

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TOWN OF HARRISON
HUDSON COUNTY, NEW JERSEY

RE:
REGULAR MEETING : TRANSCRIPT OF:
OF THE :
HARRISON HOUSING AUTHORITY: PROCEEDINGS
- - - - -

O P E N S E S S I O N
Harrison Housing Authority
Building One
788 Harrison Avenue
Harrison, New Jersey
Wednesday, February 1, 2017
6:00 p.m.

B E F O R E:
JAMES DORAN, CHAIRMAN
DANIEL CHOFFO, Commissioner
IRENE ALMEIDA, Commissioner
ARTHUR PETTIGREW, Commissioner
DAWN T. KINSELLA, Commissioner
BRUNILLA MUSTILLI, Commissioner

A L S O P R E S E N T:
JOSEPH A. MANFREDI, ESQ., Board Counsel
ROY ROGERS, Executive Director
JOAN MICHAELSON
MAUREEN GILMORE, Secretary

1 CHAIRMAN DORAN: Let's open the
2 meeting of the Harrison Housing Authority. Pursuant
3 to Chapter 231, Laws of 1975, adequate posting and
4 advance notice of date, time, location, purpose and
5 agenda of this meeting has been recorded.

6 I ask the Clerk to call the roll.

7 MS. GILMORE: Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Here.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Present.

11 MS. GILMORE: Commissioner
12 Confessore, absent. Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Here.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Here.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Here.

18 MS. GILMORE: Commissioner Doran.

19 CHAIRMAN DORAN: Here. Please stand
20 for the Pledge of Allegiance.

21 (Flag Salute.)

22 CHAIRMAN DORAN: I call for a motion
23 to approve the minutes of the January 4th, 2017
24 meeting.

25 COMMISSIONER ALMEIDA: Motion.

1 COMMISSIONER PETTIGREW: Second.

2 CHAIRMAN DORAN: Motion made and
3 seconded. Clerk, call the roll.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Kinsella.

9 COMMISSIONER KINSELLA: Abstained.

10 MS. GILMORE: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MS. GILMORE: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: Aye.

14 MS. GILMORE: Commissioner Doran.

15 CHAIRMAN DORAN: Aye. I call for a
16 motion to approve the water bills.

17 COMMISSIONER CHOFFO: Motion.

18 COMMISSIONER ALMEIDA: Second.

19 CHAIRMAN DORAN: Motion made and
20 seconded. Clerk, call the roll.

21 MS. GILMORE: Commissioner Almeida.

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: 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 Doran.

7 CHAIRMAN DORAN: Aye. A motion to

8 approve all other bills. Anybody have any

9 questions?

10 COMMISSIONER PETTIGREW: Motion to

11 approve.

12 COMMISSIONER MUSTILLI: Seconded.

13 CHAIRMAN DORAN: Motion made and

14 seconded. Clerk, call the roll.

15 MS. GILMORE: Commissioner Almeida.

16 COMMISSIONER ALMEIDA: Abstain.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Abstain.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Commissioner Doran.

1 CHAIRMAN DORAN: Aye. That's enough
2 to carry?

3 MR. MANFREDI: Four, yes.

4 CHAIRMAN DORAN: Communications.

5 MS. GILMORE: Okay. We have the Town
6 of Harrison, and it's with the County, doing
7 Alzheimer's Awareness, and they want to use our
8 basement, Building 3, on Thursday, February 23rd,
9 from ten a.m. to two p.m. They're going to have
10 people from the Department of Health and Human
11 Services.

12 CHAIRMAN DORAN: Do we put that in
13 for a motion?

14 COMMISSIONER PETTIGREW: Try not to
15 forget about those folks.

16 CHAIRMAN DORAN: Obviously, we just
17 received that. We don't need a motion?

18 MS. GILMORE: We'll do that after we
19 do new business.

20 MR. ROGERS: Are they going to serve
21 refreshments?

22 MS. GILMORE: Yes. They said they
23 will have light refreshments, but they didn't want
24 to put it on the flyer because then people will come
25 and sign up. You have to sign up to do that. They

1 will come for the food and not sign up so they don't
2 put it.

