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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

Tuesday, February 9, 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
- DANIEL CHOFFO, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MIKE CARLON, Accountant
- DAVID CIARRACCO, Modernization Coordinator
- 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 February 9, 2021. 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: Clerk, please call the
12 roll.

13 MS. GILMORE: Yes.

14 Commissioner Choffo

15 COMMISSIONER CHOFFO: Here.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella,
19 absent.

20 Commissioner Miller.

21 COMMISSIONER MILLER: Here.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Chairman Doran.

2 THE CHAIRMAN: Here.

3 Okay. Can I have a motion to approve
4 the minutes of the December 8, 2020 meeting?

5 COMMISSIONER PETTIGREW: Motion.

6 THE CHAIRMAN: Motion by Pettigrew.

7 COMMISSIONER MUSTILLI: Motion.

8 THE CHAIRMAN: Seconded by Commissioner
9 Mustilli.

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: I vote aye.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: 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: Aye.

21 MS. GILMORE: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 Can I have a motion to approve the
24 bills? Let me ask for any questions on the bills
25 first, Commissioners?

1 COMMISSIONER CHOFFO: I'll make a
2 motion to approve the bills.

3 THE CHAIRMAN: No questions. A motion
4 to approve, is that by Choffo?

5 DIRECTOR LUCAS: Yes.

6 THE CHAIRMAN: Okay. Second?

7 COMMISSIONER CONFESSORE: Second.

8 THE CHAIRMAN: Second by Confessore.
9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: I vote aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 THE CHAIRMAN: Aye.

22 Any correspondence?

23 DIRECTOR LUCAS: Communications, Dr. D.

24 So from St. John's Church, Joanie Michaelson,

25 once again. It says, Dear friends at the

1 Harrison Housing Authority. Joanie Michaelson
2 has arranged for meals being served at St. John's
3 Feed the Hungry on February 5, 2021 to be in our
4 honor. They keep us in their daily prayers. So
5 Joanie does that every single year. I just
6 wanted the Board members to know that. As far as
7 communications, that's that.

8 THE CHAIRMAN: Okay, received.
9 Executive Director's report?

10 DIRECTOR LUCAS: You guys all got my
11 Executive Director's report. There's a couple of
12 things that I want you guys to know. The
13 auditors were here on 1/28/21. We submitted
14 quite a lot of the information, the required
15 documentation, prior to them coming in. Our
16 audit should be completed shortly. Upon receipt,
17 we'll forward to it all members. So it takes
18 maybe about two weeks, Dr. D, but it's not going
19 to be an issue, I don't think, at all.

20 We did have quite a bit of snow, and I
21 would like to inform the Board that our
22 maintenance guys, they did an unbelievable job of
23 clearing it, salting. We've had no reports of
24 any slippages by any tenants whatsoever, and
25 we've had a lot of snow, so I just wanted to make

1 sure that that's on the record as well.

2 THE CHAIRMAN: Great. Good job to all,
3 and thank you.

4 How did we do with, without mentioning
5 any names, did everybody who we've scheduled get
6 vaccinated?

7 DIRECTOR LUCAS: Everyone except for
8 one of my maintenance men got vaccinated.

9 THE CHAIRMAN: Okay. What we set up
10 worked out okay?

11 DIRECTOR LUCAS: Yes. Thank, Dr. D.
12 For the record, too, for anyone who wants to
13 know, Dr. Doran helped me get my staff -- some of
14 my older employees got vaccinated, but we were
15 having trouble going back and forth with the
16 county, we were essential personnel and then they
17 said they didn't have it. And then Dr. D made
18 one phone call, and we all got vaccinated. I had
19 some of my maintenance men said no, said yes as
20 soon as Dr. Doran got us accepted. Now I'm just
21 one guy away from being totally complete with our
22 first shot, Dr. D.

