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TOWN OF HARRISON
HOUSING AUTHORITY

MEETING OF THE TOWN OF : TRANSCRIPT
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

O P E N S E S S I O N

5 p.m.
January 20, 2016
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- LAURENCE BENNETT, CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- IRENE ALMEIDA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ., Board Attorney
- ROY ROGERS, Executive Director
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- JOAN MICHAELSON, Authority Staff
- JOANNE ROMANO, Authority Staff

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1 THE CHAIRMAN: Pursuant to Chapter 231,
2 laws of 1975, adequate posting and advance notice
3 of the date, time, location, purpose and agenda
4 of this meeting has been recorded. Roll call.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Here.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Present.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Here.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Here.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Here.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Here.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Here.

19 Please stand and salute the flag.

20 (Pledge of Allegiance.)

21 THE CHAIRMAN: I need a motion to
22 approve the minutes of the December 10th meeting,
23 2015.

24 COMMISSIONER ALMEIDA: Motion.

25 COMMISSIONER PETTIGREW: Second.

1 MS. GILMORE: Commissioner Almeida.
2 COMMISSIONER ALMEIDA: Aye.
3 MS. GILMORE: Commissioner Choffo.
4 COMMISSIONER CHOFFO: Aye.
5 MS. GILMORE: Commissioner Confessore.
6 COMMISSIONER CONFESSORE: Aye.
7 MS. GILMORE: Commissioner Kinsella.
8 COMMISSIONER KINSELLA: Aye.
9 MS. GILMORE: Commissioner Mustilli.
10 COMMISSIONER MUSTILLI: Aye.
11 MS. GILMORE: Commissioner Pettigrew.
12 COMMISSIONER PETTIGREW: Aye.
13 MS. GILMORE: Commissioner Bennett.
14 THE CHAIRMAN: Aye.
15 I need a motion to approve the water
16 bills.
17 COMMISSIONER KINSELLA: Motion.
18 COMMISSIONER PETTIGREW: Second.
19 MS. GILMORE: Commissioner Almeida.
20 COMMISSIONER ALMEIDA: Aye.
21 MS. GILMORE: Commissioner Choffo.
22 COMMISSIONER CHOFFO: Aye.
23 MS. GILMORE: Commissioner Confessore.
24 COMMISSIONER CONFESSORE: Aye.
25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.
2 MS. GILMORE: Commissioner Mustilli.
3 COMMISSIONER MUSTILLI: Aye.
4 MS. GILMORE: Commissioner Pettigrew.
5 COMMISSIONER PETTIGREW: Aye.
6 MS. GILMORE: Commissioner Bennett.
7 THE CHAIRMAN: I abstain.
8 I need a motion for other bills that
9 need to be paid.
10 COMMISSIONER CONFESSORE: Motion.
11 COMMISSIONER MUSTILLI: Second.
12 MS. GILMORE: Commissioner Almeida.
13 COMMISSIONER ALMEIDA: Aye.
14 MS. GILMORE: Commissioner Choffo.
15 COMMISSIONER CHOFFO: Aye.
16 MS. GILMORE: Commissioner Confessore.
17 COMMISSIONER CONFESSORE: Aye.
18 MS. GILMORE: Commissioner Kinsella.
19 COMMISSIONER KINSELLA: Aye.
20 MS. GILMORE: Commissioner Mustilli.
21 COMMISSIONER MUSTILLI: Aye.
22 MS. GILMORE: Commissioner Pettigrew.
23 COMMISSIONER PETTIGREW: Aye.
24 MS. GILMORE: Commissioner Bennett.
25 THE CHAIRMAN: Aye.

1 Communications.

2 MS. GILMORE: We have an article that
3 was in the Observer. "Kids visit Barclays Center
4 to watch Globetrotters. The Harrison Recreation
5 Department recently sponsored a bus ride to
6 Barclay's Center in Brooklyn to see the Harlem
7 Globetrotters play. The tickets were donated by
8 SportsNet New York and transportation was
9 supplied by the Recreation Department. Pictured
10 are children from Harrison Recreation Basketball
11 and Harrison Gardens."

12 THE CHAIRMAN: I'd just like to
13 thank -- he's not here -- but I'd like to thank
14 Larry Kelly for those tickets, because he went
15 online, and he has a relationship with them, and
16 he was the one that was able to get the tickets.

