Engineering Services to Implement 7
7 Complete a 2018 Federal Funded Capital Fund
8 Regarding Various Jobs at AMP 1, 2 and 3.

9 We will discuss this a little more. And
10 we're asking you to allow us to go out to bid for
11 the architect that's going to help us prepare for
12 these.

13 And I'm going to have a lot more
14 information for you in -- in a few moments as you
15 could see and how we're going to be addressing
16 with some -- a number of issues when it comes to
17 our physical plant and our physical improvements
18 within the Authority and some of our buildings
19 and how we're going to be spending money towards
20 that.

21 And we're -- basically, it's a Resolution
22 authorizing the architect to help prepare us to
23 make those improvements that we're required to do
24 by the REAC -- the REAC law in the -- with HUD --
25 with -- federally funded through HUD.

1 So we're asking that Resolution.

2 Resolution number 167.

3 Is a Resolution Adopting the Budget for the
4 Union City Housing Authority.

5 The budget is to the amount of \$13,742.59
6 (sic).

7 And if you have any questions towards that
8 we're asking you to approve that.

9 But, Jorge, can you give us a little --

10 MR. RODRIGUEZ: Yeah, it's basically the --

11 MR. SANGER: -- additional information.

12 MR. RODRIGUEZ: -- the budget is going up
13 slightly from last -- from the -- you know, from
14 last fiscal year.

15 The most notable increase is in our capital
16 fund program. Not just too long ago I even was
17 -- I should thank our -- my Chairperson here
18 because he -- he had sent me the news -- the good
19 news when the capital fund news came from
20 Washington that that was increased -- the capital
21 fund.

22 Typically we receive about 600,000 every
23 year and half of that goes to our debt. And this
24 time around we are receiving about a million
25 dollars. So we're getting another 400,000 --

1 COMMISSIONER DiNARDO: Excellent.

2 MR. RODRIGUEZ: -- that we're going to put
3 to place right away with our capital fund
4 program.

5 So that's the most notable item in -- in
6 the budget that was adopted. Not -- like the
7 Director had just mentioned but for the most
8 part, you know, the budget it is what it is and
9 we try to keep a good eye on it every year. And
10 you can be -- be sure that I will continue doing
11 the same so.

12 MR. SANGER: And we'll have a lot more
13 information on that shortly.

14 MR. RODRIGUEZ: Absolutely. Yeah.

15 MR. SANGER: Also, Resolution number 168.

16 Resolution Authorizing the Housing
17 Authority to Re-Bid the Doors and Framing
18 Replacement at Hillside Terrace for AMPs 1 and 2.

19 And what we're looking to do is we right
20 now have -- we've gone out -- we've had pickup of
21 -- of the various people who had an interest in
22 -- in providing a bid for this and only one
23 people did -- one person or one company, one
24 vendor, was able to submit for us.

25 We have a submission of about a hundred and

1 twenty-three thousand dollars for all these
2 doors.

3 You're talking about replacement doors at
4 Hillside Terrace 1 and 2, which is -- which is
5 approximately about 30 doors. These are fire
6 doors for -- you know, entrance doors, exit
7 doors, egress doors with frames and things of
8 that nature.

9 Obviously it's a major health and safety
10 issue. And it's something that we have to
11 address and has been -- the federal government
12 has basically said to us, HUD, that this is
13 something you have to address almost immediately.
14 That's what we're doing with that \$400,000.00
15 that was just mentioned. So towards items such
16 as this.

17 So at that time we had only gotten one
18 person to come in at \$123,000.00. We're not sure
19 if we're satisfied that -- with that. So Jorge
20 in his ongoing efforts to cost savings and to
21 investigate and look into how go about doing
22 things, we're looking into State contract for
23 that now and see if some-- if there is a vendor
24 with State contract that might be able to come in
25 lower than 123,000.

1 And then we'll be able to discuss with HUD
2 what maybe our next steps could be -- to be -- to
3 see if we can come in with someone as low -- you
4 know, as low as possible.