23 THE CHAIRMAN: That's great. Thank
24 you.

25 Maintenance report. Any questions for

1 Gene?

2 COMMISSIONER MILLER: The boiler,
3 related to the emergency, I don't know when to
4 bring that up.

5 DIRECTOR LUCAS: You can bring that up
6 now.

7 THE CHAIRMAN: Say it again, Rich?

8 COMMISSIONER MILLER: It has do with
9 the boiler repair.

10 THE CHAIRMAN: Yes, you can bring it up
11 now.

12 COMMISSIONER MILLER: I'm not bringing
13 it up related to -- but we're having similar
14 problems around town, so I think there might be
15 something going on. It might be conjecturing.
16 I'm having problems at the hotel, and we're
17 having problems at other places, and I think it
18 could be related to the water.

19 DIRECTOR LUCAS: Well, we looked at our
20 boilers. One day I got a call from Gene, and it
21 looked like smoke coming out of one of our --

22 COMMISSIONER MILLER: Oh, no, no, I'm
23 not questioning A & S, but saying there might be
24 something with the water in Harrison where
25 something is going on that we're having systemic

1 failures all over town. You're a couple miles
2 away from my other buildings, and I've had a very
3 similar thing with the boilers.

4 MR. GILMORE: Harrison has pretty hard
5 water, so we use a treatment, a chemical
6 treatment. Are they steam or is it water?

7 COMMISSIONER MILLER: We've got a
8 combination. But we're looking into an
9 electronic -- I'm just, this is something when
10 maintenance is coming it's the kind of the thing
11 that I, you know, for want of a nail the kingdom
12 was lost. I didn't know we were doing water
13 treatment or something like that, but I don't
14 know how often you test to see which chemicals
15 you use to see if it is something that is
16 specific. In other words, if you've got a
17 certain kind of ferrous or iron in your water,
18 you use one kind of system. We're going away
19 from the chemicals, we're trying an electronic
20 system that will get rid of the chemicals
21 without -- get rid of the heavy metals without
22 chemicals.

23 THE CHAIRMAN: Who said the water was
24 hard here?

25 COMMISSIONER CHOFFO: Our system is

1 treated, too, at the school system, Dr. Doran.
2 They have a water treatment too.

3 THE CHAIRMAN: Have we had any issues
4 at the schools, Dan?

5 COMMISSIONER CHOFFO: No, not other
6 than our regular issues.

7 COMMISSIONER MILLER: To give you a
8 heads up, where we found it, because a lot of new
9 buildings are built with plastic water systems,
10 they call it the PEC system, which the high
11 school was most likely done. It's not going to
12 show up. It will show up on the valve where the
13 valve started to freeze -- I'm just giving you,
14 it's the kind of thing...

15 MR. GILMORE: Right, right. You could
16 have an electrolosis problem.

17 COMMISSIONER MILLER: I'm just saying
18 that we're all in different assets here in town,
19 you've got the school, I've got the --

20 THE CHAIRMAN: We've got the new
21 school.

22 COMMISSIONER MILLER: And the reason
23 I'm bringing it up now is when I saw you had the
24 water problem, we've been through the same thing
25 in the month of December at the hotel. So I'm

1 not questioning, but maybe we should all look
2 into if Passaic Valley Water has changed some
3 compound in there and, you know, it's within,
4 it's totally within the parameters of what the
5 water is allowed to be, but if they're changing
6 something coming from Passaic Water and we're not
7 treating the new kind of water coming from
8 Passaic, it's affecting our valves and that
9 stuff, which then affects the boiler. I'm just
10 throwing it out.

11 THE CHAIRMAN: Rich, just for the heck
12 of it I'll have Bobby Van Riper look into that,
13 that maybe there are some unrelated boiler
14 problems that could be related to the water.

15 COMMISSIONER MILLER: Because right now
16 you've got a boiler problem, I've got multiple
17 issues.

18 DIRECTOR LUCAS: Well, we can also
19 forward you, Dr. D, a list of the chemicals we
20 use. Rich, if you want a list of chemicals we
21 use, we can definitely send that over to you.

