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

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O P E N S E S S I O N (Via Zoom Conference)

Wednesday, May 12, 2020, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
OF NEW JERSEY License No. XI 01704

1 THE CHAIRMAN: I hereby declare this
2 meeting to order and state that this is a meeting
3 of the Harrison Housing Authority of the Town of
4 Harrison scheduled for May 12, 2020. This
5 meeting is a regularly scheduled meeting, and
6 proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 Please join me in salute to the flag.
10 (Pledge of Allegiance.)

11 THE CHAIRMAN: Will the clerk please
12 state the roll.

13 MS. GILMORE: Commissioner Choffo,
14 absent.

15 Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Here.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Here.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Here.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Here.

25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Here.

2 Can I get a motion for the
3 Commissioners to approve the minutes of the March
4 10, 2020 meeting?

5 COMMISSIONER MUSTILLI: Motion.

6 COMMISSIONER PETTIGREW: Second.

7 THE CHAIRMAN: Clerk, call the roll.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: I abstain. I was
14 absent.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 THE CHAIRMAN: I abstain, I wasn't
18 here.

19 MS. GILMORE: Four.

20 MR. MANFREDI: That's fine, we have
21 four. Motion passes.

22 THE CHAIRMAN: Can I have a motion then
23 to approve the bills?

24 COMMISSIONER KINSELLA: Motion.

25 COMMISSIONER MUSTILLI: Motion.

1 THE CHAIRMAN: Motion made and
2 seconded.

3 Clerk, call the roll.

4 MS. GILMORE: Commissioner
5 Confessore --

6 COMMISSIONER MILLER: Before that can I
7 have a discussion, Dr. Doran?

8 THE CHAIRMAN: By all means.

9 COMMISSIONER MILLER: One of the issues
10 I have, I got series of bills, and understanding
11 they come out of two different funds, is there a
12 way in the future that they can be broken out
13 between that capital fund and from the operating
14 account? Because right now you just list
15 whatever checks you have, so they're coming out
16 of basically two different checkbooks; one being
17 the capital improvements, like paying LAN for
18 their engineering, and the other for the regular
19 operating, like PSE&G, which comes out of one
20 fund, one fund I should say.

21 THE CHAIRMAN: The operational fund and
22 capital fund, Ray?

23 DIRECTOR LUCAS: Yes.

24 MS. GILMORE: Yes, excuse me. We do
25 have some bills that come out of both accounts,

1 like legal bills come out of the cap fund and
2 comes out of operating funds.

3 COMMISSIONER MILLER: I understand that
4 they come out of multiple accounts.

5 MS. GILMORE: I can break them down.

6 COMMISSIONER MILLER: Because to use
7 your -- in the last bills that you have, you have
8 negative numbers in front of X checks all the way
9 to 6156, and then all of a sudden they become
10 positive numbers.

11 MS. GILMORE: Sure.

12 COMMISSIONER MILLER: Which is not the
13 case.

14 MS. COUCH: I did it myself at the end.
15 Then I added it myself on (inaudible).

16 THE CHAIRMAN: Could you say that
17 slowly, Dor?

18 MS. COUCH: Oh, yes. Using QuickBooks,
19 and then the three bills I added were the other
20 ones that still have the negative (inaudible).

21 (Multiple voices.)

22 DIRECTOR LUCAS: Okay, so here's the
23 issue. We get bills early, which we send out,
24 which we're not going to do anymore until we have
25 the total number of bills, Dr. D, so there is no

1 more confusion with that.

2 MR. MANFREDI: Ray, you can allocate it
3 between capital and operating so the
4 commissioners can see the difference on both.

5 DIRECTOR LUCAS: Correct. Not an
6 issue.

7 THE CHAIRMAN: Okay. Everybody's good
8 with that? Rich, are you okay with it?

9 COMMISSIONER MILLER: Yes. And just
10 that it should be consistent, that if it's coming
11 out of the checkbook it should be a negative
12 number. And right now they show it, that's the
13 last three numbers that you're asking us to
14 approve as positive numbers.

