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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, April 13, 2021, 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
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, 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 call this meeting to
2 order and state that this is a meeting of the
3 Harrison Housing Authority of the Town of
4 Harrison scheduled for April 13, 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 I ask you all to please join me in
10 saluting the flag.

11 (Pledge of Allegiance.)

12 Clerk, please call the roll.

13 MS. GILMORE: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Present.

15 MS. GILMORE: Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella,
18 she's not here yet, okay.

19 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 have a motion to approve the
3 minutes of the March 9th, 2021 meeting?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER CHOFFO: I'll make a
6 motion -- second.

7 THE CHAIRMAN: Motion by Pettigrew
8 second by Choffo.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: 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 questions on the bills before we
23 call for motion?

24 COMMISSIONER PETTIGREW: Motion.

25 THE CHAIRMAN: Okay. Motion from

1 Commissioner Pettigrew. Second?

2 COMMISSIONER CONFESSORE: Second.

3 THE CHAIRMAN: That was Commissioner
4 Confessore.

5 Motion made and seconded. Clerk, call
6 the roll, please.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Miller.

12 COMMISSIONER MILLER: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 Any communications?

20 MS. GILMORE: None.

21 THE CHAIRMAN: Ray, do you want to talk
22 about anything? Executive Director's report?

23 DIRECTOR LUCAS: Executive Director's
24 report is perfect. Just a couple things to add.

25 I wanted to inform the Board that we, the

1 Harrison Housing Authority, which is again
2 classified as a high performer, that our capital
3 fund in 2021 has been awarded in the amount of
4 \$875,950.

5 THE CHAIRMAN: Nice.

6 COMMISSIONER PETTIGREW: That's
7 splendid.

8 DIRECTOR LUCAS: Splendid indeed.

9 THE CHAIRMAN: Thank you, Ray. Good
10 job. It's good to hear that we're a high
11 performing agency, that's always good to hear.
12 Good job to you and your staff.

13 DIRECTOR LUCAS: Thank you.

14 THE CHAIRMAN: Okay. Motion to accept
15 the Executive Director's report.

16 COMMISSIONER MUSTILLI: Motion.

17 COMMISSIONER PETTIGREW: Second.

18 THE CHAIRMAN: That was by Commissioner
19 Mustilli, seconded by Pettigrew.

20 Clerk, call the roll.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MS. GILMORE: Dr. Doran.

7 THE CHAIRMAN: Aye.

8 Maintenance report, any questions?

9 Gene's on. Hi, Gene. Any questions for Gene?

10 MR. GILMORE: If there's any questions
11 I'll be glad to entertain them.

12 THE CHAIRMAN: Anything of importance
13 overall, Gene?

14 MR. GILMORE: No, basically just what's
15 on my report.

16 THE CHAIRMAN: Okay. Motion to accept
17 the maintenance report.

18 COMMISSIONER PETTIGREW: Motion.

19 COMMISSIONER MILLER: Second.

20 THE CHAIRMAN: Second by Miller.

21 Clerk, call the roll.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: I vote aye.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: 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 Any old business?

10 DIRECTOR LUCAS: No, sir.

11 THE CHAIRMAN: Okay. Any new business?

12 Yes, we have -- let's do a couple and then we'll
13 go through them. We have a motion to adopt the
14 DCA budget. Any questions?

15 COMMISSIONER MILLER: Not from me.

16 THE CHAIRMAN: Okay. A motion to
17 approve the 2021 CFP Grant. What is that again?
18 That's the Capital Fund Grant?

19 DIRECTOR LUCAS: Yes, Dr. D.

20 MR. MANFREDI: Yes, Capital Fund Grant.

21 THE CHAIRMAN: Okay. A motion to
22 approve the revised income limits. And there's
23 going to be a resolution to approve Polcari &
24 Company for auditing services. Motion to approve
25 Manfredi & Pellechio for legal services, and a

1 motion to approve Geltrude & Company for the
2 accounting, and an award for the electrical.

3 Any questions on those resolutions?

4 DIRECTOR LUCAS: Does anybody have any
5 questions on the electrical?

6 COMMISSIONER MILLER: I have a
7 question. What's the difference between auditing
8 and accounting? Could you just clarify that?