5 We'd like to come in lower because, for
6 obvious reasons, if we can get a lower amount
7 that means we could save money and we could use
8 those -- the savings of that money to -- to other
9 items as well --

10 MR. RODRIGUEZ: Right.

11 MR. SANGER: -- that are addressed and --

12 MR. RODRIGUEZ: Right.

13 MR. SANGER: -- needed.

14 So, we're -- we're moving towards that.

15 And so this, again, is -- is a Resolution
16 authorizing us to rebid if we have to rebid.

17 MR. RODRIGUEZ: Exactly.

18 MR. SANGER: If it doesn't go through the
19 State contract, we don't get approval from HUD,
20 then we have the rebid in place to go about and
21 do that.

22 And, hopefully, we could recruit more
23 people in some way, shape or form or advertise
24 maybe a little better or a little bit more
25 targeted in certain places to be sure that we get

1 | more and more people to, you know, basically
2 | submit --

3 | MR. RODRIGUEZ: Right.

4 | MR. SANGER: -- submit for this.

5 | Okay?

6 | Resolution 169.

7 | Is Resolution Approving Negotiation and
8 | Execution of Agreements Between the Union City
9 | Housing Authority and the North Hudson Community
10 | Action Corporation for Property Located at 2601
11 | Central Avenue.

12 | And the Union City Housing Authority, North
13 | Hudson Community Action Corp. have had
14 | preliminary discussions regarding the transfer
15 | and acquisition by the Authority of a building
16 | known as The Renaissance, located 2601 Central
17 | Avenue.

18 | I have mentioned this to you a number of
19 | times at meetings the last number of months. So
20 | we've met -- Housing Authority with North Hudson
21 | Community Action Corporation. We've done our due
22 | diligence there. We've -- we've talked with
23 | their finance people. We've walked through with
24 | their architect. We wanted to get a true
25 | snapshot and picture of what's there and how it

1 | may benefit the people of Union City when it
2 | comes to affordable housing.

3 | And, so therefore, we're happy with that.
4 | We've looked through. I think some of the -- the
5 | -- the assessment that has gone through the --
6 | number of the items it's somewhere in the
7 | vicinity of a hundred and ninety thousand dollars
8 | as far as some improvements to the building.

9 | Keep in mind there are about 36 units there
10 | and also a 37th unit for -- for a superintendent
11 | or a building manager there, as well.

12 | And what it's going to do is allow us to
13 | move forward and take control and take management
14 | of more units for people of Union City to enjoy
15 | through affordable housing.

16 | And the other is the fact that we're -- you
17 | know, we'll -- we will be able to, you know,
18 | utilize some of the funds for this through it and
19 | we're hoping to work that from COAH and some
20 | things of that nature where we can provide
21 | funding to do that as well.

22 | So, you know, we're -- we're happy to do
23 | that.

24 | Then we have the -- the last item, which is
25 | a Resolution 170.

1 Resolution 170.

2 It's a Resolution Authorizing the Union
3 City Housing Authority to Enter into a
4 Cooperative Pricing Agreement.

5 And we're asking -- and if you could -- if
6 you look at the next item you'll see the Hudson
7 County Educational Services Commission. You'll
8 see that there are hundreds of communities, board
9 of educations and various public agencies that
10 are part of the Hunterdon County -- the Union
11 City Board of Education is one. They're part of
12 Hunterdon County; it's one of the biggest of the
13 State of New Jersey.

14 You'll see that there are hundreds of
15 communities and hundreds of boards of educations
16 and vari-- again, as I said agencies, that are
17 involved in this.

18 This will give us a great opportunity to
19 get better prices.

20 COMMISSIONER DiNARDO: Um-hum.

21 MR. SANGER: So, again, in cost savings and
22 things of that nature, going out in the
23 cooperative, going out into the -- the consortium
24 and the -- in a cooperative nature and try to, of
25 course, get things at a lower price.

1 And, again, Jorge is this one. Jorge, --
2 one of the things that Jorge has been doing. You
3 know he actively looking for ways to -- with the
4 cost savings and in speaking with people.
5 Getting out, speaking with people and, you know,
6 learning by other peoples' experiences,
7 et cetera, and -- so how can that benefit the
8 Union city Housing Authority.

9 So we're doing that as well.

10 So those are those -- all those
11 Resolutions.

12 Just keep in mind that we will go through
13 the process of the Consent Agenda to approve
14 these Resolutions in -- in just a few -- few
15 minutes.