3 CHAIRMAN DORAN: Food is a way to get
4 more people there.

5 MS. GILMORE: With seniors, it's a
6 way to get way too many. That's what I was told.

7 CHAIRMAN DORAN: Executive Director's
8 report.

9 MR. ROGERS: We received this report
10 last week. I want to raise a couple of points so
11 the Board know what's important. For the boiler
12 outage, the contractor worked all day Friday, and
13 all day Saturday on maintenance to provide the work
14 and got the boiler operating on Saturday night
15 around six o'clock.

16 We're going to have a resolution on the
17 John Deere tractor. We consider this of course an
18 emergency because of the weather, and also we're
19 buying a John Deere because the parts are
20 interchangeable with the existing John Deere, and
21 the John Deere we're replacing is 23 years old. It
22 gets a long life, and we got two quotes, and we're
23 going with the lowest quote. If you have any
24 questions, ask me.

25 The other thing I wanted to discuss was

1 we've been working with PSE&G just about close to a
2 year, and one of the reasons that I mentioned this
3 at the Board meeting earlier, one of the reasons why
4 the budget was in such a positive, we had a lot
5 extra dollars over expenses because we were not
6 getting the correct PSE&G bills, and we finally got
7 that straightened out. It does not have a negative
8 impact on our operations. We budgeted for it. I
9 don't want anybody to be alarmed because we have a
10 \$70,000 bill, and that's all I have, sir.

11 CHAIRMAN DORAN: Good. When you
12 order the John Deere tractor, how long does that
13 take to get it?

14 MR. ROGERS: It takes one to two
15 weeks, and quite frankly, it also lasted 22 years.
16 It's going to be approximately \$20 a month over
17 time. We use the tractor not only for snow removal,
18 bucket loader, sissy tractor.

19 CHAIRMAN DORAN: Is that a plow
20 tractor or just a brush?

21 MR. GILMORE: It has a brush on it.

22 MR. ROGERS: The plow is
23 interchangeable.

24 MR. GILMORE: You call switch all the
25 equipment from one unit to another.

1 COMMISSIONER PETTIGREW: Do you have
2 a brush?

3 MR. GILMORE: Right now, no. The
4 tractor that died on us was a snowblower, and it
5 kind of wasn't doing the job that we needed but.

6 CHAIRMAN DORAN: The only thing about
7 a brush from talking to the staff just having them
8 deal with this over the last few years was for snow
9 removal, if we're getting a really light day, 15 or
10 16 inches is not with a brush.

11 MR. GILMORE: Sixteen inches of snow,
12 our plow would have a problem. We schedule once it
13 gets to about four inches, we will work to keep it
14 down until the snow stops, otherwise we do have a
15 shovel loader attachment. That's why I prefer that
16 we stay with John Deere. Whatever fits on one will
17 fit on the other, and that would bail us out if it
18 all came down at one time. We keep them because of
19 the size of our machines, we keep the snow down, the
20 levels down until the snow stops.

21 CHAIRMAN DORAN: Okay. Good.
22 Maintenance report. This is it. Any questions on
23 it?

24 COMMISSIONER ALMEIDA: Motion.

25 COMMISSIONER MUSTILLI: Second.

1 CHAIRMAN DORAN: Motion made and
2 seconded. Clerk, call the roll.

3 MS. GILMORE: Commissioner Almeida.

4 COMMISSIONER ALMEIDA: Aye.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: 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 Doran.

14 CHAIRMAN DORAN: Aye. I have a
15 question. There were ten delinquents. Is that a
16 high number?

17 MR. ROGERS: What happens because we
18 had our meeting early, the 1st of the month, the
19 people who normally pay late will pay late. By next
20 week that will be cleared up.