9 DIRECTOR LUCAS: Joseph?

10 MR. MANFREDI: Commissioner, HUD
11 requires us, as does the state, that we have an
12 independent audit every year that is submitted to
13 the Board that looks at our internal controls and
14 our overall financial performance, which is then
15 submitted with Board approval to the state and to
16 HUD.

17 COMMISSIONER MILLER: Got it.

18 DIRECTOR LUCAS: It's basically like
19 the IRS crawling up into our -- well, there's
20 women on. You know what I mean.

21 COMMISSIONER MILLER: It's two separate
22 functions.

23 DIRECTOR LUCAS: Right.

24 THE CHAIRMAN: And the accounting does
25 the date-to-day functions.

1 DIRECTOR LUCAS: Anything on the
2 electrical? I know it was a little bit confusing
3 for all of you, but if you want me to explain it
4 briefly, I can.

5 COMMISSIONER MILLER: That would be
6 good for me.

7 DIRECTOR LUCAS: All right. Basically
8 what happened was we had the bid opening. What
9 happened was the lowest bid was \$140,000. The
10 highest bid was, I think it's 287, I have the
11 numbers right here, hold on, give me a second.
12 It was 287,000. When we opened up the bid me and
13 Gene had paused because of the highest number,
14 which is 287. The 140 seemed to me, it wasn't
15 right. We had our engineer call the guy up. He
16 said it was apples to apples. It was on a
17 Wednesday.

18 On Thursday morning I called and told
19 Maureen to get the engineers on the phone just
20 because of the fact that I didn't sleep the night
21 before with the \$140,000 bid. Something wasn't
22 right. In reality, Hodges said he needed to come
23 to my office and further told me that the bid was
24 not right.

25 Basically what happened, Richard, in a

1 nutshell, was they priced 400 amps instead of 800
2 amps. That was the difference in the price. So
3 they politely asked me to pull their bid, which
4 in reality I could have done one of two things:
5 One, make them do the job at a loss, but at the
6 same time if they get a job that's worth 400,000,
7 I would be chasing them to come to my property to
8 finish the Phase 1 part of it.

9 So we interviewed the second company,
10 me, Gene, myself, Hodges, in my office. We had a
11 coming-to-Jesus moment, and I was very
12 comfortable with the fact that he can get the job
13 done. He knows that there will be no changes to
14 the drawings whatsoever. I made that a point,
15 and that things were going to be done the
16 Harrison Housing way, which in return is my way.
17 He agreed to every single thing that was there.

18 I vetted this company on two different
19 occasions. They don't have any bad reviews out
20 there. And I vetted all four of the people that
21 were on the walk-through. I did not vet the two
22 that weren't, because I didn't know they were
23 going to put in a bid, Richard. We met with the
24 guy, and we're firmly comfortable, I got a letter
25 of recommendation from my engineer. Myself, Gene

1 and this Housing Authority believe he can
2 definitely do the job. So with Board approval,
3 we will award him the contract at 226,000.

4 COMMISSIONER MILLER: And the original
5 estimate from LAN Engineering was about --

6 DIRECTOR LUCAS: 298,000. Mine and
7 Gene's estimate was in the 280 range. Again, I'm
8 no electrical -- I don't have the experience you
9 have, Richard, and I'd be an ass to sit here and
10 say that I know more than you do, but my
11 experience in the city and stuff like that, and
12 Gene's knowledge of electricity, we put us in
13 about 280, 285 at the most. LAN's was 298. The
14 226 -- and this is just based upon, ladies and
15 gentlemen, all they're doing is building boxes
16 next to the existing boxes so when PSE&G comes in
17 and we run the wires up into the apartments, my
18 tenants will be out of electricity for less than
19 30 minutes.

20 So with your recommendation, I mean,
21 with our recommendation, myself, Gene, and the
22 engineering company, we're more than comfortable
23 with these guys doing Phase I of the job.