15 And I understand QuickBooks, Doreen,
16 that you're using, Doreen. I don't have
17 distinctive times, so it looks consistent.

18 MS. COUCH: Yeah, okay.

19 MS. GILMORE: (Inaudible).

20 THE CHAIRMAN: That's our experience.

21 COMMISSIONER MILLER: That's the
22 question I had, to clarify the difference between
23 the 66, which got clarified the last hour.

24 MS. GILMORE: Okay, thank you.

25 THE CHAIRMAN: So we had a motion and

1 second, so Clerk, call the roll please.

2 MS. GILMORE: Okay, roll call.

3 DIRECTOR LUCAS: Maureen, you've got to
4 wait until Dr. Doran is finished talking. We
5 can't talk over each other.

6 MS. GILMORE: Okay, sorry.

7 Commissioner Confessore.

8 Yes, aye? Shake your head.

9 (Commissioner Confessore nods head via
10 video.)

11 MS. GILMORE: Okay. He shook his head,
12 so we're good, know that.

13 Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: That's not
21 legal shaking your head yes or no, you know.

22 MS. GILMORE: Okay.

23 Dr. Doran.

24 THE CHAIRMAN: No, Artie, what's your
25 vote?

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Aye, okay.

3 Can Commissioner Confessore say aye
4 yet?

5 MR. MANFREDI: Ray, you might be
6 controlling his audio.

7 DIRECTOR LUCAS: I'm not. It's on.
8 (Off the record due to technical
9 difficulties.)

10 THE CHAIRMAN: Maureen, I think you
11 were up to me. I vote aye.

12 MS. GILMORE: Okay. Next.

13 COMMISSIONER PETTIGREW: I would like
14 to make a motion to go into closed session.

15 THE CHAIRMAN: Commissioner Pettigrew
16 made a motion to go into closed session --

17 DIRECTOR LUCAS: Hold on a second, I
18 have to check who the attendees are. To go into
19 closed session I have to close the meeting out he
20 said. So if we want to go into closed session,
21 we're going to have to get everybody else that's
22 on the line, the attendees, close the whole show
23 down, go into closed session, and then afterwards
24 send out a new email.

25 DAVE: can you hear me, Ray?

1 DIRECTOR LUCAS: I can hear you, David.

2 MR. MANFREDI: If we go into closed
3 session, Dr. Doran and Ray, do you want to
4 instruct everyone how to go into it, and then it
5 will just be Board members, Executive Director
6 and counsel that would be present in the closed
7 portion.

8 (Multiple voices.)

9 DIRECTOR LUCAS: Everyone stop talking.
10 The problem is we have other attendees
11 on the line. So if I want to go into closed
12 session, I have to close out everybody who's
13 called in, and then they would have to call back
14 in. So we would have to tell everybody that's on
15 this attendee list that I'm going send them on
16 their way. I'm going to remove everybody on
17 that, and then we can go into closed session.

18 THE CHAIRMAN: Should we take a vote
19 first?

20 DIRECTOR LUCAS: On what?

21 MIKE: Ray, are you going to need us to
22 come back in, or are we just done?

23 DIRECTOR LUCAS: No, Mike, you and Dave
24 can just walk away, but I'm going to have to
25 remove all these attendees that are on here if

1 we're going to go into closed session.

2 So, Dr. D, are we going into closed
3 session?

4 THE CHAIRMAN: Well, I have a motion.
5 Do I have a second to go into closed
6 session?

7 COMMISSIONER MILLER: Second.

8 THE CHAIRMAN: So we have a second by
9 Richard Miller. All right. I call for a vote to
10 go into closed session, and then Dave's on his
11 way.

12 DIRECTOR LUCAS: Okay.

13 DAVE: Am I right you don't need us?
14 You know what, Maureen, if you need me back, just
15 let me know.

16 MS. GILMORE: All right. We'll let you
17 know.

18 DIRECTOR LUCAS: Are we going into
19 closed session, Dr. D?

20 THE CHAIRMAN: I'm waiting for the
21 clerk to call the vote.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: Aye.

24 MS. GILMORE: Commissioner Kinsella.

25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 (Whereupon proceedings go into closed session
10 from 6:20 - 6:52 p.m. in separate transcript.)