21 CHAIRMAN DORAN: Okay. It's not like
22 anything is delinquent. That would be January's?

23 MS. GILMORE: January, January.
24 February is not due yet.

25 CHAIRMAN DORAN: Okay. Thank you.

1 Any old business?

2 MS. GILMORE: No.

3 CHAIRMAN DORAN: Any new business?
4 We're going to call for a vote on these all at once?

5 MS. GILMORE: Whatever you want to
6 do.

7 CHAIRMAN DORAN: I will read through
8 them all and call for a motion on all of them. We
9 need a motion to memorialize the boiler at Kingsland
10 Court; to write off \$722 for a tenant who was
11 evicted; to approve the quote for a John Deere
12 tractor; to approve the quote for the annual fire
13 alarm inspection; to approve Resolution 1341-02-17,
14 to approve the operating budget; and to approve
15 1342-02-17, resolution approving State budget; and
16 to approve Resolution No. 1343-02-17, resolution
17 approving a change order for the CCTV.

18 Just a quick discussion on that last one;
19 Anybody, was is that for?

20 MR. ROGERS: It's on the cameras. We
21 ordered three additional cameras for Kingsland Court
22 so we have better coverage, one in the garage and
23 two outside of Building 1. The cameras are on
24 Building 1?

25 MR. GILMORE: Yeah. We originally

1 had PTZ that to be installed on a pole in back of
2 Building 1, which is a pretty non-traveled area,
3 where it's not extremely well-lit. So we decided
4 because the PTZ can only look in one direction at a
5 time, we broke it down to use three fixed cameras
6 that cover the whole area at the same time. So we
7 got the credit on the pole and the PTZ and added the
8 additional cameras. They're not additional. We
9 kind of swap out.

10 The one additional in the garage, because
11 we were putting one on the garage anyway, we're kind
12 of integrating. Like when I have a guy over there,
13 sometimes he's there by himself, so I wanted to put
14 a camera in there just to make sure that he's okay,
15 and we can actually see what is going on during
16 snowstorms, and my guy that's there.

17 CHAIRMAN DORAN: Is there any policy
18 on cameras in the workplace?

19 MS. GILMORE: It's safety. Say he's
20 working on something and God forbid he hurts
21 himself.

22 MR. GILMORE: It's for safety issues.

23 CHAIRMAN DORAN: I just want to ask
24 for some legal opinion. My understanding is cameras
25 in anyone's workplace regardless of that could be a

1 violation.

2 COMMISSIONER PETTIGREW: As long as
3 it's in a common area.

4 MR. GILMORE: It will be a work
5 space.

6 CHAIRMAN DORAN: I'm okay with it. I
7 think the employees will know surely there is a
8 camera there, but for the sake of --

9 MR. MANFREDI: It has to be in a
10 common work area. It can't be in any way evasive,
11 but the way you're describing, it's in a common work
12 area.

13 MR. GILMORE: It's in the middle of
14 the garage, and the garage is two-bays wide.

15 CHAIRMAN DORAN: Okay. All right.

16 MR. MANFREDI: So Gene, you're going
17 to have one on the garage facing the back of
18 Building 1 towards William Street?

19 MR. GILMORE: There is going to be
20 one outside the garage that's looking down the side
21 of the garage that's sort of an alleyway, and then
22 there's two that are going to be covering opposite
23 ends. I don't know if you've ever been back there.
24 We had some kids back there, and the infrared one is
25 because of lack of light. There is light back

1 there. It's not really bright, so the infrared
2 makes the cameras see better at night. That's why
3 we decided to not just use the PTZ, because you have
4 to move it where -- you don't have to move it, you
5 can set it to pan, but three particular cameras will
6 constantly not have to be moved, but will cover the
7 area back there so.

8 CHAIRMAN DORAN: So it's commonplace.
9 Once you put the cameras in, you'll need to find a
10 place where it was going to be dark and additional
11 places where you need them.

12 MR. MANFREDI: Mr. Chairman, my firm
13 was provided with information. We looked at it
14 under the Local Public Contracts Law, so the price
15 is \$463,000. The amount of change is ultimately
16 3,700. It's below what's called the 20-percent
17 requirement. If it were above 20 percent of the
18 contract amount, we have to secure quotes and bids.
19 We don't since it's under that threshold. So the
20 Board is aware.