24 COMMISSIONER MILLER: The question I
25 have, the number that we gave HUD was 293?

1 DIRECTOR LUCAS: 298.

2 COMMISSIONER MILLER: 298. So that's a
3 savings of \$58,000?

4 DIRECTOR LUCAS: Yes, sir.

5 COMMISSIONER MILLER: So can we
6 allocate that to other projects in the area?

7 DIRECTOR LUCAS: Not necessarily.
8 Because we estimated it, we don't have to line
9 item it at that number, right. What we estimated
10 is, the most I thought it would be, well, LAN
11 thought it would be 300. Me and Gene thought it
12 would be in the 280 range.

13 Now, I will say this: 226 covers all
14 three buildings, all three of them. So it's not
15 226,000 for each building. It's 226 for all
16 three.

17 COMMISSIONER MILLER: Right. With a
18 total of -- when I walked around the apartments,
19 what is that?

20 DIRECTOR LUCAS: There's 54 in each
21 apartment, so you're looking at 112.

22 Now, we're not going into the
23 apartments yet, Richard.

24 COMMISSIONER MILLER: No, you're
25 dealing with the service.

1 DIRECTOR LUCAS: Correctomundo.

2 COMMISSIONER MILLER: Okay. I walked
3 through with Art and myself, took the tour.

4 DIRECTOR LUCAS: Yes, indeed.

5 That's all I got, Dr. D.

6 COMMISSIONER MILLER: But the question
7 is, you're allowed to reallocate that money for
8 something else then?

9 DIRECTOR LUCAS: Yeah. I mean, all we
10 have to do is when they do the work, then we will
11 draw down the 226. And like I said in our
12 financial meetings, that we have all of 2018,
13 about 600 grand, so that will come directly out
14 of 2018. Phase II will also come out of 2018.

15 I still have all of 2019 and all of
16 2020. And now that I have access to 2021 I think
17 the Housing Authority will be okay where we don't
18 waste our whole entire budget on one job, so to
19 speak, because we still have six buildings in the
20 Gardens that we have to take care of.

21 THE CHAIRMAN: So, in essence, that
22 money can be reallocated.

23 DIRECTOR LUCAS: Absolutely. The best
24 thing about HUD is they don't lock us in. If we
25 put a number into a line item in our five-year

1 plan, I can float money everywhere. Does that
2 make sense to you, Dr. D?

3 THE CHAIRMAN: Yes.

4 Let the record reflect that Dawn
5 Kinsella is joining us.

6 COMMISSIONER KINSELLA: Yes, finally.
7 How are you?

8 THE CHAIRMAN: Did you have trouble
9 getting in, Dawn?

10 COMMISSIONER KINSELLA: I did, and I
11 don't know why. But I called on the phone, so I
12 can't see everybody.

13 DIRECTOR LUCAS: That was my fault.

14 COMMISSIONER KINSELLA: Was it?

15 DIRECTOR LUCAS: Yeah, I apologize.

16 COMMISSIONER KINSELLA: That's okay.

17 THE CHAIRMAN: So Dawn, we voted on
18 bills, the Executive Director's report, the
19 minutes and the maintenance report. And right
20 now we're adopting the resolution for the DCA
21 budget, the resolution approving the capital
22 fund, the resolution approving the income limits,
23 the resolution awarding auditing services to
24 Polcari, legal service to Manfredi, accounting
25 services to Geltrude, and we are awarding an

1 electrical contract for the repair of the
2 electric at Kingsland Court. That's where we're
3 up to.