11 THE CHAIRMAN: We're going back into
12 open session. Everyone here who was here before
13 is present, even Mr. Confessore who we can hear
14 now at this time.

15 At this point I'm going to ask if we
16 have any correspondence or communications?

17 MS. GILMORE: No.

18 THE CHAIRMAN: Okay. Can we go to the
19 Executive Director's report?

20 DIRECTOR LUCAS: You guys all received
21 my Executive Director's report, so I'm just going
22 to be brief on the COVID-19. If you guys have
23 any questions on my report, don't hesitate to
24 ask, we can definitely jump into it.

25 When Governor Murphy issued the

1 Executive Order 107 known as the "stay at home
2 order," I implemented work from home and
3 staggered work schedules for staff to minimize
4 the number of people in the building at any given
5 time. Also in-person meetings with residents
6 were limited for sources of exposure. So I shut
7 the office down completely. Everybody gives me
8 their checks for rent through our mail slot, they
9 are opened, we process them here, and we do our
10 deposits. So basically all interactions are done
11 by phone, email or fax. All staff were provided
12 full supplies of masks, gloves, and hand
13 sanitizer, and I ensured everyone followed all
14 the recommendations on using these items.

15 Now, we do have some people that are
16 working at home who are high risk. Anybody over
17 60, after I talked to Dr. Doran, I gave them the
18 option of working from home. I have some who
19 work from home, and I have some who come to the
20 office on a regular basis, so we're there.

21 I ensured all maintenance staff had
22 personal protective equipment available. I also
23 limited work orders in the dwelling units to
24 life, safety, or sanitary items. So what that
25 basically means is emergency orders only we're

1 doing, okay. So that is clogged toilets,
2 anything.

3 Now, I will say that in cases where we
4 must enter a resident's unit, especially where
5 the resident may be ill, we implemented seven
6 questions that the staff had to ask before they
7 even entered a complex, okay. When we were open
8 in the office the girls asked the questions; now
9 the maintenance staff, whoever's on call has to
10 ask the seven questions to find out if they've
11 been of the country, et cetera, et cetera. In
12 addition, maintenance staff have regularly
13 cleaned and sanitized the common areas such as
14 the hallways following the CDC protocol.

15 Despite these challenges, I am pleased
16 to report that we have continued Housing
17 Authority operations to the extent permitted by
18 law. The Housing Authority remains on sound
19 financial status. In addition, all residents'
20 recertifications have been completed on time.

21 Now, the fact that I have said that, I
22 want everybody to understand. I've been in touch
23 with HUD probably, I don't know, three to four
24 times a week. We are probably going to be the
25 only Housing Authority in the state, again, I'm

1 assuming, that all our recertifications are up to
2 date. The girls have, I mean, in the office have
3 done an absolute fantastic job. So I want you
4 guys to understand that even though we're in
5 Corona virus, that this office is up and running,
6 business as usual, basically. That's a testament
7 to the maintenance workers and it's a testament
8 to my staff that's in the office anywhere from
9 three to four times a week with me.

10 Again, Gene's here every single day.
11 The one thing that we did implement is the
12 grounds. I know people are stuck in their
13 houses, so I told Gene that I want the grounds to
14 be immaculate for the reason that if they are
15 staying in the house like they're supposed to,
16 when they look out the window, that esthetic
17 value is there. It's definitely there. You guys
18 drive past here, you can see, you can ask Lindy,
19 my guys have been on the grounds making sure
20 everything is clean, everything is done.

21 Also, there has been an influx of
22 residents seeking reduction in rent due to loss
23 of employment, and they've come, which has been
24 extensive. HUD requires third-party verification
25 in these situations, but many residents work in

1 restaurants, retail stores and other businesses
2 which have been closed down, therefore, they do
3 not have the required documentation. So if
4 anybody comes up to any of the Commissioners,
5 we've implemented a new HUD program which allows
6 us to quickly process recertification under those
7 circumstances. So by June, Dr. D, everything
8 should be good. So all our tenants --

9 (Zoom panel freezes.)