22 COMMISSIONER MILLER: Yeah, that would
23 be great.

24 DIRECTOR LUCAS: Okay. I'll send that
25 over first thing in the a.m.

1 THE CHAIRMAN: Yeah. And, Dan, if we
2 could at least take a look at Ray's and see if
3 they differ from what we do.

4 COMMISSIONER CHOFFO: All right.

5 DIRECTOR LUCAS: I'll send it to all
6 three of us on the email, Dan and Commissioner
7 Miller, and we'll compare notes and see if we can
8 come up with something.

9 THE CHAIRMAN: Can I have a motion to
10 accept the maintenance and the Executive
11 Director's reports? We'll do them at once.

12 COMMISSIONER PETTIGREW: Motion.

13 THE CHAIRMAN: I have a motion by
14 Pettigrew.

15 COMMISSIONER CHOFFO: Second.

16 THE CHAIRMAN: Second by Choffo.
17 Clerk, call the roll.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: I vote aye.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Miller.

23 COMMISSIONER MILLER: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Thank you. Any old business?

6 DIRECTOR LUCAS: No sir.

7 THE CHAIRMAN: Okay. Under new
8 business I just want to talk about a few things.
9 We are voting on some budget issues tonight, and
10 what I'd like to do is ask Commissioner Choffo
11 and Commissioner Miller, and I can't remember who
12 else is on that committee, but to get together
13 with Ray and start talking about some capital
14 improvement items that might be coming up as we
15 formulate the budget.

16 DIRECTOR LUCAS: Okay.

17 THE CHAIRMAN: We have Mike Carlon on,
18 and maybe he can give an explanation on the
19 budget, what we're doing.

20 DIRECTOR LUCAS: Are you talking about
21 the late budget submission?

22 THE CHAIRMAN: Well, yeah. I think I'm
23 familiar, but a couple of us -- what happened.

24 DIRECTOR LUCAS: So basically before I
25 let Mike talk, what happens is HUD sends out this

1 budget submission form from HUD, we got it
2 February 4th. I do have to give Michael Carlon a
3 lot of credit, because between him and Mo they
4 implemented it in three short days, which is
5 unheard of. So even though we got it in
6 February, it says late, but officially it's
7 really not late, it's been this way for the last
8 three years.

9 Michael, you can go ahead and speak on
10 it now. I just wanted to get everyone familiar
11 with when we got it and in three days we got it
12 done. So go ahead.

13 MR. CARLON: Yeah, first I just want
14 to -- Dr. Doran, you had mentioned the capital
15 improvements. This is just an operating budget.

16 THE CHAIRMAN: Right. That's my second
17 item.

18 MR. CARLON: Right. So essentially,
19 this is basically just your rentals, your rental
20 income and your operating, mainly your salaries
21 and your utilities and obviously all the
22 operations of the property itself.

23 DIRECTOR LUCAS: It's a two-part
24 process, Dr. D.

25 THE CHAIRMAN: That's all right. Go

1 ahead.

2 MR. CARLON: The process is normally
3 we're getting nine months' financial results for
4 the end of December, and we're projecting out to
5 the end of the year and doing a budget off of
6 that projected 12-month period. Ray goes through
7 the salaries -- obviously the salaries are a big
8 number -- Ray goes through the salaries and
9 determines any increases that are going to be
10 projected for next year, and then we also
11 obviously go through all, each one of the line
12 items to determine if there's anything unusual
13 that happened last year that may not be recurring
14 this year, or anything that may be unusual for
15 next year.

16 And, again, when we're talking about
17 unusual, I'm not talking about any capital
18 improvements, because that's all handled on the
19 capital program side. And those capital
20 programs, you know, we typically have three or
21 four years going at once; so we're finishing up,
22 maybe finishing up a capital problem from 2018 or
23 2019 and starting to pull down on the 2020. So
24 it's a little bit confusing because we have all
25 these budgets around, but this, like I said, it's

1 strictly the operating budget.