4 COMMISSIONER KINSELLA: Okay. Very
5 good.

6 THE CHAIRMAN: Did I call for -- I
7 think I called for questions at this point.

8 DIRECTOR LUCAS: Yeah, we did it.

9 THE CHAIRMAN: Okay. So at this point
10 then I'll call for a motion to --

11 COMMISSIONER MILLER: One moment, Dr.
12 Doran.

13 THE CHAIRMAN: I'm sorry, go ahead.

14 COMMISSIONER MILLER: What was the
15 final amount, 226 or 240?

16 DIRECTOR LUCAS: 226 Richard.

17 COMMISSIONER MILLER: Okay, go ahead.

18 THE CHAIRMAN: So, Dawn, I'm sorry, do
19 you have any questions?

20 COMMISSIONER KINSELLA: No.

21 THE CHAIRMAN: Well, it's good to hear
22 your voice.

23 COMMISSIONER KINSELLA: Thank you.

24 DIRECTOR LUCAS: Yes. We missed you,
25 Dawn.

1 COMMISSIONER PETTIGREW: When are we
2 going to have an in-person meeting instead of
3 this Zoom crap?

4 DIRECTOR LUCAS: Artie, there's no
5 smoking on my property, though.

6 COMMISSIONER PETTIGREW: So? I'm not
7 smoking, I'm testing the fire alarms.

8 THE CHAIRMAN: Ray and I will have some
9 discussions about when might be the appropriate
10 time. Probably within the next couple of months,
11 to have an in-person meeting --

12 DIRECTOR LUCAS: Yes, sure.

13 THE CHAIRMAN: -- what might be more
14 convenient for folks and for us to keep a quorum.

15 COMMISSIONER KINSELLA: Sounds good.

16 THE CHAIRMAN: With that being said,
17 I'm going to call for a motion to approve.

18 COMMISSIONER PETTIGREW: Motion.

19 COMMISSIONER KINSELLA: Second.

20 THE CHAIRMAN: Is Danny Choffo still
21 on?

22 DIRECTOR LUCAS: I don't see him.

23 THE CHAIRMAN: Okay. Clerk, call the
24 roll.

25 MS. GILMORE: Commissioner Choffo, he's

1 not there.

2 Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Zoom aye.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 Okay. Any public comments? Ray, do we
15 have anyone with their hand --

16 DIRECTOR LUCAS: I've got nobody on the
17 screen, Dr. D.

18 THE CHAIRMAN: Okay. Anybody else have
19 any comments?

20 COMMISSIONER PETTIGREW: When are we
21 opening the playgrounds --

22 DIRECTOR LUCAS: Playgrounds are open.

23 COMMISSIONER PETTIGREW: How about the
24 sprinklers?

25 DIRECTOR LUCAS: Sprinklers will be on

1 in June. Or May, depending on how the weather
2 goes, Artie.

3 COMMISSIONER PETTIGREW: Okay. Just
4 wanted to know.

5 DIRECTOR LUCAS: There will be no
6 basketball rims put back on until the pandemic is
7 over.

8 COMMISSIONER PETTIGREW: Don't bother
9 me, I don't play basketball anymore.

10 THE CHAIRMAN: I take it you'll be
11 under the sprinklers then.

12 COMMISSIONER PETTIGREW: Yes, I will.

13 DIRECTOR LUCAS: Yes, yes.

14 Danny's right there, Dr. Doran, you
15 wanted to ask him...?

16 THE CHAIRMAN: Dan, your vote on the
17 last bill for the resolutions, we missed you on
18 that.

19 COMMISSIONER CHOFFO: I vote aye.

20 THE CHAIRMAN: Okay.

21 All right. So then we'll make a motion
22 to adjourn?

23 COMMISSIONER PETTIGREW: Motion.

24 COMMISSIONER MUSTILLI: Second.

25 COMMISSIONER KINSELLA: Second.

1 THE CHAIRMAN: Motion made by
2 Pettigrew, second by Mustilli or Dawn.

3 All those in favor?

4 (All ayes.)

5 THE CHAIRMAN: Great, we are adjourned
6 for the meeting. I thank you very much. Thank
7 you, Ray, thank you, Maureen. Have a great night
8 and talk to you all soon.

9

10 (Whereupon the proceedings concluded at 6:24
11 p.m.)