17 Executive Director's report.

18 DIRECTOR ROGERS: I would like to add
19 to the Chairman's report. We decided when I was
20 hired, I was told to teach the employees to
21 become more sensitive to the needs of the
22 residents, and we decided to have Mr. Kelly come
23 on board to coordinate resident activities. We
24 tried a resident association, and that didn't
25 work out too well, people didn't attend the

1 meeting. But I can say that there's already
2 three activities that Mr. Kelly has organized at
3 no cost to the Housing Authority, and I just
4 appreciate the fact that somebody, a resident can
5 get involved like that.

6 And you received my written Executive
7 Director's report. I really don't have anything
8 to add. I assume the Chairman is going to talk
9 briefly about development?

10 THE CHAIRMAN: Yes.

11 DIRECTOR ROGERS: Okay.

12 THE CHAIRMAN: I just basically want to
13 let the Commissioners know that we're looking
14 into doing another affordable senior housing, and
15 we're looking at the place over by Pechters.
16 It's just basic, you know, that's basic right
17 now. We're looking into how much it's going to
18 cost us, the cost of the property, what we can
19 put there and how many units we can put there.
20 So it's just -- we're looking into all that right
21 now.

22 I think that would benefit the seniors
23 in the town, and we do have COLA money that we
24 can use. So we're looking into that now, because
25 we have a lot of seniors that could use it. So

1 that's about it; right?

2 DIRECTOR ROGERS: Yeah. The bottom
3 line is if it's affordable, we can do it.

4 COMMISSIONER ALMEIDA: Last time we
5 tried doing this a couple years ago and I was
6 involved, it didn't go over too well, but that
7 was because of...

8 DIRECTOR ROGERS: Personalities and all
9 that.

10 COMMISSIONER ALMEIDA: Exactly. Are we
11 able as the Harrison Housing to use funds? I
12 thought we were not able to use funds.

13 DIRECTOR ROGERS: Okay. What we have
14 to do is our attorney has to form a nonprofit.
15 We met with the A & E already a couple times.
16 What's unique about a project like this is the
17 Housing Authority can't control it, and we, in my
18 opinion, had a lapse the last time. You can have
19 up to three Housing Authority Commissioners on
20 the Board, but you can probably go a little bit
21 farther than that, but I would advise you not to
22 because what happens is you can select your
23 contractor, your attorney, your
24 architect/engineer. And if you've got people
25 that are familiar with the Department of

1 Community Affairs, you can probably get the
2 projects through ahead of other projects.

3 And, luckily, the Town of Harrison has
4 money available for this. And we'd have to do a
5 mortgage study, but I believe that the residents
6 of Harrison need this. And, again, it's going to
7 be up to the Board. You can go step by step.
8 And right now we don't need any authorization
9 until we get to the next meeting, but I hope that
10 the Chairman is going to take this and present it
11 to the town, the governing body, and then we have
12 to come up with a budget.

13 And depending how much the land costs.
14 If it costs too much, we can't do it. And
15 probably within the next 30 to 60 days we'd have
16 to have the attorney come on board to make sure
17 that all the Ts are crossed, the Is are dotted,
18 and to me it looks like a very viable project.
19 And I really have to -- well, I've been involved
20 in two possible projects with Harrison. And both
21 of them didn't go over, and it wasn't my fault.
22 But I think we've got a different group of people
23 together now, and I think it will be very
24 successful.

25 COMMISSIONER ALMEIDA: Would we be

1 going out for, not us, but the nonprofit. Would
2 we be going out for money from Hudson County
3 again?

4 DIRECTOR ROGERS: Yes.

5 THE CHAIRMAN: It would be Hudson
6 County. The town has to contribute. And the
7 rest we'll go through the DCA; right?

8 DIRECTOR ROGERS: Yes.

9 THE CHAIRMAN: So DCA would probably be
10 picking up most of it.

11 DIRECTOR ROGERS: But the Harrison
12 Housing Authority will not contribute one dollar.

13 COMMISSIONER CHOFFO: So it wouldn't
14 fall on under our jurisdiction?

15 DIRECTOR ROGERS: Yes, it would. Maybe
16 Mr. Manfredi can explain.

17 COMMISSIONER CHOFFO: It would be
18 federal housing, though?

19 MR. MANFREDI: What the Chairman just
20 described is the county has funds which the town
21 can access. The town has some affordable funds
22 from their Affordable Housing Trust Fund, and
23 then it's Low Income Housing Tax Credit Program
24 from Trenton.