2 So we have to submit this to the state
3 within 60 days prior to year end, so that's
4 essentially February 1st. So there's also part
5 of the budget that is the operating subsidy,
6 which essentially comes from your utility usage
7 for the last three years. That's a formula that
8 essentially HUD calculates, and again, it's a
9 running three-year average of your utility usage,
10 and then they'll determine what the operating
11 subsidy is. So that's what Ray was talking
12 about. They were a little late on that this
13 year. Usually that comes out in the middle of
14 January, and it didn't come out until February
15 4th. So we wanted to get, we needed to get the
16 budget in for this meeting, so, you know, we
17 tried to turn it around as quickly as possible.

18 THE CHAIRMAN: Any questions? Okay.
19 I'd like Commissioners Miller and Choffo to meet
20 with Ray and Michael to get a handle on the
21 capital programs, what things are coming up, what
22 contributions might be, to make whatever changes.
23 At least so that when the capital budget does
24 comes up to be approved, we'll have some input
25 from the Board on that.

1 DIRECTOR LUCAS: Well, I can tell you
2 right now, Dr. D, the main thing that we're
3 concerned about here is the electrical upgrade in
4 Kingsland Court, which we're going through, which
5 we're on part of getting a, we would talk with
6 PSE&G, we got a whole lot of stuff done, we just
7 have to put the bid out.

8 THE CHAIRMAN: Why don't you get them
9 together, Ray, and have some discussion on that.

10 DIRECTOR LUCAS: Okay, absolutely.
11 It's going to be a big overhaul. It's the
12 biggest thing on our list, and we're really not
13 worried about anything else. "Not worried
14 about," that's the wrong words to use, but that's
15 number one on our punch list, is the upgrading.
16 Because we still have the stuff from when this
17 place was built, and there's a lot of stuff
18 that's coming down.

19 THE CHAIRMAN: Well, you guys have some
20 discussion.

21 DIRECTOR LUCAS: Of course, of course.

22 COMMISSIONER MILLER: Dan, what day of
23 the week is good for you to sit down with Ray?
24 Let me know.

25 COMMISSIONER CHOFFO: You want from me.

1 Well, I get into my budget season pretty soon, so
2 any time the latter part of this week is good.
3 Monday I'm free, but that's a holiday. Tuesday
4 is fine.

5 DIRECTOR LUCAS: I'm good whenever you
6 guys are.

7 COMMISSIONER PETTIGREW: Who's on the
8 finance committee?

9 MS. GILMORE: I can tell you. It's
10 Freddie, Danny, I think, and Mr. Miller.

11 DIRECTOR LUCAS: Yeah. Fred
12 Confessore, Danny and Rich.

13 COMMISSIONER MILLER: Okay. How's
14 Wednesday the 17th?

15 COMMISSIONER CHOFFO: Yeah, I'm free.

16 DIRECTOR LUCAS: Wednesday the 17th,
17 all right.

18 MS. GILMORE: Mike, isn't it Dave that
19 does the capital fund?

20 MR. CARLON: Yes.

21 MS. GILMORE: It's not Michael. It's
22 the other one on the phone.

23 DIRECTOR LUCAS: Hold on, Mo, for a
24 second.

25 Richard, you said the 17th. At lunch

1 Danny do you want to come to my office, do you
2 want to have food here? What do you want to do?

3 COMMISSIONER CHOFFO: It would have to
4 be like 1 o'clock.

5 DIRECTOR LUCAS: I can still have food
6 for you when you get here.

7 COMMISSIONER MILLER: Hold on. On the
8 17th I can't -- can we make it 1:30?

9 DIRECTOR LUCAS: Does that work for you
10 Danny?

11 COMMISSIONER CHOFFO: Yes, that's fine.
12 Freddie, how about you?

13 COMMISSIONER CONFESSORE: Yeah --

14 MR. CIARRACCO: Well, the only
15 potential issue I have is I'm scheduled for my
16 second COVID shot that day in the morning, so
17 unless I grow like a tail or something like that,
18 who knows. Everyone keeps telling me about the
19 side effects after the second shot, so....

20 THE CHAIRMAN: Some good advice is -- I
21 actually got my second shot yesterday. A nurse
22 gave me good advice: For at least 24 hours, two
23 Tylenols every six hours.