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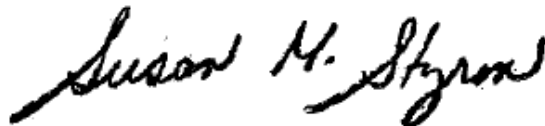
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CERTIFICATE

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: April 26, 2021

&	5	anymore 18:9	b
& 7:23,25 8:1	54 12:20	apartment 12:21	back 18:6
0	58,000 12:3	apartments 11:17 12:18,23	bad 10:19
01704 1:24	6	apologize 14:15	based 11:14
07029 1:7	6 1:5	apples 9:16,16	basically 6:14 8:18 9:7,25
1	600 13:13	appropriate 16:9	basketball 18:6,9
1 1:6 10:8	7	approval 8:15 11:2	believe 11:1
112 12:21	788 1:6	approve 3:2 7:17 7:22,23,24 8:1 16:17	best 13:23
13 1:5 2:4	8	approving 14:21 14:22	bid 9:8,9,10,12,21 9:23 10:3,23
140 9:14	800 10:1	april 1:5 2:4 20:20	bill 18:17
140,000 9:9,21	875,950 5:4	area 12:6	bills 3:22 14:18
2	9	art 13:3	bit 9:2
2018 13:12,14,14	9280 20:18	arthur 1:10	bldg 1:6
2019 13:15	9th 3:3	artie 16:4 18:2	board 1:19 4:25 8:13,15 11:2
2020 13:16	a	asked 10:3	boxes 11:15,16
2021 1:5 2:4 3:3 5:3 7:17 13:16 20:20	absolutely 13:23	ass 11:9	briefly 9:4
2024 20:19	accept 5:14 6:16	attorney 1:19 20:11,14	brunilda 1:13
226 11:14 12:13,15 13:11 15:15,16	access 13:16	audit 8:12	budget 7:14 13:18 14:21
226,000 11:3 12:15	accounting 8:2,8 8:24 14:24	auditing 7:24 8:7 14:23	building 11:15 12:15
240 15:15	accurate 20:6	authority 1:1,3,20 2:3 5:1 11:1 13:17	buildings 12:14 13:19
25 20:19	action 20:12,15	avenue 1:6	business 7:9,11
26 20:20	add 4:24	award 8:2 11:3	c
280 11:7,13 12:12	adjourn 18:22	awarded 5:3	c.s.r. 1:24 20:4
285 11:13	adjourned 19:5	awarding 14:23 14:25	call 2:1,12 3:9,23 4:5 5:20 6:21 9:15 15:6,10 16:17,23
287 9:10,14	adopt 7:13	aye 3:11,13,15,17 3:19,21 4:8,10,12 4:14,16,18 5:22,24 6:1,3,5,7,23,25 7:2 7:4,6,8 17:3,5,7,9 17:11,13 18:19	called 9:18 14:11 15:7
287,000 9:12	adopting 14:20	ayes 19:4	capital 5:2 7:18,20 14:21
293 11:25	agency 5:11		care 13:20
298 11:13 12:1,2	agenda 2:7		certificate 20:1,19
298,000 11:6	agreed 10:17		
3	ahead 15:13,17		
30 11:19	alarms 16:7		
300 12:11	allegiance 2:11		
4	allocate 12:6		
400 10:1	allowed 13:7		
400,000 10:6	amount 5:3 15:15		
	amps 10:1,2		
	anybody 8:4 17:18		