25 And as the Director said, we form a

1 nonprofit, but we still have to partner with the
2 developer. And then that combination of
3 experience with the management, the history of
4 the Housing Authority is you apply for the tax
5 credit, because they are awarded on a competitive
6 basis.

7 In terms of the control, a corporation
8 is formed in which at least three members of the
9 Housing Authority sit on that corporation. As a
10 practical matter, since the Housing Authority is
11 forming it, there's a lot of initial input into
12 the feasibility of the property that's chosen,
13 the project. The team that's put together is
14 chosen effectively through the Housing Authority.
15 It's a process, it's definitely a process because
16 we're competing for money from D.C.

17 THE CHAIRMAN: Now, wouldn't we have
18 to, I don't know, would we have to put in for us
19 to maintain it and stuff like that?

20 DIRECTOR ROGERS: I can just tell you
21 right now. I mean, I wouldn't pursue this unless
22 we were able to manage it and maintain it.

23 THE CHAIRMAN: I think that's what
24 Danny is talking about; right?

25 DIRECTOR ROGERS: And we have to

1 negotiate that. But I think there's a good
2 chance we can do that; right?

3 MR. MANFREDI: Yes. One of the line
4 items in the tax credit application, they're
5 looking for a history of management. And
6 typically that's what the Housing Authority
7 brings, a history of managing affordable
8 multiple-unit dwellings. And the way that's
9 structured is through a management agreement in
10 which the Housing Authority gets paid to manage
11 the project. It is negotiated with a private
12 developer, because they sometimes want to reserve
13 that to themselves, but you have to negotiate
14 that up front with them. That's typically one of
15 the roles the Housing Authority has.

16 DIRECTOR ROGERS: And the nonprofit
17 will be able to establish what the priorities are
18 and preferences as far as people renting the
19 apartments, and you have quite a bit of control
20 over that too.

21 THE CHAIRMAN: This one over here has
22 worked out well, because you have people that
23 have to pay a certain amount of money, but not
24 crazy. And people that needed it, plus some of
25 the handicapped people where they lived in

1 apartments and had to climb three or four
2 stories, you know, of stairs, this has the
3 elevator and everything. I think it would be a
4 plus, you know. So we're just on the ground
5 level with it, we're just investigating it right
6 now. And we'll see what happens.

7 COMMISSIONER CHOFFO: Mr. Chairman, the
8 one at 774, that's fully rented; right?

9 THE CHAIRMAN: Yes.

10 COMMISSIONER CONFESSORE: But it's not
11 low income?

12 THE CHAIRMAN: No, it's affordable
13 housing. We don't want to get that word out,
14 "low income," because people get all nervous.

15 COMMISSIONER CONFESSORE: No, I'm just
16 saying because I know people, one family didn't
17 make enough money to go to the place.

18 THE CHAIRMAN: There's a lot. Some
19 lady thought it was for free and she put an
20 application in and they said no. I think the
21 income is like 25 to 40.

22 DIRECTOR ROGERS: Twenty-five to 35,
23 maybe.

24 THE CHAIRMAN: Yeah. I think you have
25 to make that money so you can pay the rent. But

1 that helps with the upkeep of the building and
2 stuff. Because, I mean, you've got to have money
3 to be able to maintain the building and stuff
4 like that.

5 DIRECTOR ROGERS: Also, there could be
6 some that are very low income, low income, medium
7 income and high income.

8 COMMISSIONER CONFESSORE: The problem
9 is that when you look at the breakdown of the,
10 the economic breakdown of the school district,
11 let's say, which is reflective of the town, what
12 is it, 90 percent of the disadvantaged?