16 Does anyone have any questions towards
17 those -- any of those Resolutions or anything
18 like that? I'd be happy to answer them. Or --

19 No.

20 So the next item that I'd like to take time
21 to -- and maybe spend a little time on something
22 that I feel is very important and something that
23 I'm really looking forward to -- Union City
24 Housing Authority's looking forward to. And if
25 you would please just take a moment to the packet

1 that I had -- had provided for you in -- in your
2 packet here.

3 And I -- I believe, all of you, Mr.
4 Martinetti as Chairperson and all of you had
5 received the letter from HUD concerning the Union
6 City Housing Authority and how, in our physical
7 plant -- and I want to say physical only -- in
8 our physical plant, we had achievement score of
9 23 out of 40, which -- which was a score -- score
10 that we're not proud of and a score that we are
11 actively looking at and actively making the --
12 the improvements towards improving that score.

13 Much of that comes from the fact that we do
14 have antiquated older buildings but at the same
15 time that is no excuse. We do have to take the
16 steps and do what's necessary to make
17 improvements for all of our tenants, all of our
18 residents, particularly in the area of health and
19 safety.

20 Of course, that's first and foremost, the
21 health and safety of all our residents. And our
22 moneys, if you would just take a moment, I did
23 include a copy of that letter but I'm sure about
24 three weeks ago all of you had received --

25 COMMISSIONER DiNARDO: Um-hum.

1 MR. SANGER: -- but at the same time I'm --
2 you know, want to include it again for you, maybe
3 to refresh your memory, give you a visual, to see
4 exactly what we're talking about this evening.

5 So as I said in -- in a letter that I'm
6 about to read to you, Mr. Martinetti and I had --
7 did -- did have conversation because it was
8 directed to the -- the Chairperson himself and
9 the -- the Board of Commissioners. But at the
10 same time we wanted to show that we were already
11 in a proactive mode into addressing many of the
12 -- many of these issues prior to receiving that
13 letter from HUD.

14 We were aware of many of these things
15 because the past HUD reports and we were in the
16 process of addressing many of them.

17 And as I did write here in a letter that I
18 -- I'm providing you with a copy of, we sent a
19 letter to Miss Arce, who's the Director of the
20 Public Housing at the -- at the Newark field
21 office.

22 And, as I had said here recently, Union
23 City Housing Authority was in receipt of a letter
24 from you alerting us to the fact that Union City
25 Housing Authority was designated sub-standard

1 physical by HUD based on a failing public housing
2 assessment system of a score of 23 out of 40.

3 And that's something we're not proud of but
4 at the same time we will be making those
5 improvements and we will work very diligently
6 with that.

7 The Board of Commissioners, myself, and the
8 Authority Management Team take this matter very
9 seriously. We're also excited about the progress
10 we have made during the last two years of REAC
11 inspections. We have listened and below for your
12 interest.

13 So if you see there in AMP-1 in 2016 we
14 received a score of 43.

15 In 2017, which is this last year and the
16 last inspec-- we received a score of 60.

17 So we're plus 17 this last year there.
18 We're still below but we're making the progress.

19 You see in AMP-2, we -- in 2016, -- and a
20 lot of that prior to this Administration,
21 building up towards that -- where we see 15 in
22 AMP-2. And we -- we're very happy to say the
23 last time we came up to 47; we made 32 point jump
24 in that just this last year.

25 AMP-3, we have -- we were at 51 at 2016; we

1 improved to 58. And we're plus seven.

2 In AMP-4 we've improved from 54 to 66 for a
3 plus 12.

4 Overall, we -- we increased 68 points in --
5 in this. So, it seems while we feel this -- this
6 gain of progress a step in the right direction,
7 our goal is being an Authority with high overall
8 performance will remain focused and diligent.

9 Okay?

10 Many of the recommendations that they have
11 made in your letter, we're already following
12 those recommendations. We're putting into place
13 many of these things in what we're doing.

14 With that, we're required to make what they
15 recall a recovery action plan. And if you look
16 -- if you take the next page or two for each AMP,
17 you'll see that I made what you'd call an action
18 plan here.

19 And you'll see what the item was that they
20 had cited us for, such as the first one, in AMP-
21 1, was playground area and equipment. And where
22 the -- where it was in the inspection summary
23 report, page 12 under site, and what we will be
24 doing, our activity will be upgrading/replacing
25 play area surfacing and equipment. Who will be

1 the persons responsible for that will be the
2 architect and our management team. The -- we
3 will be using our capital funds. And the
4 timeline for completion will be early fall of
5 2018. And our procurement will be during the
6 months of July and August.