24 DIRECTOR LUCAS: Say that again, Dr. D.

25 THE CHAIRMAN: The nurse gave me great

1 advice yesterday. Two Tylenols every six hours
2 as soon as you get -- she said start before your
3 shot, and for at least 24 hours after your shot.

4 MR. CIARRACCO: You're not supposed to
5 take it before, but now can I take that with
6 vodka or not?

7 THE CHAIRMAN: Sure, as long as it has
8 ice in it.

9 COMMISSIONER MILLER: Did I hear vodka?

10 MR. CIARRACCO: I want to make sure I
11 follow these instructions properly, so yeah.

12 COMMISSIONER PETTIGREW: Well, you have
13 to meet at the picnic for that to take effect,
14 you know, your second shot.

15 MR. CIARRACCO: Whatever it takes. I'm
16 on board, whatever it takes.

17 Just to give you guys that -- I don't
18 want to, I'm sorry to interrupt, but HUD has not
19 yet released -- and who knows when it will be --
20 the 2021. They have not yet awarded the Capital
21 Fund Grant based on the appropriation. It should
22 be consistent with the last two years, which is
23 good, which is good news. And once they do, I go
24 into Epic and create the updated five-year plan
25 and the program. But for the most part, as Ray

1 had mentioned, most of this money we are likely
2 to be earmarking for the electrical upgrade,
3 which we anticipate being pretty significant.

4 And, you know, we haven't even touched
5 the 2020 grant, and we have some monies left from
6 '18. We're mostly done, (inaudible) so we should
7 be able to obligate some of that.

8 THE CHAIRMAN: Yeah, okay. What I'd
9 like you to do to start with is bring the
10 committee up to snuff as to what has been done,
11 what the capital budgets have been, what is
12 anticipated, at least so there's some history
13 there, and get some input from the Commissioners.

14 DIRECTOR LUCAS: All right, no problem.

15 COMMISSIONER MILLER: If we come up,
16 obviously it's a wish list of a capital budget,
17 when would the grant be? Would it be 2022 or
18 2023?

19 MR. CIARRACCO: No, no, no. HUD
20 awards, every authority is awarded a grant
21 annually. The problem is we're sort of at HUD's
22 whim relative to when they award this grant.
23 Some years it's by March. There's years it's
24 been -- I've been doing this for 36 years --
25 there's years it's been as late as September. I

1 don't expect that to be the case. I expect
2 hopefully by mid to end of March we will know
3 what our 2021 capital fund award is. And then I
4 update the five-year plan, we go through the
5 whole process.

6 COMMISSIONER MILLER: So for that
7 request, the one from March was submitted last
8 year, or is it from the budget we worked on?

9 MR. CIARRACCO: No, it is separate, as
10 Mike had mentioned. The Capital Fund Grant is
11 separate from the operating budget, which is what
12 you submit and get.

13 Now, there are components of the
14 operating budget that are derived from the
15 Capital Fund Grant. I won't get into too much
16 detail, but the award is an annual award. It's
17 automatic, it's HUD formula based, so we don't
18 have to do anything. We essentially just wait
19 for HUD to make the award, and then we go through
20 the process of taking the five-year --

21 COMMISSIONER MILLER: If we get an
22 award in April, that is from a grant we requested
23 a year ago? I'm a new Commissioner, I don't
24 know.

25 MR. CIARRACCO: No, no, no. You guys

1 are a March 31st fiscal year end. All of the
2 subsidies, both operating subsidy and capital
3 fund subsidy, are based on a calendar year. So
4 the operating subsidy -- I'll give you sort of an
5 example of how somewhat disconnected these items
6 are relative to your operation.

7 The 2021 operating subsidy, again, is
8 January to December of 2021, HUD has not yet made
9 the formula. They anticipate making the formula
10 available through what they call these Excel
11 tools and an operating subsidy portal that's
12 brand new next Tuesday, February 16th, supposedly
13 through Excel, and then you have until March 9th
14 to submit the calculations.