13 COMMISSIONER CHOFFO: 78 percent.

14 COMMISSIONER CONFESSORE: 78,
15 80 percent. And how many kids free and reduced?

16 COMMISSIONER CHOFFO: Free and reduced,
17 800. Eight and change.

18 COMMISSIONER CONFESSORE: So when you
19 look at those numbers it's reflective of the
20 town. So it's not, you know, low income. So
21 those people may not necessarily be eligible to
22 stay there. So you're looking at a certain
23 percentage of who qualify to be there.

24 THE CHAIRMAN: And it's for seniors.
25 You have to be 62 or better.

1 COMMISSIONER ALMEIDA: So it's
2 designated as seniors?

3 THE CHAIRMAN: Yes, senior affordable
4 housing.

5 COMMISSIONER PETTIGREW: Can't you as
6 the committee designate what you want? You can
7 have either affordable housing for young couples,
8 affordable housing for seniors, you know? Plus
9 you put the levels down?

10 DIRECTOR ROGERS: Well, it depends how
11 we get the funding. But right now I would
12 suggest we go with the seniors. But we have
13 other opportunities down the road, and if we're
14 successful, like Mr. Manfredi said, you have to
15 have a track record, which his law firm has. Our
16 architect/engineer has. I have, and I've been
17 certified as a tax credit individual.

18 And I think this is a really easy
19 project to get on board. But then after you do
20 that, you can get a little bit more creative.
21 And what's really going to be a factor is the
22 cost of the land and stuff like that.

23 COMMISSIONER ALMEIDA: Who built the
24 one here next to us? Who was the organization?

25 MR. MANFREDI: Catholic Charities.

1 THE CHAIRMAN: Catholic Charities,
2 Doumas Corporation.

3 COMMISSIONER ALMEIDA: So why wouldn't
4 they do another one? They seem to be doing a
5 good job over there.

6 THE CHAIRMAN: Well, the Housing
7 Authority has no control over it.

8 COMMISSIONER CHOFFO: It's got to go up
9 for bid.

10 COMMISSIONER ALMEIDA: They would. I
11 mean, not us getting involved. I mean, just
12 however they did it. Why are we getting involved
13 in that if somebody like they have a proven track
14 record of doing it? Why would we want to get
15 involved with it?

16 DIRECTOR ROGERS: Well, because we
17 formed a team that also has a good track record.
18 And, quite frankly, the Housing Authority, and
19 it's not going to happen next year, but the
20 Housing Authority is getting very old, and if you
21 can bring on new properties to manage, and it
22 keeps the employees up to date.

23 But I'm just looking at the future of
24 the Housing Authority. And not because I'm here,
25 but we've done an excellent job of managing this

1 Housing Authority, and that comes directly from
2 the Board of Commissioners. And why not take on
3 another, you know, 70 units or whatever, which
4 would increase your stock by one-third. And then
5 maybe we can take on some more. But definitely I
6 think it would be beneficial.

7 COMMISSIONER ALMEIDA: We would just
8 being managing? We wouldn't own them, we would
9 just manage; right?

10 DIRECTOR ROGERS: Well, it depends.
11 Like Mr. Manfredi said, it depends how we
12 negotiate the contract. I always like to have
13 part ownership on the part of the nonprofit which
14 is controlled by the Housing Authority. I may
15 not be able to accomplish that, but I definitely
16 would like to have the management fee and the
17 administrative fee. And you don't take your
18 current employees, you'll add some employees,
19 which is good. And they'll be, you know,
20 hopefully live in town.

21 And, again, this goes in phases. For
22 lack of a better term, I was embarrassed by the
23 last time we attempted this.

24 COMMISSIONER ALMEIDA: I agree.

25 DIRECTOR ROGERS: But I think with the

1 right players that we can go in phases and make
2 sure that you approve everything at each step.
3 And you're not going to be committed for, you
4 know, spending money that you shouldn't.

5 And, Mr. Manfredi, when we set up a
6 nonprofit is it three members that can be on the
7 nonprofit, or could we have more? I guess we
8 could have more if we want to act like a HUD
9 project; right?

10 MR. MANFREDI: Well, if it's going to
11 be a private nonprofit they limit us to three
12 because they don't want it to be the mirror image
13 of the Housing Authority.