7 So this is an action plan for each one of
8 the items that they had cited us for to -- to
9 show you that we're taking this very seriously.
10 And the -- the cost and the funding for all of
11 this in our action plan will add up to the
12 \$400,000.00 that we had received from HUD -- the
13 additional money this year for HUD.

14 So, we're focusing all our money for these
15 -- from HUD we'll be going directly to all these
16 items for health and safety issues for our -- for
17 our -- for all of our residents.

18 You'll see here tripping hazards, hardware
19 locks, façade peeling, safety bar prevention from
20 the doors. Apartments and units that need many
21 items such as spackling and painting and things
22 of that drain nature. Missed drain covers.
23 Deteriorated windows.

24 So we had them all -- as reported to us
25 from HUD that we had to be in compliance and had

1 to make the improvements, therefore we're putting
2 together an action plan here.

3 I don't know if you've ever seen this
4 before at the Housing Authority and what has to
5 be done as far as an action plan but we wanted to
6 be as thorough as possible, to be as upfront as
7 possible, to be as transparent as possible to let
8 you know exactly what we're doing. What the
9 items we were cited for; what the -- and how we
10 are now addressing those items through our
11 funding and through all the resources that we
12 have here at the Authority.

13 So that action plan and all of this that
14 I'm presenting to you today was sent to HUD about
15 two weeks ago. We were proactive. We had 30
16 days to submit it; I think we -- we submitted it
17 in about eight days. Eight days. We were aware
18 of this. We're making the improvements. We were
19 very happy -- we were really steps ahead of the
20 game and we wanted to get everything out to them
21 as fast as possible and -- so they could see that
22 we're, you know, we're involved.

23 The other item is we -- I took the whole
24 list, which is a true snapshot -- the next page
25 that you have is a true snapshot and -- of the

1 hard work and everything we've achieved here at
2 the Housing Authority for the last two years.

3 And if you look at all these items you'll
4 see that we -- you know, while we were cited for
5 some things by HUD -- and we will be addressing
6 them, we were still doing many, many good things
7 for the people of Union City. And we will be
8 doing that and continue doing this.

9 And if you look here at our achievements,
10 we're happy with that.

11 The other thing I would like to report to
12 you, while this letter was a little alarming --
13 might have been alarming for me, might have been
14 a little alarming for you as well, but at the
15 same time we wanted to alert you to the fact that
16 there are five elements in which the Union City
17 Housing Authority is being monitored and that you
18 are responsible for.

19 The elements are:

20 The physical plant of the Housing
21 Authority.

22 The financial of the Housing Authority.

23 The management of the Housing Authority.

24 The capital fund of the Housing Authority.

25 And the Section 8 of the Housing Authority.

1 On only one area, the physical, is where we
2 were deficient. And we're addressing that by
3 this action plan, identifying the areas,
4 addressing it with the resources of \$400,000.00.

5 But I wanted to let you know we are still
6 Authority -- an Authority that is in good
7 standing. We are standard; we are in good
8 standing. Because in the area of financial, we
9 received a score of 23 out of 25.

10 In the area of management, we received a
11 score of 23 out of 25.

12 And this is the sheet right here; you could
13 follow along with me.

14 In the capital fund we received ten of ten.

15 And also what we have done in the Section 8
16 we received a score of 93 out of a hundred, which
17 is excellent. You're still -- that's like
18 getting an A in the classroom.

19 MR. RODRIGUEZ: Yeah.

20 MR. SANGER: So we're doing very well.

21 So, four out of the five we're doing a very
22 good job; above average and standard. We
23 received a score of 79, so we are standard.

24 Ninety and above is what they call high-
25 performing. That's our goal to get to in

1 everything we do. And we're going to strive
2 tremendously the next few years to get us to that
3 -- of being a high performing Housing Authority.

4 And I also put there for you a yearly trend
5 -- I gave you a spreadsheet so you can really get
6 an idea, if you look at this one here, and you
7 can see the trend of the last five years of the
8 five scores.

9 All right?

10 And if you look along with me at this,
11 you'll see in 2013 -- and it's really self-
12 explanatory. But in 2013 our total score was
13 '74. In 2014, the total score was 76.