15 The capital fund, again, different
16 animal. We won't know until we actually get, HUD
17 sends us a letter and says your 2021 capital fund
18 award is now active, go into the Epic system and
19 update your five-year capital plan, and you go
20 through an annual process. It's an automatic
21 grant. We won't know what it is until they
22 actually advise us.

23 THE CHAIRMAN: It might be a good idea
24 to send the commissioners the five-year capital
25 plan so they can see that.

1 MR. CIARRACCO: Okay. Well, the
2 current plan we have, again, it's what's referred
3 to as a rolling plan, every year you update the
4 year. So the current approved plan is 2020 to
5 2024. Once they award the 2021 capital fund, we
6 will now update it, it will run from 2021 to
7 2025. And, again, it's just a forecast. And we
8 do that every year.

9 THE CHAIRMAN: Is there anything in
10 there regarding projects and where it can be
11 spent and so forth?

12 MR. CIARRACCO: Yes, absolutely.

13 THE CHAIRMAN: All right. Be prepared,
14 if you could, be prepared to go over it with the
15 commissioners when you meet with them next week.

16 MR. CIARRACCO: Sure.

17 DIRECTOR LUCAS: Yeah. And, Dr. D,
18 just so you know, we have as a Housing Authority
19 gotten more money every single year for the last
20 three, which is -- and Joe can speak on this
21 better than I can -- that tells you that you are
22 a high rated agency.

23 You know, the agencies that kind of
24 stay even or go below, there's an issue, you have
25 a problem. The fact that we keep getting more

1 funding tells us that we're running, you know,
2 the place is being run the right way. And, Joe,
3 if you're willing to just speak on that, feel
4 free.

5 MR. MANFREDI: We've done very well,
6 Dr. D, and the Board, on our capital fund
7 allocation.

8 THE CHAIRMAN: Okay.

9 (Reporter clarification.)

10 THE CHAIRMAN: All right. To move on
11 to new business. I'll need a motion to write off
12 the two deceased tenants' rent.

13 COMMISSIONER PETTIGREW: Motion.

14 THE CHAIRMAN: Motion by Pettigrew.

15 COMMISSIONER MILLER: Second.

16 THE CHAIRMAN: Second by Miller.

17 Clerk, call the roll.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: I vote aye.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Miller.

23 COMMISSIONER MILLER: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Okay. Can I have a motion to approve
6 Resolutions No. 1552, 1553, 1554 regarding the
7 budget?

8 COMMISSIONER CHOFFO: Before we vote on
9 that, Dr. Doran, I did have just one question,
10 I'm sorry. When we vote on this proposed
11 operating budget, it's written in stone? Like I
12 know with our budget, the school budget there is
13 transfers we can make. That was my only
14 question, I guess, for Mike.

15 MR. CARLON: No, it's not like your
16 school budget where everything -- you do have
17 some leeway if something happens, if you have
18 something occur, if you've expended it
19 differently.

20 DIRECTOR LUCAS: You can move it,
21 Danny, basically. We can move the money where we
22 need it.

23 COMMISSIONER CHOFFO: So I see like the
24 cost of providing services, some of that
25 miscellaneous stuff. I know that's capped not to

1 exceed 5 percent, but some of that money can be
2 moved within the budget line items to create a
3 new line item, but money moved within them if the
4 need arises?

5 DIRECTOR LUCAS: Yes. Yes, Danny.

6 COMMISSIONER CHOFFO: All right. Thank
7 you, that's all I have.

8 THE CHAIRMAN: Okay. Any other
9 questions?

10 Can I have a motion then on those three
11 resolutions?

12 COMMISSIONER PETTIGREW: Motion.

13 COMMISSIONER CONFESSORE: Second.

14 THE CHAIRMAN: Motion by Pettigrew,
15 second by Confessore.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: I vote aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Miller.