14 COMMISSIONER CHOFFO: Will it be a
15 501C3?

16 MR. MANFREDI: Yes, exactly. It has to
17 be a 501C3.

18 THE CHAIRMAN: The other thing is there
19 was another project besides the one that's over
20 here on Harrison Avenue, there was another
21 project that we got the funding for that was by
22 Pechters. And we got the four point what,
23 \$4 million?

24 DIRECTOR ROGERS: Yes.

25 THE CHAIRMAN: And what happened was

1 the Mayor went down and accepted the check in
2 Atlantic City, and we found out that Pechters
3 wasn't allowed to sell it to us after we got the
4 funding and everything. So that was the second
5 project that he was talking about that he was
6 involved in and he actually got most of the
7 funding. So we're trying to do more for the
8 seniors and see what we can do for them.
9 Anything else?

10 DIRECTOR ROGERS: That's all I have.
11 Any questions?

12 THE CHAIRMAN: I need a motion to
13 accept the maintenance report.

14 COMMISSIONER ALMEIDA: Motion.

15 COMMISSIONER KINSELLA: Second.

16 COMMISSIONER CHOFFO: I have one
17 question about that. I'm sorry.

18 I'm just concerned again because you
19 see -- I know it seems like I'm on a mission
20 about bedbugs, but I seen 13 of them in five
21 apartments. Thirteen treatments.

22 MS. GILMORE: That's for five
23 apartments. It's not just treatments, it's
24 inspections, they put that in there too. They
25 get treated usually three times for bedbugs and

1 after that we watch them for four weeks. We have
2 two active.

3 COMMISSIONER CHOFFO: My question is,
4 is it growing?

5 MS. GILMORE: No. This is good, it's
6 not bad at all. We have two active. That's all.

7 DIRECTOR ROGERS: We had two active.
8 We're repeating inspections.

9 COMMISSIONER CHOFFO: I remember that
10 from the last time. I know it seems like it's a
11 pet peeve of mine, but I just don't like seeing
12 it.

13 MS. GILMORE: No, it's scary.

14 COMMISSIONER CHOFFO: It is scary. I
15 cross the street when I see mattresses on the
16 sidewalk. I'm just letting you know.

17 And one other question, actually, it's
18 not that I'm trying to pick it apart. The
19 landscaping grass maintenance, we spent 78 hours
20 this month under the column of maintenance?

21 MS. GILMORE: Yeah, the weather is
22 good. Our grass grows, so they have to cut the
23 grass, they have to do around the leaves, take up
24 the plants. Yeah, they do all of that.

25 THE CHAIRMAN: Trim the bushes.

1 COMMISSIONER CHOFFO: And lastly,
2 apartment turnovers, 69 hours.

3 MS. GILMORE: Well, yeah. Some of the
4 apartments were in bad shape.

5 COMMISSIONER CHOFFO: How many
6 apartments did we turn over?

7 MS. GILMORE: Well, two were
8 transferred, we had to transfer somebody from a
9 three-bedroom to a two-bedroom. And we only had
10 one that was open at the time. But there's a lot
11 of construction in some of the apartments that
12 did a lot of damage and stuff like that, so it
13 does take long.

14 THE CHAIRMAN: How many apartments do
15 we have available?

16 MS. GILMORE: Well, we don't have any
17 yet. We will have some. We have at the end of
18 the month a person is going to a nursing home, so
19 we have that. And someone just died, so we will
20 have that.

21 COMMISSIONER CHOFFO: And I see there's
22 an eviction.

23 MS. GILMORE: Yes, but we have someone
24 going for eviction.

25 COMMISSIONER CHOFFO: So that would be

1 three apartments?

2 MS. GILMORE: Yes. But we don't know
3 when. But it depends when we go to court. But
4 you go to court and we serve them.

5 COMMISSIONER CHOFFO: I understand the
6 process.

7 MS. GILMORE: And the other person is
8 in a nursing home, which makes it even worse.

9 COMMISSIONER CHOFFO: Joe, what is our
10 policy on that, how many months do we have to go
11 without before we start the eviction process?

12 MR. MANFREDI: That's internal here.
13 Once it comes to us we move on it.

14 MS. GILMORE: Usually two months and we
15 send it.

16 THE CHAIRMAN: Right. So that person
17 only owed two months' rents or whatever?

18 MS. GILMORE: Well, the one in the
19 nursing home, he wouldn't give the apartment up.
20 He was in the nursing home and he wasn't paying
21 his rent. And we tried to work with the nursing
22 home but we can't, and then we had to go through
23 with the eviction.