14 For two years, 2015 and 2016, there was no
15 score because we had put in a RAD application.
16 Because you're in a RAD application they didn't
17 come here and they did not do a physical
18 inspection. All right? So needless to say there
19 was no inspection done.

20 So, while I'm sure there was a lot of work
21 being done towards that but they were also aware
22 of there being no inspections. So really I'm
23 sure in -- in thinking that while some of the
24 funds weren't there as well but not as much money
25 was targeted for that as well because we thought

1 we were going into RAD -- okay, possibility going
2 to RAD.

3 But this year, '17 -- 2017, we had a score
4 of 79. So you can see, since 19-- 2013, we were
5 74, 76, -- two years off because of RAD -- and
6 then we received the 79 this year. To show that
7 we are making progress and this is -- to see this
8 kind of progress of the -- of improving a little
9 each year is -- is truly a true snapshot and
10 picture of the improvements we're making.

11 And then you'll also see the SEMAP, which
12 is Section 8 Management Assessment Program and
13 you'll see that that has gone each year. We've
14 been in the 93, hundred, 96, 93. We're getting
15 an A in that all the time.

16 So and our Section 8 program is -- is
17 running along excellently.

18 All our other areas we're above average;
19 we're in standards.

20 The area that we do have to look -- address
21 is the physical plant. And that's where we're
22 doing.

23 I wanted to be as transparent with you as
24 possible and show you, you know, the exact moneys
25 that will be -- the report from the -- from the

1 HUD people themselves, the cause we have got from
2 them. Show you -- show you our action plan where
3 we're focusing our money.

4 And there was also one other item there
5 that I wanted to share with you.

6 I'm sure I have that. I -- I passed it up
7 but I want to be sure you have it.

8 This involves right here -- if you just
9 look along with this sheet for me, you'll see how
10 we are -- the capital fund projected projects for
11 the capital funds that have \$1 million -- 1 --
12 1,022,000 to be exact. And these are all the
13 areas that we're going to be addressing with that
14 money.

15 And if you'll see that almost all --
16 everything there is a REAC project and a REAC
17 item. Site work. Playground. Building exterior
18 doors. Site work and kids playground. Emergency
19 exit signs. Basement upgrades. Painting, repair
20 hallway, windows. Kitchen upgrades. New stoves.

21 All of the people living in the AMP -- in
22 our buildings here, in AMP-1, 2 -- 2 -- 2 and 3
23 here will be receiving new stoves as we go along.
24 And we're going to be looking to get the best
25 prices for them. We're out shopping already for

1 | that and doing those type things.

2 | So you can see exactly how we will be
3 | spending our money. And all of this has been
4 | provided to HUD. We're waiting to hear from them
5 | to be sure that our plan -- to see if our plan is
6 | going to be approved. I don't see any reason why
7 | not because we've been extremely thorough.

8 | And I think this will give you a true
9 | snapshot and true -- true picture of our
10 | situation but at the same time we've been -- the
11 | last two years we've been addressing many of
12 | them. You saw the progress we made from 2016 to
13 | 2017. And when we put this \$400,000.00 into
14 | those areas -- into these areas, when we do that
15 | this -- this coming year, with -- the next time
16 | we do get inspected --

17 | Maybe not the very next because we might
18 | not have it all done by the next --

19 | But the following one, I expect it to go up
20 | tremendously.

21 | MR. RODRIGUEZ: And if --

22 | MR. SANGER: Our scores to go up --

23 | MR. RODRIGUEZ: And if I may --

24 | MR. SANGER: -- tremendously.

25 | MR. RODRIGUEZ: -- segue just for a minute

1 on that.

2 And it's just relevant to say that we did
3 increase in -- in our 2016 to 2017 and we had a
4 second visit because of that increase.

5 MR. SANGER: Um-hum.

6 MR. RODRIGUEZ: They didn't like the
7 increase.

8 MR. MORIN: Yeah.

9 MR. RODRIGUEZ: So they --

10 MR. MORIN: They came -- they came --

11 MR. RODRIGUEZ: -- sent another inspector
12 to --

13 MR. MORIN: Yeah.

14 MR. RODRIGUEZ: -- inspect the inspector.

15 MR. MORIN: They came in September.

16 MR. RODRIGUEZ: So, keep in mind this is
17 very strict --

18 MR. SANGER: Um-hum.

19 MR. RODRIGUEZ: -- strict standards.

20 MR. MORIN: They came in September and they
21 didn't post the -- the score. And we got a call,
22 why did you score so high? What -- you know,
23 what did you do?