<p>certify 20:5,10 cfp 7:17 chairman 1:9,10 2:1 3:1,7,21,25 4:3,18,21 5:5,9,14 5:18 6:7,12,16,20 7:8,11,16,21 8:24 13:21 14:3,8,17 15:6,9,13,18,21 16:8,13,16,20,23 17:13,18 18:10,16 18:20 19:1,5 changes 10:13 chasing 10:7 choffo 1:11 2:13 2:14 3:5,8,10,11 4:7,8 5:21,22 6:22 6:23 16:20,25 18:19 city 11:11 clarify 8:8 classified 5:2 clerk 2:12 3:9 4:5 5:20 6:21 16:23 come 9:22 10:7 13:13,14 comes 11:16 comfortable 10:12 10:24 11:22 coming 10:11 comments 17:14 17:19 commissioner 1:11,12,13,14,15 2:13,14,15,16,17 2:19,20,21,22,23 2:24 3:4,5,10,11 3:12,13,14,15,16 3:17,18,19,24 4:1 4:2,3,7,8,9,10,11 4:12,13,14,15,16</p>	<p>5:6,16,17,18,21,22 5:23,24,25 6:1,2,3 6:4,5,18,19,22,23 6:24,25 7:1,2,3,4,5 7:6,15 8:6,10,17 8:21 9:5 11:4,24 12:2,5,17,24 13:2 13:6 14:6,10,14,16 15:4,11,14,17,20 15:23 16:1,6,15,18 16:19,25 17:2,3,4 17:5,6,7,8,9,10,11 17:20,23 18:3,8,12 18:19,23,24,25 communications 4:19 company 7:24 8:1 10:9,18 11:22 compliance 2:7 concluded 19:10 confessore 1:14 2:15,16 3:12,13 4:2,4,9,10 5:23,24 6:24,25 17:2,3 confusing 9:2 contract 11:3 15:1 controls 8:13 convenient 16:14 correctomundo 13:1 counsel 20:11,14 couple 4:24 7:12 16:10 court 15:2 covers 12:13 crap 16:3 crawling 8:19</p>	<p>dan 18:16 daniel 1:11 danny 16:20 danny's 18:14 date 2:6 8:25 20:8 dated 20:20 dawn 1:12 14:4,9 14:17 15:18,25 19:2 day 8:25 dca 7:14 14:20 dealing 12:25 definitely 11:2 depending 18:1 difference 8:7 10:2 different 10:18 directly 13:13 director 1:18 4:23 5:8,13 7:10,19 8:4 8:9,18,23 9:1,7 11:6 12:1,4,7,20 13:1,4,9,23 14:13 14:15 15:8,16,24 16:4,12,22 17:16 17:22,25 18:5,13 director's 4:22,23 5:15 14:18 discussions 16:9 doing 11:15,23 doran 1:9 2:25 3:20 4:17 6:6 7:7 15:12 17:12 18:14 dr 2:25 3:20 4:17 6:6 7:7,19 13:5 14:2 15:11 17:12 17:17 18:14 draw 13:11 drawings 10:14</p>	<p style="text-align: center;">e</p> <p>e 1:4,4 ed.d 1:9 electric 15:2 electrical 8:2,5 9:2 11:8 15:1 electricity 11:12 11:18 employee 20:11,13 engineer 9:15 10:25 engineering 11:5 11:22 engineers 9:19 entertain 6:11 entire 13:18 esq 1:19 essence 13:21 estimate 11:5,7 estimated 12:8,9 everybody 14:12 executive 1:18 4:22,23 5:15 14:18 existing 11:16 experience 11:8 11:11 expires 20:19 explain 9:3</p> <p style="text-align: center;">f</p> <p>fact 9:20 10:12 fault 14:13 favor 19:3 final 15:15 finally 14:6 financial 8:14 13:12 financially 20:15 finish 10:8</p>
d			
	<p>d 7:19 13:5 14:2 17:17</p>		