10 -- we've been taking care of them very
11 well.

12 The third-party verification thing, and
13 this is where, like Artie says, we should be
14 taking care of our tenants, I've asked HUD about
15 how do we take care of our tenants with the rent
16 stuff. I just haven't gotten an answer back. As
17 soon as I get an answer on those three questions,
18 I will let the Board know via email.

19 THE CHAIRMAN: Ray, if a tenant loses
20 their job and they report it to the office, does
21 their rent get adjusted within a matter of days
22 or....?

23 DIRECTOR LUCAS: As long as they have
24 proof from their employer that they were laid
25 off, or they have proof from getting -- what's

1 the word I'm looking for, Maureen?

2 MS. GILMORE: Well, their rent can get
3 adjusted, but not for the same month. It has to
4 go to the next month because the rent is already
5 posted right away.

6 THE CHAIRMAN: So within a month or so.

7 MS. GILMORE: Yeah, a month, a month.

8 THE CHAIRMAN: Do you count
9 unemployment?

10 MS. GILMORE: Just employment. Not the
11 stimulus they get with unemployment.

12 DIRECTOR LUCAS: Yeah, we covered that
13 in closed, so we're good with that.

14 THE CHAIRMAN: Because that's a whole
15 other bailiwick. If they're on unemployment,
16 they get an extra stimulus part to their
17 unemployment.

18 MS. GILMORE: Yeah. We don't --

19 THE CHAIRMAN: But we're not counting
20 that as --

21 MS. GILMORE: No.

22 DIRECTOR LUCAS: That's HUD mandated;
23 that you cannot count the stimulus package toward
24 the rent in any way, shape, or form.

25 THE CHAIRMAN: I would ask, Ray, if you

1 could just, while we're talking about income and
2 so forth, would you take a look at the
3 resolution? We might need a little bit of an
4 explanation on that resolution that we're passing
5 tonight.

6 MS. GILMORE: The revised income
7 limits. That's HUD mandated.

8 THE CHAIRMAN: I'm not saying it isn't.
9 If I can finish my question first.

10 MS. GILMORE: I'm sorry. I'm sorry, I
11 hear you echoing.

12 THE CHAIRMAN: If you read the
13 resolution, I just wondered if there was a
14 mistake in transposing it. It looks like we're
15 approving that the lower your income would be, it
16 seems like the rent for the income is higher for
17 low -- just take a look at the income and maybe
18 you explain it to us.

19 MS. GILMORE: Okay. You mean one
20 person 22,300? That means, like revised income
21 means that they can't make, one person can't make
22 over that, I guess, for low income, 30 percent of
23 median income. You can make up to -- let me see
24 how to explain this, I'm sorry.

25 They can't make more -- more than

1 54,950 is low income. Very low is 37,100, and
2 median, the lowest is 22,300. They can't make
3 more than a total of 54,000 for the whole thing,
4 but they categorize it in three separate
5 locations; extremely, very low, and low low.

6 THE CHAIRMAN: Right, right. So I'm
7 looking at that, and I'm looking at low income is
8 54,000.

9 MS. GILMORE: Yeah.

10 THE CHAIRMAN: But very low is 37.

11 MS. GILMORE: Yeah, very low is just
12 right below. Extremely low is the first one.

13 DIRECTOR LUCAS: That's what -- hold on
14 a second, Maureen. That's what HUD mandates,
15 Dr. D. That's the explanation. That's the
16 categories that they put on there.

17 THE CHAIRMAN: I'm not questioning it,
18 I'm trying to interpret it.

19 MS. GILMORE: Very low sounds like --
20 yeah.

21 THE CHAIRMAN: Like to me very low
22 income would be the 22.3. I'm just wondering if
23 there was an error in how you're transposing it.

24 MS. GILMORE: Right. No, the median
25 income is actually extremely low, but they call

1 it median. I don't know why. But that's
2 extremely low. It's extremely low, very low, and
3 low. Why they call it that, I have no idea.