22 COMMISSIONER MILLER: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Doctor Doran.

3 THE CHAIRMAN: Aye.

4 Again, with our condolences for Ray's
5 mother-in-law.

6 DIRECTOR LUCAS: Thank you.

7 THE CHAIRMAN: We'll pass the next
8 Resolution 1555.

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER CONFESSORE: Second.

11 THE CHAIRMAN: Motion by Pettigrew,
12 second by Confessore.

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Miller.

19 COMMISSIONER MILLER: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Aye.

1 Again with our condolences is a motion
2 to offer our condolences on the passing of Ellen
3 Miller, Richie Miller's's mom.

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER CONFESSORE: Second.

6 THE CHAIRMAN: Motion by Pettigrew,
7 second by Confessore.

8 Clerk, call the roll.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: I vote aye.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Miller.

14 COMMISSIONER MILLER: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Doctor Doran.

20 THE CHAIRMAN: Aye.

21 And with our condolences we pass a
22 resolution on Orlando Malabez (phonetic), who's
23 the brother of Lindy Mustilli. With our
24 condolences I call for a motion.

25 COMMISSIONER PETTIGREW: Motion.

1 THE CHAIRMAN: Motion by Pettigrew.
2 COMMISSIONER MILLER: Second.
3 COMMISSIONER MUSTILLI: Thank you.
4 THE CHAIRMAN: Second by Miller.
5 Clerk, call the roll.
6 MS. GILMORE: Commissioner Choffo.
7 COMMISSIONER CHOFFO: I vote aye.
8 MS. GILMORE: Commissioner Confessore.
9 COMMISSIONER CONFESSORE: Aye.
10 MS. GILMORE: Commissioner Miller.
11 COMMISSIONER MILLER: Aye.
12 MS. GILMORE: Commissioner Mustilli.
13 COMMISSIONER MUSTILLI: Aye.
14 MS. GILMORE: Commissioner Pettigrew.
15 COMMISSIONER PETTIGREW: Aye.
16 MS. GILMORE: Dr. Doran.
17 THE CHAIRMAN: Aye.
18 And our last resolution is 1558, which
19 is a resolution ratifying the contract with A&S
20 Boilers.
21 COMMISSIONER PETTIGREW: Motion.
22 COMMISSIONER CONFESSORE: Motion.
23 THE CHAIRMAN: Motion by Pettigrew,
24 second by Confessore.
25 Clerk, call the roll.

1 MS. GILMORE: Commissioner Choffo.

2 COMMISSIONER CHOFFO: I vote aye.

3 MS. GILMORE: Commissioner Confessore.

4 COMMISSIONER CONFESSORE: Aye.

5 MS. GILMORE: Commissioner Miller.

6 COMMISSIONER MILLER: Aye.

7 MS. GILMORE: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MS. GILMORE: Commissioner Pettigrew.

10 COMMISSIONER PETTIGREW: Aye.

11 MS. GILMORE: Dr. Doran.

12 THE CHAIRMAN: Aye.

13 Is there any member of the public that
14 would like to be heard? And I think at this
15 point, Ray, you can give the instruction, I think
16 you have to raise your hand.

17 DIRECTOR LUCAS: I have a Samsung and I
18 have Joanie Michaelson, but no hands up, so we're
19 good to go, Dr. D. I have no hands up.

20 THE CHAIRMAN: Okay. Then we can do an
21 all-call roll call on motion to adjourn.

22 COMMISSIONER PETTIGREW: Motion.

23 All those in favor, aye.

24 (Ayes.)

25 THE CHAIRMAN: Those opposed, nay.

1 (No Response.)

2 THE CHAIRMAN: Okay. We are adjourned,
3 folks, see you next month. And I thank the
4 committee for meeting.

5

6 (Whereupon the proceedings concluded at 6:40
7 p.m.)

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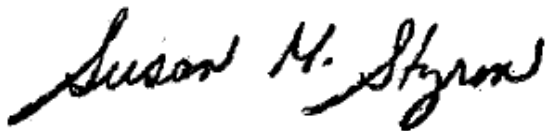
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CERTIFICATE

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: February 22, 2021

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