21 MR. GILMORE: The figures did go back
22 to our engineer. Originally, we had made them
23 change it because it was too high. They weren't
24 going by the contract price of what the cameras were
25 installed at. They have to go by those guidelines.

1 So when we sent it to LAM, they're the ones that
2 calculated the difference and sent us the change
3 order for it.

4 CHAIRMAN DORAN: Thank you. I call
5 for a motion on the above mentioned resolutions.

6 MR. ROGERS: I think that I should
7 enter what the John Deere is costing. The tractor
8 is costing a total of \$21,991.14; and the fire alarm
9 inspection, we went out for three quotes, and the
10 total cost of that, \$2,500.

11 CHAIRMAN DORAN: Any questions? I'll
12 call for a motion to approve the resolutions.

13 COMMISSIONER ALMEIDA: Motion.

14 COMMISSIONER MUSTILLI: Second.

15 CHAIRMAN DORAN: Motion made and
16 seconded. Clerk, call the roll.

17 MS. GILMORE: Commissioner Almeida.

18 COMMISSIONER ALMEIDA: Aye.

19 MS. GILMORE: Commissioner Choffo.

20 COMMISSIONER CHOFFO: 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 Doran.

3 CHAIRMAN DORAN: Aye. Anything else?

4 MR. ROGERS: Yes. I would like to
5 discuss, the Commissioner went to the PHADA
6 conference. It doesn't have to be in closed
7 session?

8 CHAIRMAN DORAN: It's up to you. Do
9 you want your discussion in closed session?

10 COMMISSIONER ALMEIDA: No, no, it's
11 okay in open session, no big deal. You know what
12 I'm going to talk about, right, Roy? That's in an
13 open session thing?

14 MR. ROGERS: Yes.

15 CHAIRMAN DORAN: Okay. The floor is
16 yours.

17 COMMISSIONER ALMEIDA: So I found
18 something very interesting that came up at PHADA,
19 which the big news this year. Usually there's
20 really no big news. They give you updates here and
21 there. This year, the big thing is they're trying
22 to get the government HUD actually let us have Home
23 Rule so that the control will go back to individual
24 housing authorities rather than having all of the
25 control through HUD.

1 The things they were talking about was
2 that a lot of rules and regs don't apply to agencies
3 such as us because we're a small size. Some things
4 -- and also because we're in New Jersey. New Jersey
5 laws are different from Louisiana laws, but yet, the
6 federal government makes us all adhere to certain
7 laws by the book, otherwise your funding is messed
8 up or whatever.

9 So they're very, very hopeful, usually I
10 get in there, whether it be a democrat and whether
11 it be a republican, nothing changes, and if there is
12 a republican or democrat, Oh my God, we're going to
13 get money, and we never get any other money. This
14 year, they were all because apparently some board
15 members in PHADA, they know and are very close to
16 the incoming administration, so they think that this
17 is something that's going to help out all housing
18 authorities. So they asked for each Housing
19 Authority to lobby the new administration to try to
20 get Home Rule back in play, so that we would be
21 making the decisions which would cut down a lot of
22 things that you guys would have to report in.

23 So I don't know how much they were working
24 on that. I don't know how much you guys go through,
25 but apparently everybody's been complaining about

1 that, and this is something that PHADA has been kind
2 of campaigning for a while.

3 CHAIRMAN DORAN: What you're talking
4 about Home Rule, you're talking about the smoking
5 policy that came out. Leave it up to the local
6 decision?

7 COMMISSIONER ALMEIDA: Exactly. You
8 know, it's a good thing because a lot of things
9 don't make sense. How are you going to enforce
10 that? Are you going inside peoples' homes? They
11 talk about that, but they think we would be able
12 know better what is being asked for in our area.

13 So again, somebody that lives in Harrison
14 is not going to be the same as somebody who in lives
15 in Jersey City, New York City, and that differs from
16 everybody in Louisiana, in the middle of the
17 country. It would be, it would sort of give us the
18 opportunity to kind of manage the percentage what
19 we're able to manage, not totally let go of it.