24 Well, we did what you told us to do. We
25 did some tree cutting. We did some of the --

1 MR. SANGER: Sidewalk.

2 MR. MORIN: -- tree -- (indiscernible) --
3 that we had. We did stairs, we did and that.
4 They said, okay, fine; three weeks later they
5 send a letter we're going to send another team to
6 inspect.

7 VICE CHAIRPERSON GUTIERREZ: Oh, my God.

8 MR. MORIN: So they didn't like the score.

9 So now they send one of the supervisor from
10 HUD that sits in Washington with another
11 inspector from Miami. Now there's two set of
12 eyes. Now every little crack, everything that
13 they found.

14 So, there's --

15 MR. RODRIGUEZ: I took a little walk-thru.

16 MR. MORIN: -- there's no -- I mean it's
17 like no winning.

18 MR. RODRIGUEZ: Yeah.

19 MR. MORIN: You know, you could do good --

20 COMMISSIONER DiNARDO: Um-hum.

21 MR. RODRIGUEZ: Yeah.

22 MR. MORIN: -- and they question it. And
23 everything was there.

24 MR. SANGER: They took no prisoners.

25 MR. RODRIGUEZ: Yeah, I mean of all the --

1 of all the indicators here, the physical,
2 financial, I -- I can say the physical is, by
3 far, --

4 You know and in our condition of our
5 buildings is going to be the biggest challenge
6 that we'll face --

7 COMMISSIONER DiNARDO: Um-hum.

8 MR. RODRIGUEZ: -- here at the Housing
9 Authority.

10 And, you know, obviously managing the funds
11 is -- is important and -- and so forth but
12 without question -- you know, without question,
13 the physical, you know, condition of these
14 buildings really draw a lot of attention.

15 So, it's -- it's a challenge needless to
16 say.

17 Thank you.

18 MR. SANGER: Thank you.

19 Any questions towards this?

20 Or anything anyone like to add?

21 I just, you know, wanted to be as thorough
22 as possible I took about 15, 20 minutes stating
23 -- you know, showing you this. But I wanted to
24 be transparent.

25 Some of you may have gotten that letter and

1 | said, wow, what are we doing; I didn't know this.
2 | Whatever.

3 | But we've been saying all along that we
4 | realize in the physical plant our antiquated
5 | buildings that we do have some issues and some
6 | problems. But it showed also that -- that since
7 | we've been here, as this Administration and since
8 | we've been here, that we've made those
9 | improvements already. We're well on our way to
10 | making those improvements and we will continue to
11 | do that.

12 | So, we will be having more discussion
13 | towards how we're going to make some improvements
14 | maybe for the future. Right now I think it's too
15 | -- a little, you know, --

16 | MR. RODRIGUEZ: Premature.

17 | MR. SANGER: -- preliminary, you know, and
18 | premature to do that but I think it's something
19 | that we're going to have to discuss as a -- you
20 | know, as a Board and as an Authority and as well
21 | with our City Fathers on what we're going to do
22 | to, you know, improve upon some of the --
23 | probably one of the most needed things in our
24 | society today when it comes to affordable housing
25 | for -- for the less fortunate people and some of

1 the, you know, people -- low income people.

2 You know there's a tremendous need out
3 there. There's more and more people. And I
4 think society's starting to realize that more and
5 more. And hopefully some things will be done
6 towards that, so -- to making those improvements.

7 That -- that's basically it.

8 There any-- anyone who would -- again, any
9 comments towards that?

10 If not, I am going to say at this time it's
11 time for our Consent Agenda.

12 And just a reminder that during the Consent
13 Agenda that you'll be voting for, you know, the
14 -- the items as related to this -- this
15 particular -- all the Resolutions and, of course,
16 the delinquency report, the budget that we had
17 just presented to you and, as well, -- as well as
18 this.