24 THE CHAIRMAN: Permanent in that
25 nursing home?

1 MS. GILMORE: Yeah.

2 DIRECTOR ROGERS: What happens is when
3 somebody goes to the nursing home immediately the
4 owner of the nursing home takes their Social
5 Security check, or whatever revenue they've got,
6 and you can't get to it. And it may take two or
7 three or even four months to get rid of them
8 because the nursing home won't say that they're
9 going to be in there permanently.

10 MR. MANFREDI: Right, they don't tell
11 us. And it's only when they default on the rent.
12 But once we move, especially in a default, we get
13 physical legal possession back and it gets turned
14 over to the agency. And it usually takes
15 internally here for them to realize they're not
16 going to get paid.

17 MS. GILMORE: And then we have to hold
18 everything that's inside the apartment for 30
19 days. We have to send them notices telling them
20 to come pick it up. And then we have another
21 woman who's in the nursing home now, but her
22 family gave us notice that she's giving up the
23 apartment for next month. So we'll have that
24 apartment as well.

25 MR. MANFREDI: In which case we can

1 avoid the court process.

2 MS. GILMORE: Yes, she voluntarily gave
3 it up.

4 And then the man that just died, that's
5 what we're waiting for now.

6 COMMISSIONER CHOFFO: Those were my
7 only questions.

8 MS. GILMORE: So they're actually not
9 vacant yet, they're not out of the apartment.

10 THE CHAIRMAN: Old business?

11 COMMISSIONER CHOFFO: Well, we have to
12 take a vote on this. I stopped it, I'm sorry.

13 MS. GILMORE: We do have another
14 apartment that the tenant stated that she was
15 leaving. She came in yesterday and said she was
16 leaving today. She moved out, but we have until
17 the end of the month. So we'll have that
18 apartment at the end too.

19 COMMISSIONER CHOFFO: So that's four?

20 MS. GILMORE: Yes. Sorry. We don't
21 claim they're empty until we have control of
22 them. Sorry.

23 COMMISSIONER CHOFFO: Because at one
24 point when I was on this Board we were informed
25 of that. Now it seems that we're not getting any

1 information, that's all. All right, I'm okay
2 with it. I have no more questions, Mr. Chairman.

3 THE CHAIRMAN: I need a motion to
4 accept the maintenance report.

5 MS. GILMORE: We did already. It was
6 Almeida and Kinsella.

7 Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Commissioner Bennett.

20 THE CHAIRMAN: Aye.

21 Old business. Do you have anything on
22 old business?

23 DIRECTOR ROGERS: No.

24 THE CHAIRMAN: Okay. New business. I
25 need a motion to approve the quote from the

1 annual fire alarm inspection.

2 MS. GILMORE: There was four quotes,
3 the annual fire alarm inspection. We have three
4 quotes, the fourth person just didn't reply. We
5 have one for 4,390, that was from City Fire.
6 Open System, 3,599, and Effective Alarm System is
7 2500. 2500 is the lowest. He's done the fire
8 alarm inspection for the past three years.

9 THE CHAIRMAN: So we're taking the
10 lowest?

11 DIRECTOR ROGERS: The lowest bid.

12 MS. GILMORE: Okay. So that would
13 be --

14 COMMISSIONER ALMEIDA: We need a motion
15 for this?

16 MR. MANFREDI: Yes.

17 COMMISSIONER MUSTILLI: Motion.

18 COMMISSIONER CHOFFO: I'll second the
19 motion to take Effective Alarm Systems as our
20 vendor for the annual fire alarm inspection.

21 MS. GILMORE: Commissioner Almeida.

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Confessore.