<p>fire 16:7 firmly 10:24 five 13:25 flag 2:10 float 14:1 folks 16:14 foregoing 20:6 forth 20:9 four 10:20 frederick 1:14 functions 8:22,25 fund 5:3 7:18,20 14:22 further 9:23 20:10</p>	<p>grand 13:13 grant 7:17,18,20 great 19:5,7 guy 9:15 10:24 guys 11:23</p>	<p>jesus 10:11 job 5:10,12 10:5,6 10:12 11:2,23 13:18 join 2:9 joining 14:5 joseph 1:19 8:9 june 18:1</p>	<p>8:18,23 9:1,7 11:6 12:1,4,7,20 13:1,4 13:9,23 14:13,15 15:8,16,24 16:4,12 16:22 17:16,22,25 18:5,13</p>
<p>g</p>	<p>h</p>	<p>k</p>	<p>m</p>
<p>gardens 1:6 13:20 geltrude 8:1 14:25 gene 1:21 6:9,9,13 9:13 10:10,25 11:21 12:11 gene's 6:9 11:7,12 gentlemen 11:15 getting 14:9 gilmore 1:20,21 2:13,15,17,21,23 2:25 3:10,12,14,16 3:18,20 4:7,9,11 4:13,15,17,20 5:21 5:23,25 6:2,4,6,10 6:14,22,24 7:1,3,5 7:7 16:25 17:4,6,8 17:10,12 give 9:11 gland 6:11 go 7:13 15:13,17 goes 18:2 going 7:23 10:15 10:23 12:22 16:2 16:17 good 5:9,10,11,12 9:6 15:5,21 16:15</p>	<p>hand 17:15 happened 9:8,9,25 harrison 1:1,3,6,6 1:7 2:3,4 5:1 10:16 hear 5:10,11 15:21 hereinbefore 20:9 hi 6:9 high 5:2,10 highest 9:10,13 hodges 9:22 10:10 hold 9:11 housing 1:1,3 2:3 5:1 10:16 11:1 13:17 hud 8:10,16 11:25 13:24</p>	<p>keep 16:14 kingsland 15:2 kinsella 1:12 2:17 14:5,6,10,14,16 15:4,20,23 16:15 16:19 17:6,7 18:25 know 8:20 9:2 10:22 11:10 14:11 18:4 knowledge 11:12 knows 10:13</p>	<p>m 1:23 20:3 maintenance 1:21 6:8,17 14:19 manfredi 1:19 7:20,25 8:10 14:24 march 3:3 maureen 1:20 9:19 19:7 mean 8:20 11:20 13:9 meeting 1:2 2:1,2 2:5,5 3:3 16:2,11 19:6 meetings 13:12 members 1:22 met 10:23 miller 1:15 2:19 2:20 3:14,15 4:11 4:12 5:25 6:1,19 6:20 7:1,2,15 8:6 8:17,21 9:5 11:4 11:24 12:2,5,17,24 13:2,6 15:11,14,17 17:4,5 mine 11:6 minutes 3:3 11:19 14:19 missed 15:24 18:17 moment 10:11 15:11 money 13:7,22 14:1</p>
<p>i</p>	<p>j</p>	<p>l</p>	
	<p>ii 13:14 importance 6:12 income 7:22 14:22 independent 8:12 inform 4:25 interested 20:15 internal 8:13 interviewed 10:9 irs 8:19 item 12:9 13:25</p>	<p>ladies 11:14 lan 11:5 12:10 lan's 11:13 law 2:8 legal 7:25 14:24 letter 10:24 license 1:24 20:5 limits 7:22 14:22 line 12:8 13:25 little 9:2 location 2:6 lock 13:24 looking 12:21 looks 8:13 loss 10:5 lowest 9:9 lucas 1:18 4:23 5:8 5:13 7:10,19 8:4,9</p>	
	<p>james 1:9 january 20:19 jersey 1:7,24 20:4 20:19</p>		