20 They also came up with a bill of rights,
21 which I thought was interesting, which I always
22 thought we reported to HUD. These guys are saying
23 you don't report to HUD, HUD works for us, we don't
24 work for HUD. It's a whole different way of
25 thinking. You know, they were walking around like

1 this is great, and so I don't know if it is a good
2 thing or a bad thing. You know, that's why I sent
3 the e-mail to Roy because I don't know. This was
4 what they were pushing.

5 CHAIRMAN DORAN: They're saying you
6 should advocate, like how?

7 COMMISSIONER ALMEIDA: We should call
8 them up, call PHADA up, and then lobby Ben Carson.
9 He's the new Trump administration. They think the
10 Trump administration is going to be more towards
11 Home Rule on everything.

12 MS. GILMORE: Because they want the
13 federal government out?

14 COMMISSIONER ALMEIDA: Out of
15 everything. PHADA wants the federal government out
16 of a lot of stuff. They're right on some things,
17 like you know the paperwork, staff paperwork and
18 rules. So they're there to stop the overall ruling
19 by HUD on the federal level for everything so we
20 would haven't to file so many papers. Apparently,
21 we're not the same as Jersey City. We don't have
22 the same amount of buildings so we shouldn't have to
23 file all of the crazy things that don't apply to us.

24 CHAIRMAN DORAN: Funding-wise, the
25 government agency is saying one person has to do

1 this and the other people doesn't?

2 COMMISSIONER ALMEIDA: They really
3 didn't talk about funding in a sense that it was
4 going to be less. They didn't talk about that.

5 MS. GILMORE: A lot of public housing
6 doesn't interact. They stand alone. It's a problem
7 because sometimes you stand alone, you don't have to
8 fill out a HUD, and they take out the money.

9 COMMISSIONER ALMEIDA: They're not
10 talking about the funding part of it, and because
11 that doesn't apply to us, I never brought it up.
12 But this is more of a procedure. It's not so much
13 having to do with funding, but it has to do with
14 changing the procedure so we're not all judged
15 alike. That's what. Right now we all have to file
16 same exact paperwork.

17 MS. MICHAELSON: It's just a health
18 issue with the secondhand smoke.

19 COMMISSIONER ALMEIDA: It doesn't
20 make sense, but that's the idea. So this is like
21 the beginning of them trying to brainstorm a
22 different agency. So they ask that you guys again,
23 Roy, you can do it if we want to do, but the idea is
24 for the Housing Authority to lobby PHADA, ask them
25 you know.

1 CHAIRMAN DORAN: You scan that paper
2 and copy it and send it to all the Commissioners for
3 the next meeting. I think that's a good idea. Any
4 questions?

5 COMMISSIONER PETTIGREW: I make a
6 motion we all go to Chicago now.

7 CHAIRMAN DORAN: We'll take that into
8 consideration. Any other questions, points of view?

9 COMMISSIONER ALMEIDA: So if I can
10 ask Roy; Roy, what do you think about that? Do you
11 think that's the direction?

12 MR. ROGERS: Here's what I think
13 about it. Harrison Housing Authority is in very
14 good shape. As the manager of Harrison Housing
15 Authority, I want to see all of the existing
16 regulations remain, the paperwork and everything
17 because we're doing it, we're doing it correctly,
18 we're doing it on time, and it holds everybody
19 accountable.

20 I can see where a lot house authorities
21 don't want the paperwork because they're poor
22 performers. We have consistently been a high
23 performer, and I personally do not believe we would
24 be a high performer if it wasn't for all the
25 paperwork. We are a very small housing authority

1 because we're only 18 units, over 250, 268 units. A
2 lot of housing authorities have thousands of units.
3 If I had my choice, I would stick with existing
4 paperwork.

5 I personally do not believe in the no
6 smoking policy. I don't know how it's going to be
7 prevented, and another thing as far as contacting
8 PHADA, we're fortunate because Mr. Manfredi, if I
9 may, you personally know the vice president of
10 PHADA.