1 COMMISSIONER CONFESSORE: No.
2 MS. GILMORE: No?
3 Commissioner Kinsella.
4 COMMISSIONER KINSELLA: Aye.
5 MS. GILMORE: Commissioner Mustilli.
6 COMMISSIONER MUSTILLI: Aye.
7 MS. GILMORE: Commissioner Pettigrew.
8 COMMISSIONER PETTIGREW: Aye.
9 MS. GILMORE: Commissioner Bennett.
10 THE CHAIRMAN: Aye.
11 I need a motion to approve Resolution
12 1317-01-16 approving the operations budget.
13 COMMISSIONER CONFESSORE: Motion.
14 COMMISSIONER MUSTILLI: Second.
15 MS. GILMORE: Commissioner Almeida.
16 COMMISSIONER ALMEIDA: Aye.
17 MS. GILMORE: Commissioner Choffo.
18 COMMISSIONER CHOFFO: Aye.
19 MS. GILMORE: Commissioner Confessore.
20 COMMISSIONER CONFESSORE: Aye.
21 MS. GILMORE: Commissioner Kinsella.
22 COMMISSIONER KINSELLA: Aye.
23 MS. GILMORE: Commissioner Mustilli.
24 COMMISSIONER MUSTILLI: Aye.
25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.
2 MS. GILMORE: Commissioner Bennett.
3 THE CHAIRMAN: Aye.
4 Do we need to go into closed session
5 for anything?
6 MR. MANFREDI: No, Mr. Chairman.
7 THE CHAIRMAN: Public comment? Any
8 questions from the public?
9 MR. MANFREDI: I would like to go into
10 closed session, Mr. Chairman, if you don't mind.
11 THE CHAIRMAN: Okay. I need a motion
12 to go into closed session.
13 COMMISSIONER ALMEIDA: Motion.
14 COMMISSIONER PETTIGREW: Motion.
15 MS. GILMORE: Commissioner Almeida.
16 COMMISSIONER ALMEIDA: Aye.
17 MS. GILMORE: Commissioner Choffo.
18 COMMISSIONER CHOFFO: Aye.
19 MS. GILMORE: Commissioner Confessore.
20 COMMISSIONER CONFESSORE: Aye.
21 MS. GILMORE: Commissioner Kinsella.
22 COMMISSIONER KINSELLA: Aye.
23 MS. GILMORE: Commissioner Mustilli.
24 COMMISSIONER MUSTILLI: Aye.
25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Commissioner Bennett.

3 THE CHAIRMAN: Aye.

4 (Whereupon the proceedings went into closed
5 session.)

6 (Back into open session.)

7 THE CHAIRMAN: I need a motion --

8 MS. GILMORE: In regards to, I went
9 through the notes. In regards to the bedbugs,
10 there's only three active apartments. The two
11 apartments were actually, we had one turnover
12 last month, it was a three-bedroom. We had to
13 transfer a woman that was in a two-bedroom with
14 two boys and a girl, so we can't let her stay
15 there, so we had to move her. So we actually
16 only had one vacancy. So those -- those vacant
17 apartments, those get sprayed for bedbugs before
18 anybody goes in there so they can't say they got
19 bedbugs.

20 COMMISSIONER CHOFFO: Do they spray the
21 mattresses?

22 MS. GILMORE: They spray the whole
23 vacant apartment.

24 COMMISSIONER ALMEIDA: We change the
25 mattresses all the time.

1 MS. GILMORE: No, they bring their own.

2 COMMISSIONER CHOFFO: No, the reason
3 I'm asking is if Tenant A goes in and visits
4 Tenant B and they transfer, and then Tenant B
5 goes in to see Tenant C, and then Tenant E, it's
6 going to just grow. That's all I'm worried
7 about. Or if Tenant A goes to Dawn's house.

8 COMMISSIONER ALMEIDA: And then Tenant
9 B talks to Employee A, we have a problem.

10 COMMISSIONER PETTIGREW: And that's the
11 ABCs.

12 THE CHAIRMAN: I need a motion to
13 adjourn.

14 COMMISSIONER CONFESSORE: Motion.

15 COMMISSIONER ALMEIDA: Motion.

16 (Whereupon the proceedings concluded at 6:15
17 p.m.)

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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XIO1704, do hereby certify that the
foregoing is a true and accurate transcript of
the proceedings as taken stenographically by and
before me at the time, place and on the date
hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither
a relative nor employee nor attorney nor counsel
of any of the parties to this action, and that I
am neither a relative nor employee of such
attorney or counsel, and that I am not
financially interested in the action.



Notary Public of the State of New Jersey
My Certificate expires January 25, 2019
Dated: January 27, 2016