<p>months 16:10 morning 9:18 motion 3:2,4,6,7 3:23,24,25 4:5 5:14,16 6:16,18 7:13,16,21,24 8:1 15:10 16:17,18 18:21,23 19:1 mustilli 1:13 2:21 2:22 3:16,17 4:13 4:14 5:16,19 6:2,3 7:3,4 17:8,9 18:24 19:2</p>	<p>old 7:9 open 17:22 opened 9:12 opening 9:8 17:21 order 2:2 original 11:4 overall 6:13 8:14</p>	<p>politely 10:3 posted 2:7 present 1:8,17 2:14 price 10:2 priced 10:1 probably 16:10 proceedings 1:3 19:10 20:7 projects 12:6 proper 2:6 property 10:7 16:5 pse&g 11:16 public 1:22,24 2:6 17:14 20:3,19 pull 10:3 purpose 2:7 put 10:23 11:12 13:25 18:6</p>	<p>reflect 14:4 regularly 2:5 relative 20:11,13 repair 15:1 report 4:22,24 5:15 6:8,15,17 14:18,19 requires 8:11 resolution 7:23 14:20,21,22,23 resolutions 8:3 18:17 return 10:16 reviews 10:19 revised 7:22 richard 1:15 9:25 10:23 11:9 12:23 15:16 right 8:23 9:7,11 9:15,22,24 12:9,17 14:19 18:14,21 rims 18:6 roll 2:12 3:9 4:6 5:20 6:21 16:24 run 11:17</p>
<p style="text-align: center;">n</p>	<p style="text-align: center;">p</p> <p>p 1:4,9 p.m. 1:5 19:11 pandemic 18:6 part 10:8 parties 20:12 paused 9:13 pellechio 7:25 people 10:20 perfect 4:24 performance 8:14 performer 5:2 performing 5:11 person 16:2,11 pettigrew 1:10 2:23,24 3:4,7,18 3:19,24 4:1,15,16 5:6,17,19 6:4,5,18 7:5,6 16:1,6,18 17:10,11,20,23 18:3,8,12,23 19:2 phase 10:8 11:23 13:14</p>	<p style="text-align: center;">q</p> <p>question 8:7 11:24 13:6 questions 3:22 6:8 6:9,10 7:14 8:3,5 15:7,19 quorum 16:14</p>	<p style="text-align: center;">s</p>
<p>n 1:4,4 necessarily 12:7 needed 9:22 neither 20:10,13 new 1:7,24 7:11 20:4,19 nice 5:5 night 9:20 19:7 notary 1:24 20:3 20:19 notice 2:6 number 9:13 11:25 12:9 13:25 numbers 9:11 nutshell 10:1</p>	<p>o</p> <p>o 1:4,4 occasions 10:19 office 9:23 10:10 okay 2:18 3:25 5:14 6:16 7:11,16 7:21 13:2,17 14:16 15:4,9,17 16:23 17:14,18 18:3,20</p>	<p style="text-align: center;">r</p> <p>r.p.r. 1:24 20:4 range 11:7 12:12 ray 4:21 5:9 16:8 17:14 19:7 raymond 1:18 reality 9:22 10:4 reallocate 13:7 reallocated 13:22 recommendation 10:25 11:20,21 record 14:4</p>	<p>s 1:4,4,4 saluting 2:10 savings 12:3 scheduled 2:4,5 screen 17:17 second 3:6,8 4:1,2 5:17 6:19,20 9:11 10:9 16:19 18:24 18:25 19:2 seconded 4:5 5:19 see 14:12 16:22 sense 14:2 separate 8:21 service 12:25 14:24</p>

<p>services 7:24,25 14:23,25 set 20:9 signature 20:18 single 10:17 sir 7:10 12:4 sit 11:9 six 13:19 sleep 9:20 smoking 16:5,7 soon 19:8 sorry 15:13,18 sounds 16:15 speak 13:19 splendid 5:7,8 sprinklers 17:24 17:25 18:11 staff 1:20 5:12 state 1:24 2:2 8:11 8:15 20:4,19 stenographically 20:7 stuff 11:11 styron 1:23 20:3 submitted 8:12,15 sunshine 2:8 supervisor 1:21 sure 16:12 susan 1:23 20:3</p>	<p>think 9:10 13:16 15:7 thought 12:10,11 12:11 three 12:14,14,16 thursday 9:18 time 2:6 10:6 16:10 20:8 told 9:18,23 total 12:18 tour 13:3 town 1:1,2 2:3 transcribed 1:23 transcript 1:2 20:6 trouble 14:8 true 20:6 tuesday 1:5 two 8:21 10:4,18 10:21</p>	<p>women 8:20 work 13:10 worth 10:6</p> <p style="text-align: center;">x</p> <p>xi 1:24 xio1704 20:5</p> <p style="text-align: center;">y</p> <p>yeah 13:9 14:15 15:8 year 8:12 13:25</p> <p style="text-align: center;">z</p>
<p style="text-align: center;">t</p> <p>take 13:20 18:10 taken 20:7 talk 4:21 19:8 tenants 11:18 testing 16:7 thank 5:9,13 15:23 19:6,6,7 thing 10:17 13:24 things 4:24 10:4 10:15</p>	<p style="text-align: center;">v</p> <p>vet 10:21 vetted 10:18,20 vice 1:10 voice 15:22 vote 6:23 18:16,19 voted 14:17</p> <p style="text-align: center;">w</p> <p>walk 10:21 walked 12:18 13:2 want 4:21 9:3 wanted 4:25 18:4 18:15 waste 13:18 way 10:16,16 weather 18:1 wednesday 9:17 whatsoever 10:14 wires 11:17</p>	<p>zoom 1:4 16:3 17:11</p>