11 MR. MANFREDI: Yes. We've been
12 involved with their policies, but not this one.

13 MR. ROGERS: But you can reach out to
14 them, and I'll reach out to PHADA. But another
15 point you brought up which I think is interesting
16 is, we have an audit. The auditor is supposed to
17 talk to all the Commissioners. That used to be
18 true. It's not longer true. With our audits, all
19 of the Commissioners get a copy. If there is a
20 finding, I would make the auditor come to a Board
21 meeting and discuss the finding because that's
22 something that I or staff did wrong or overlooked.
23 But we have clean audits, and we've used
24 the same auditor for 20 years, and he's well
25 respected. If there was something wrong, if there

1 was a finding, I would insist upon talking to the
2 Board so.

3 COMMISSIONER ALMEIDA: So if you
4 don't think that's a good idea, I mean.

5 MR. ROGERS: Well, I can see where
6 90 percent of the housing authorities think it's a
7 great idea to eliminate the paperwork, but I think
8 paperwork holds you accountable.

9 COMMISSIONER ALMEIDA: Then let's not
10 lobby for it because I didn't know which way to go
11 on that.

12 COMMISSIONER PETTIGREW: I don't see
13 the feds giving up any kind of funding sources.
14 They're going to distribute the funds the way they
15 see it. The way it sounds, you're going run our
16 your own, get your own money, and you can control
17 it. I don't see to government doing that.

18 COMMISSIONER ALMEIDA: They didn't
19 tie into money. They just didn't tie into the
20 money. It was just streamlining things. They
21 didn't bring up money with this. They just thought
22 they didn't want all of the paperwork.

23 COMMISSIONER PETTIGREW: I would just
24 lobby against smoking.

25 MR. ROGERS: There is a lot of

1 housing authorities that are going to lobby. They
2 are primarily the ones that are poor performers, and
3 then don't even get enough funding because they're
4 mismanaged. They didn't manage their funds
5 properly. This Housing Authority for the last 25
6 years has put money back into maintaining the
7 buildings. A lot of housing authorities that were
8 built since are being torn down. We have one
9 housing authority that they refused -- was damaged
10 by Hurricane Sandy, and they refused to fund them
11 because they wanted to tear them down.

12 This Housing Authority is in very, very
13 good shape, and it doesn't make my job any easier,
14 but it's very a easy job because it's in such good
15 shape, and we have long-term personnel, and
16 maintenance has done well. It's just in good shape.

17 COMMISSIONER ALMEIDA: So then don't
18 lobby for that.

19 CHAIRMAN DORAN: Keep going to those
20 meetings.

21 COMMISSIONER ALMEIDA: I bring the
22 stuff back that's good.

23 MR. ROGERS: I appreciate your input
24 because it's something that should be discussed.

25 COMMISSIONER ALMEIDA: It's a big

1 deal to them because it's over the top. Everybody
2 at the end like the last day it was, Oh, this is
3 great, this is what we're pushing. It seemed to be
4 like their big deals, and I don't know I feel about
5 this. Let me ask.

6 MR. ROGERS: What happens in
7 Congress, because the executive directors aren't
8 performing properly, they want change, and the
9 consultants are licking their chops for more change.

10 CHAIRMAN DORAN: All right. Any
11 other comments, points of view, observations?

12 Good. At this point, public comment?

13 Motion to adjourn.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER ALMEIDA: Motion.

16 CHAIRMAN DORAN: Motion made and
17 seconded. Clerk, call the roll.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Aye.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Commissioner Doran.

4 CHAIRMAN DORAN: Aye. We're

5 adjourned.

6 (Whereupon the proceeding is then

7 concluded at 6:35 p.m.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

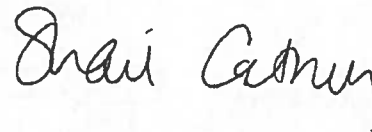
23

24

25

C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Caucus Meeting of the Harrison Housing Authority, held on Wednesday, February 1, 2017; and that this is a correct transcript of the same.



SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/17

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25