4 DIRECTOR LUCAS: Joe, do you have any
5 input on that?

6 MR. MANFREDI: No. I've seen this
7 across the board; it's a misuse of the word.

8 I can see exactly, Dr. D, why you're
9 saying that, because it appears to be an outright
10 contradiction.

11 MS. GILMORE: Yeah, it does.

12 THE CHAIRMAN: It seems like they're
13 transposed, the two. The median income should be
14 54, then low income, then very low income.

15 MS. GILMORE: Yeah, I know. Well, it's
16 actually all 30 percent.

17 MR. MANFREDI: Right, it's all 30
18 percent.

19 THE CHAIRMAN: I just wanted to make
20 sure it's correct and that you eyeball it before
21 we vote on it.

22 DIRECTOR LUCAS: Oh, no, no. That's
23 HUD mandated right there, Dr. D.

24 MS. GILMORE: Yeah, it's crazy. I
25 understand what you're saying. It should be

1 just --where is he now?

2 THE CHAIRMAN: Freddie, you know you
3 hung up on me; right?

4 DIRECTOR LUCAS: Frustrated.

5 MR. MANFREDI: We're all here.

6 THE CHAIRMAN: Fred, you can hear me,
7 but we're not going to be able to hear you
8 because you hung up on me. Fred?

9 (Off the record due to technical
10 difficulties.)

11 DIRECTOR LUCAS: Do you want me to
12 finish my report, Dr. D?

13 THE CHAIRMAN: Yes, if you could
14 finish, please.

15 DIRECTOR LUCAS: The last part of my
16 thing right here is the staff are taking their
17 duties very seriously and have worked hard to
18 ensure the success of our COVID-19 response.
19 Without being asked, the administrative staff has
20 worked evenings as well as scheduled their hours
21 to ensure that all resident matters are processed
22 on time.

23 As to the maintenance staff, they have
24 worked the days and times that I've asked without
25 complaint and kept the buildings and grounds in

1 great condition. Not good condition, great
2 condition. The staff has done whatever I've
3 asked them to do, basically, guys, and they've
4 done it at a very, very high level. A very high
5 level.

6 Other than that, the safety of our
7 residents is the most important thing, and the
8 staff has acted accordingly, Dr. D.

9 Any other questions on my report?

10 THE CHAIRMAN: Ray, not that we're
11 obviously looking for any HIPAA violations, but
12 do we have a number as to how many residents may
13 have been stricken with Corona virus?

14 DIRECTOR LUCAS: Eight.

15 THE CHAIRMAN: Eight residents.

16 DIRECTOR LUCAS: Four passed away.

17 THE CHAIRMAN: So we have eight total
18 and 50 percent passed away?

19 DIRECTOR LUCAS: No, we have eight
20 cases right now as we speak today. And I can't
21 go into who they are or what they are; right,
22 Joe?

23 THE CHAIRMAN: No, no, I'm not asking
24 that.

25 DIRECTOR LUCAS: So we had four that

1 passed away, Dr. D.

2 THE CHAIRMAN: So that would be 12
3 cases total with four deaths?

4 DIRECTOR LUCAS: Yes, sir.

5 COMMISSIONER MILLER: Were those four
6 people sick or elderly?

7 DIRECTOR LUCAS: Three were elderly,
8 one was 43. Either way you shake it, that's bad.
9 But, again, Dr. D, just to state it again, my
10 guys, when they go into those hot apartments, and
11 I call them hot apartments, they are suited and
12 booted, full Hazmat suits, the whole 9 yards. So
13 if they do have a work order that has to be
14 fulfilled, they do that. And not one guy on my
15 staff has complained one time, not one time. So
16 I just wanted you to be aware of that. That's
17 good stuff.

18 THE CHAIRMAN: Give our kudos to your
19 staff for a job well done.

20 DIRECTOR LUCAS: Will do.

21 Okay, that's it, Dr. D.

22 THE CHAIRMAN: Okay, thank you.

23 Do we have the maintenance report from
24 Gene?

25 MR. GILMORE: Well, anything I would

1 say would be redundant with the Director's.

2 Is there any questions on my report? I
3 know that I had a mixup with my report and it was
4 sent out late. With trying to get everything
5 together this week, I mismarked one of my folders
6 that was processed, so I apologize for that.

7 THE CHAIRMAN: Does anybody have any
8 questions on the updated maintenance report?

9 (No response.)

10 THE CHAIRMAN: No.

11 Do we have any old business?

12 DIRECTOR LUCAS: No, Dr. D.

13 THE CHAIRMAN: Okay. I'm going to move
14 to new business. I just want to start off, I
15 want to make a motion and ask for a second motion
16 that we employ LAN Associates to do an
17 engineering report on the current air
18 conditioning system, as to what's currently wrong
19 with it, and what might need to be done,
20 recommendations to improve it.

21 COMMISSIONER PETTIGREW: Motion.

22 COMMISSIONER MILLER: I would just like
23 to clarify it. I would just like to limit it to
24 one building. Because if you make it for
25 every -- whatever is wrong with one building

1 should be wrong with all of them. I don't think
2 you need to all 268 units.

3 DIRECTOR LUCAS: I wasn't going to do
4 that anyway, Richard, but that's a good
5 clarification.

6 THE CHAIRMAN: How to we determine
7 which building?

8 DIRECTOR LUCAS: It doesn't matter.
9 They're all the same, Dr. D.

10 MS. GILMORE: No. The three-bedroom
11 apartments have two air conditioning units in
12 each of them.

13 COMMISSIONER MILLER: But I walked the
14 system with Eugene when I came on the first
15 meeting, and each one of the big compressors
16 works four units. So it really doesn't matter
17 how many units are inside, it's just one of the
18 buildings that are outside of the office.

19 THE CHAIRMAN: Why don't we agree then
20 to pick the building that broke down last summer
21 the most.

22 DIRECTOR LUCAS: That would be Lindy's
23 building, that's fine.

24 THE CHAIRMAN: All right. Pick the
25 building. Okay. So motion to hire LAN

1 Associates to do an in-depth engineering report
2 on the building that broke down the worst, which
3 was building number?

4 COMMISSIONER MUSTILLI: Eight.

5 THE CHAIRMAN: I'm not going to limit
6 it just in case for some reason -- I don't want
7 to have to go -- let's leave it open to the worst
8 building at this point, or the next-to-worst
9 building, because we don't want to get locked
10 into a resolution --

11 DIRECTOR LUCAS: Okay.

12 MS. GILMORE: Yeah.

13 COMMISSIONER PETTIGREW: Will there be
14 a time limit on this?

15 THE CHAIRMAN: Can we get this done
16 ASAP?

17 DIRECTOR LUCAS: I can't tell you that
18 until I talk to LAN, Artie. I'll send an email
19 out on Thursday.

20 COMMISSIONER PETTIGREW: Okey-doke.

21 MS. GILMORE: Will they have to go into
22 tenants' apartments?

23 THE CHAIRMAN: They may.

24 DIRECTOR LUCAS: Then that's going to
25 be an issue.

1 MS. GILMORE: Yes, that's an issue.

2 COMMISSIONER PETTIGREW: They could
3 probably do it without going in.

4 DIRECTOR LUCAS: Let me call LAN and
5 then I'll send everybody an update on that.

6 THE CHAIRMAN: Yeah, I don't want to
7 get into the minutia of what they can look at or
8 whatever.

9 COMMISSIONER MILLER: Do you have any
10 buildings with multiple vacancies?

11 MS. GILMORE: No.

12 DIRECTOR LUCAS: Never.

13 THE CHAIRMAN: That's very irregular.

14 COMMISSIONER MILLER: I would say with
15 the Corona virus, say the people that passed away
16 were like in one building and it maybe had two
17 vacancies, that would make it easier.

18 THE CHAIRMAN: Okay. So let me go
19 back.

20 So resolution to hire LAN Associates;
21 Joe, you'll be able to prepare that?

22 MR. MANFREDI: Yes, Dr. D.

23 THE CHAIRMAN: The motion was made by
24 myself, seconded by who?

25 COMMISSIONER PETTIGREW: Me.

1 COMMISSIONER MUSTILLI: Lindy.

2 THE CHAIRMAN: Okay, Artie.

3 Clerk, call the roll, please.

4 MS. GILMORE: Commissioner Confessore.

5 COMMISSIONER CONFESSORE: Aye.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MS. GILMORE: Commissioner Miller.

9 COMMISSIONER MILLER: Aye.

10 MS. GILMORE: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MS. GILMORE: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: Aye.

14 MS. GILMORE: Dr. Doran.

15 THE CHAIRMAN: Aye.

16 Okay. I'm going to go through the
17 resolution adopting revised -- Joe, am I able to
18 do these resolutions, or does anybody want to
19 speak about any of them as they're listed on the
20 agenda? Otherwise, I'll do a vote on all of
21 them.

22 MR. MANFREDI: Yes.

23 DIRECTOR LUCAS: Before we do that,
24 Dr. D, HUD put out a mandate to extend contracts
25 for the next six months because of the Corona

1 virus. So that's why some of this stuff is in
2 there, Polcari and auditing services. I just
3 want everyone to be aware of that, the fact that
4 we can extend them for six months. That's it.

5 THE CHAIRMAN: Okay. Does anybody have
6 questions on our resolutions?

7 (No response.)

8 THE CHAIRMAN: All right. Then I'm
9 going to make a motion that we approve the
10 write-off of tenants rent of 381, a motion to
11 approve Resolution 1441-05-2020, a motion to
12 approve Resolution 1442-05-2020, a motion to
13 approve Resolution 1443-05-2020, a motion to
14 approve Resolution 1444-05-2020, and that's it,
15 and the one that extends the service contract.
16 So motion?

17 COMMISSIONER PETTIGREW: Motion.

18 THE CHAIRMAN: Motion by Pettigrew.

19 COMMISSIONER CONFESSORE: Second.

20 THE CHAIRMAN: Second by Confessore.

21 And, clerk, call the roll.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: Aye.

24 MS. GILMORE: Commissioner Kinsella.

25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 MS. GILMORE: We still need a motion
10 for the Executive Director's report and the
11 maintenance report.

12 THE CHAIRMAN: Can I have a motion on
13 the Executive Director's report and we'll do the
14 maintenance report at once.

15 COMMISSIONER MUSTILLI: I make a
16 motion.

17 COMMISSIONER CONFESSORE: Second.

18 THE CHAIRMAN: Freddie seconds.

19 Clerk, call the role.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye.

7 Okay. I think we are getting to the
8 best part. Does anyone have any public comment?

9 (No response.)

10 DIRECTOR LUCAS: I guess that would be
11 a no.

12 THE CHAIRMAN: Okay. Is there anybody
13 that you would have online that might want to
14 speak at this point?

15 DIRECTOR LUCAS: I only have two
16 attendees, and they are all allowed to, they've
17 been able to talk, Dr. Dr.

18 THE CHAIRMAN: Does anyone want to -- I
19 have a "Lolucy," and a "Mr." somebody. They're
20 muted, so do they want to speak at all?

21 DIRECTOR LUCAS: I'm changing that
22 right as we speak to unmute.

23 Okay, they've turned their mikes off,
24 Dr. D.

25 THE CHAIRMAN: Okay, so I'm going to

1 assume "Lolucy" and "Mr." don't want to speak.

2 DIRECTOR LUCAS: Correct.

3 THE CHAIRMAN: Okay. Do I have a
4 motion to adjourn?

5 COMMISSIONER PETTIGREW: Motion.

6 THE CHAIRMAN: Motion by Pettigrew.

7 All those in favor?

8 (All ayes.)

9 THE CHAIRMAN: Those opposed?

10 (No response.)

11 THE CHAIRMAN: All right, we're
12 adjourned. Thank you, everyone.

13 (Whereupon the proceedings concluded at 7:15
14 p.m.)

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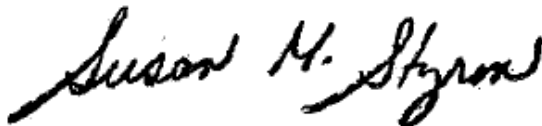
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XI01704, 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, 2024

Dated: May 27, 2020

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