19 So with that being said, I would like to
20 take that roll call as far as Consent Agenda.

21 Mr. Martinetti?

22 CHAIRPERSON MARTINETTI: Yes.

23 MR. SANGER: Okay.

24 CHAIRPERSON MARTINETTI: This is including
25 the bills also?

1 MR. SANGER: Yes, sir. I'm sorry, sir, --

2 CHAIRPERSON MARTINETTI: With the --

3 MR. SANGER: -- yes, including --

4 CHAIRPERSON MARTINETTI: -- recusal on --

5 MR. SANGER: -- the bills.

6 CHAIRPERSON MARTINETTI: -- properties

7 owned by Miguel Hector and contractors governed

8 with the --

9 MR. SANGER: Including the bills, yes, sir.

10 MR. SANGER: Miss Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Yes.

12 MR. SANGER: Miss Jetter?

13 COMMISSIONER JETTER: Yeah.

14 MR. SANGER: Miss DiNardo?

15 COMMISSIONER DiNARDO: Yes.

16 MR. SANGER: Miss Capizzi?

17 COMMISSIONER CAPIZZI: Yes.

18 MR. SANGER: And Mr. Pedraza?

19 COMMISSIONER PEDRAZA: Yes.

20 MR. SANGER: Yes.

21 Six yes.

22 And thank you for -- for that and

23 supporting us through our Resolutions and mainly

24 supporting our plan, too, that we're moving

25 forward to -- with.

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PUBLIC COMMENT:

MR. SANGER: So, at this time I would say is there anyone here from the public who would like to address the Board?

MS. BESHARA: Not today, thank you.

CHAIRPERSON MARTINETTI: No?

MR. SANGER: Seeing none.

ADJOURNMENT:

MR. SANGER: Do I get -- seeing none, do I get someone who could take us out and adjournment -- for adjournment.

COMMISSIONER DiNARDO: Motion.

MR. SANGER: Motion by Miss DiNardo.

VICE CHAIRPERSON GUTIERREZ: Second.

MR. SANGER: Second by Miss Gutierrez.

And our meeting is adjourned.

And we need a roll call for that?

MR. PIZZILLO: Yes.

COMMISSIONER DiNARDO: Yes.

MR. SANGER: And we need a roll call.

So, Mr. Martinetti?

1 CHAIRPERSON MARTINETTI: Yes.

2 MR. SANGER: Okay.

3 Miss Gutierrez?

4 VICE CHAIRPERSON GUTIERREZ: Yes.

5 MR. SANGER: All right.

6 Miss Jetter?

7 COMMISSIONER JETTER: Yes.

8 MR. SANGER: Miss DiNardo?

9 COMMISSIONER DiNARDO: Yes.

10 MR. SANGER: Miss Capizzi?

11 COMMISSIONER CAPIZZI: Yes.

12 MR. SANGER: And Mr. Pedraza?

13 COMMISSIONER PEDRAZA: Yes.

14 MR. SANGER: Okay.

15 Thank you very much.

16 COMMISSIONER CAPIZZI: Thank you.

17 VICE CHAIRPERSON GUTIERREZ: Thank you.

18 MR. RODRIGUEZ: July and August.

19 MR. SANGER: Okay.

20 Just a reminder, too, that we're -- right

21 now we're --

22 MR. DILLON: Are we off?

23 MR. SANGER: -- we're off and, basically,

24 being recorded that in the past it's been the

25 practice of our -- of our Authority here not to

1 have meetings maybe July and August.

2 If that is okay with you and Mr. Martinetti
3 as Chairperson, of course, that we do not have
4 the meetings during July and August. But, if
5 there are a number of items which we may because
6 of the bidding that's going on, I may have to
7 make some phone polls to some of you and to -- to
8 be sure that we're, you know, addressing that in
9 its appropriate way. And, of course, to allow us
10 to move forward.

11 Because not having meetings, doesn't mean
12 we're stalling the Housing Authority, but we're
13 -- but taking a much -- much needed little
14 refreshment and little, you know, health --
15 health tune-up for all of us during the summer.

16 So, with that I thank you and we will not
17 be having those meetings during July -- in July
18 and August.

19 COMMISSIONER CAPIZZI: Thank you.

20 VICE CHAIRPERSON GUTIERREZ: Thank you.

21 COMMISSIONER DiNARDO: Okay.

22 VICE CHAIRPERSON GUTIERREZ: And have a --

23 MR. SANGER: Thank you very much.

24 VICE CHAIRPERSON GUTIERREZ: -- great
25 summer.

1 Have a great summer.

2

3 (Whereupon, the proceedings were concluded
4 at 5:24 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, June 21, 2018 and
10 digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon