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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, March 8, 2022, 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
- JOAN MICHAELSON, Authority Staff
- 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 March 8, 2022. 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 would invite you all to please stand
10 and salute the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Will the clerk call the
13 roll.

14 MS. GILMORE: Yes. Commissioner
15 Choffo.

16 COMMISSIONER CHOFFO: Present.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Here.

19 MS. GILMORE: Commissioner Kinsella is
20 absent.

21 Commissioner Miller? Can he hear me?

22 DIRECTOR LUCAS: Where did he go? Hold
23 on, Dr. D.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Here.

1 MS. GILMORE: Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Here.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Here.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Here.

7 Can I have a motion to approve the
8 minutes of the February 8, 2022 meeting?

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER CHOFFO: Second.

11 THE CHAIRMAN: Motion made by
12 Pettigrew, second by Choffo.

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 Okay. Next a motion to approve the
2 bills. We did have a question come up. Ray, the
3 PSE&G, there's a big for gas, and then there's
4 another bill for 26,505.

5 DIRECTOR LUCAS: Yes, they're a
6 supplemental company that PSE&G is using now. So
7 last year when we had our subcontracts, what
8 PSE&G does is sub it out to two separate
9 entities, and then the two separate entities we
10 had last year jettied. So these are new companies
11 that are subletting, PSE&G is subletting to,
12 which we are in contact with. There was a
13 discrepancy with one of the bills, which Maureen
14 handled, because there was something wrong with
15 the meters. They rescinded that bill and they're
16 sending us a new one, but the one we have current
17 right now, 26, is correct.

18 THE CHAIRMAN: So PSE&G 21,571?

19 DIRECTOR LUCAS: Yes, sir.

20 THE CHAIRMAN: And then paying this
21 other company 26,505?

22 DIRECTOR LUCAS: Yes, sir. One is
23 gas --

24 THE CHAIRMAN: Would there normally be
25 a \$50,000 a month gas bill?

1 DIRECTOR LUCAS: No.

2 MS. GILMORE: It's gas and electric.

3 DIRECTOR LUCAS: Gas and electric.

4 THE CHAIRMAN: Okay. It just says gas.

5 COMMISSIONER MILLER: Dr. Doran, can I
6 ask a question?

7 THE CHAIRMAN: Yes.

8 COMMISSIONER MILLER: Thank you for the
9 actual versus budget, but I'm used to getting a
10 variance analysis explaining this. It shouldn't
11 be like we have to find it. I had similar
12 questions related to that where you've got
13 numbers in here that are drastically off from
14 budget with no explanation other than, you know,
15 here it is. And in a variance analysis this
16 should be explained to us, you know, explaining
17 so that we don't have to do the research about
18 what's going on. If you've gone to another
19 provider of gas and PSE&G is just the
20 transmission agent is normal, but we should have
21 it here. It should be given to us.

22 MS. GILMORE: I'm sorry. We always had
23 a third-party provider. We're with Harrison and
24 the county, we're in the group.

25 COMMISSIONER MILLER: Maureen, I just

1 meant that -- I do the same thing that you do.
2 But if I had a bust like this on a budget, I
3 could tell you that the asset manager for the
4 asset would have given a writeup explaining that
5 this is what's happening.

6 DIRECTOR LUCAS: We'll do that next
7 time, Richard, I promise.

8 COMMISSIONER MILLER: But let me --
9 this is what was promised a year ago. I've been
10 on the for Board two and a half years now, and
11 this is, this should be a monthly report.
12 There's like, there's some things in here that
13 you should have that are a bust on the budget,
14 and it should be in there. One of the other
15 budget --

16 COMMISSIONER CHOFFO: Can Maureen mute
17 her thing, please? Because she's talking and I
18 can't hear what Richard is saying.

19 MS. GILMORE: Oh, I'm sorry.

20 COMMISSIONER MILLER: The other one I
21 have is the sewer bill. I mean, you've got a
22 budget of zero, and here in Harrison, you get a
23 water bill, you get the sewer bill the same time.
24 How can you budget zero for sewer? That's
25 like -- for me, this is what I look at. What I'm

1 looking for are the variances to see if it's
2 performing as planned or is it a bust. And right
3 now --

4 COMMISSIONER CHOFFO: Just to get back
5 to the gas bill. Raymond, I have a question,
6 because in school districts we're involved in
7 what's called ACES, which is the Alliance for
8 Competitive Energy Services. What they do is
9 they recommended a third-party supplier in lieu
10 of PSE&G. Sometimes that company switches, but
11 it's got to be the recommendation of the ACES
12 group. So we get all these fly-by-night
13 companies that vie for different, especially
14 large accounts like ours, all right. So one year
15 we --

16 DIRECTOR LUCAS: Danny, I'm sorry,
17 what's it called?

18 COMMISSIONER CHOFFO: Alliance for
19 Competitive Energy Services, the acronym is ACES,
20 A-C-E-S. So if the Housing Authority has
21 something similar to that, you have to check it
22 then. But if you're just going to switch
23 companies you're going to get locked in for maybe
24 two or three years.

25 DIRECTOR LUCAS: That's basically how

1 it's been going since, Danny, since I got here
2 because they usually don't give us like an
3 option. These are the two companies that they're
4 using.

5 THE CHAIRMAN: Who doesn't give you an
6 option, Ray?

7 DIRECTOR LUCAS: PSE&G.

8 THE CHAIRMAN: They have to give you an
9 option. They can't have any say in it.

10 DIRECTOR LUCAS: I'm telling you, this
11 is just how it's been, Dr. D, since I've been
12 here.

13 COMMISSIONER MILLER: Wait, wait. No,
14 you have the option. What it is is PSE&G is a
15 regulated monopoly, and has to provide a pipeline
16 of gas to you. You have the choice of buying the
17 gas from any gas company that provides it.

18 DIRECTOR LUCAS: Here's what we do.
19 We're in an alliance with the coordination of
20 Hudson County and Passaic, and that's what gives
21 us what our options are.

22 THE CHAIRMAN: Okay, great. Is
23 Harrison, is the town then using --

24 DIRECTOR LUCAS: I wouldn't know. I
25 just know what the county and the Passaic guys

1 tell us what we have options for, and then we go
2 from there, which is not a long list.

3 THE CHAIRMAN: So who's telling us that
4 we have to --

5 DIRECTOR LUCAS: Hold on one second,
6 Dr. D. This is what we have, Dr. D, this is
7 where we get it from. Passaic County Cooperative
8 Energy Regional Cooperative Pricing System.
9 That's where we get our stuff from. It's with
10 Hudson County.

11 THE CHAIRMAN: And it's -- now, you
12 have a recommendation from them? Do they put
13 that in writing, or how do they do that?

14 DIRECTOR LUCAS: Hypershared services
15 provided, bulk electrical service.

16 THE CHAIRMAN: Okay. So how do they do
17 that? Do they notify us with a letter,
18 'effective such-and-such a date this is your new
19 provider'? Is that how that works?

20 DIRECTOR LUCAS: Correct, that's how it
21 works. That's Passaic Cooperative Energy. It's
22 kind of like what Danny said with the alliance
23 for competitive services.

24 THE CHAIRMAN: How do they notify you?
25 They send the Authority a letter saying it's

1 effective a certain date?

2 DIRECTOR LUCAS: Maur, we get a letter;
3 correct? Unmute yourself.

4 MS. GILMORE: Yes, I think we get it
5 from Hudson County. They send it to Doreen and
6 that. I don't really have -- I'm not sure. I'll
7 find out.

8 DIRECTOR LUCAS: Dr. D, I'll have
9 everything for all you guys by end of business
10 tomorrow. Is that okay?

11 MS. GILMORE: Yes.

12 THE CHAIRMAN: I just don't want to see
13 us get locked in by these companies, especially
14 given the volatility of the market right now.
15 With the price of gas and the price of, petroleum
16 gas and regular gas going up, I mean, we can see
17 ourselves in a very difficult position if we're
18 locked in with a company that, you know, if we're
19 not sure who they are.

20 DIRECTOR LUCAS: Yeah, I agree with
21 you.

22 THE CHAIRMAN: They need to be vetted.
23 They go to my house all the time, I'm calling on
24 behalf of PSE&G, you need to change your
25 provider, and I'm like get out of here, this is a

1 scam.

2 COMMISSIONER CONFESSORE: You can
3 change, if you notify them in writing you can
4 switch back to Public Service. It happened to me
5 a couple of times, and to my cousin Ronnie
6 Alberti. And, you know, they guarantee you, not
7 of the consortium, but when you get those phone
8 calls you're guaranteed a lower rate, and then
9 after the first year it's higher than Public
10 Service. I had it happen to me at substation and
11 I had it happen to Ronnie Alberti. But I'm not
12 saying that's happening with your consortium, but
13 it --

14 DIRECTOR LUCAS: Yeah, but it could be
15 a problem, you know what I'm saying.

16 COMMISSIONER CHOFFO: I've had
17 companies saying that they're part of ACES and
18 they're not, because we have so many meters in
19 the district.

20 DIRECTOR LUCAS: Dan, do you mind if I
21 give you a buzz in the morning and go over it
22 after I have the answers; is that all right?
23 This way I can get to the bottom of this.

24 COMMISSIONER CHOFFO: Sure. And I'll
25 look into the co-op, because we get co-ops all

1 the time. I'll take a look at it.

2 DIRECTOR LUCAS: Okay. And then
3 Richard and everybody, I will send the email out
4 end of business tomorrow with all the answers.

5 THE CHAIRMAN: If I might add just
6 briefly, very quickly, listed on the bill payment
7 is that the gas supplier and PSE&G, so we really
8 don't know what bill we're voting on. Are we
9 voting on the electric bill? Because it doesn't
10 say that.

11 DIRECTOR LUCAS: Yes, it's gas and
12 electric, Dr. D, but I'll get to the bottom of
13 that if you want to hold that off.

14 Joe, can we hold that off?

15 MR. MANFREDI: Yes, you can pass the
16 bill subject to holding those two exceptions.

17 DIRECTOR LUCAS: All right. So give me
18 a little time with that, guys, and then we can
19 skip that one, Dr. Doran, until I get to the
20 bottom of that. Is that okay?

21 THE CHAIRMAN: Okay, that's fine.

22 All right. So motion to approve the
23 bill -- I'm sorry, is there any other questions?
24 Does anyone else have any questions?

25 COMMISSIONER MILLER: I just want to,

1 before we -- I don't want to not take PSE&G and
2 they cut off the electricity or the gas.

3 DIRECTOR LUCAS: They won't, they
4 won't, Richard.

5 THE CHAIRMAN: Is it okay for you guys
6 to give me authority to, after discussing it with
7 Dan and Ray, to give me the authority to pay
8 that? Would that be a good proviso to add to
9 that?

10 MR. MANFREDI: Yes, Dr. Doran.

11 COMMISSIONER MILLER: I would agree to
12 that.

13 THE CHAIRMAN: Okay. So, Danny, I'll
14 have you work that out with Ray, and if that's
15 good I'll give the authority to pay that so we
16 don't run into late fees or anything like that.

17 DIRECTOR LUCAS: Thank you. Thanks,
18 guys. Thanks, Daniel.

19 COMMISSIONER CHOFFO: You're welcome.

20 THE CHAIRMAN: Okay. Any other
21 questions on the bill list? Okay. So can I have
22 a motion and a second to approve the bills?

23 COMMISSIONER PETTIGREW: Motion.

24 COMMISSIONER CONFESSORE: Second.

25 THE CHAIRMAN: Motion by Pettigrew,

1 second by Fred Confessore. And then proviso is
2 we'll have some further discussions, give
3 authority to pay the PSE&G and/or gas bill.

4 Okey-dokey. Clerk, call the roll on
5 that, please.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: 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 Okay. Communications. We have none,
19 Maur?

20 MS. GILMORE: No, none.

21 THE CHAIRMAN: Okay. Ray, do you want
22 to add anything to your executive report?

23 DIRECTOR LUCAS: Yes. I would like to
24 add, our interim management specialist from HUD
25 complimented us. As you know, Ken Atkinson had

1 retired, he was a our guy for a very long time.
2 She wanted to let us know that she hopes that she
3 will be assigned to be our permanent management
4 specialist, which to explain it, it's kind of up
5 for grabs once Ken retired. Teresa Arce, who's
6 our big boss over at HUD, is trying to find
7 someone to fill his shoes, so she said to us
8 during our brief tenure it has been a pleasure
9 dealing with our agency, we're always on time
10 with all HUD reporting and filing. She just
11 wanted to let us know that she appreciates us
12 being on top of everything. She mentioned that
13 she always heard great things about the Harrison
14 Housing Authority in the past, but she realizes
15 now that the reports were very accurate. I just
16 wanted to add that to the report. So a little
17 plug from HUD for us.

18 THE CHAIRMAN: Great.

19 DIRECTOR LUCAS: That's it, Dr. D.

20 THE CHAIRMAN: Thank you.

21 COMMISSIONER CHOFFO: I do have a
22 question about the Executive Directors's report.

23 DIRECTOR LUCAS: Hit me, Dan.

24 COMMISSIONER CHOFFO: In there,
25 Raymond, you have down that there's two proposals

1 for security services, Admiral and Aegis.

2 DIRECTOR LUCAS: Yes.

3 COMMISSIONER CHOFFO: And we're going
4 with Aegis?

5 DIRECTOR LUCAS: Yes.

6 COMMISSIONER CHOFFO: Not so much the
7 price, but in there you have a note saying not
8 satisfied with. Who's current? Admiral has been
9 with us for how long?

10 DIRECTOR LUCAS: Admiral has been with
11 us two years, two 1/2 years. Since right before
12 COVID we hired them. We've had a lot of
13 no-shoes, we've had a lot of -- the weekend of
14 Thanksgiving, nobody was here the whole entire
15 weekend.

16 COMMISSIONER CHOFFO: Was that our
17 first company?

18 DIRECTOR LUCAS: We had Jewel before
19 that, and then we hired Admiral. The first
20 people we had for our seven-days-a-week security
21 we had Admiral.

22 COMMISSIONER CHOFFO: We had Admiral,
23 Jewel, and then Admiral again?

24 DIRECTOR LUCAS: Jewel, Admiral, that's
25 it. We've had Admiral up to this point right

1 here, up to this time right here, then we put it
2 out for bid. And after thought of going through
3 the whole two years -- we really don't have any
4 trouble during the winter months at all. Like it
5 doesn't make sense to pay for a company for 12
6 months when we can only use them for the summer
7 months. So what I'm proposing to do is from
8 April to October. So like six months, seven
9 months out of the year when we really have the
10 trouble down here, it's only really the
11 summertime. In the wintertime we really don't
12 have any trouble at all now.

13 COMMISSIONER CHOFFO: All right. I was
14 just wondering. That was my only question on
15 that.

16 THE CHAIRMAN: On that same thing, Ray,
17 I see here that we had two proposals for leasing,
18 accounting and security services.

19 DIRECTOR LUCAS: That's it.

20 THE CHAIRMAN: And two for accounting
21 services, Geltrude Associates and David, is that
22 Cirrocco?

23 DIRECTOR LUCAS: Yes, correct.

24 THE CHAIRMAN: Who do we use now?

25 DIRECTOR LUCAS: We have Geltrude right

1 now.

2 THE CHAIRMAN: And is this, these are
3 professional services. We don't have to take the
4 lowest bidder. What's the reason for changing?

5 DIRECTOR LUCAS: The reason for
6 Geltrude is we're going to PHA-Web, okay, we're
7 changing our system for here, which I would say
8 90 percent of the housing authorities in New
9 Jersey use PHA-Web. It's an easier way to input,
10 export, watch everybody. Geltrude is having a
11 hard time inputting and uploading to the PHA-Web.
12 And the conversation I had with them, not only
13 the 24,000, there's going to be additional costs
14 after that for them to learn what PHA-Web is. So
15 it's not going to be just 24, there's going to be
16 additional monies involved.

17 MR. MANFREDI: Is that in their
18 proposal, Ray?

19 DIRECTOR LUCAS: Well, their proposal
20 committed 24,000, and then they talked to Maureen
21 and said there's going to have to be additional
22 monies added to the 24 because we went to
23 PHA-Web.

24 MR. MANFREDI: But we have to go on the
25 four corners of the proposal, though. Is that

1 before the Board tonight to award?

2 DIRECTOR LUCAS: Yes, it is.

3 MR. MANFREDI: I've not seen any of
4 these.

5 THE CHAIRMAN: I'm going to put them
6 out. Can we hold them for legal review until we
7 get to next month?

8 DIRECTOR LUCAS: You want to table it?

9 THE CHAIRMAN: Yeah.

10 DIRECTOR LUCAS: Okay.

11 COMMISSIONER CHOFFO: And I have one
12 more thing, I'm sorry, just for housekeeping
13 later. When we get to the resolution with regard
14 to the audit review certificate, the resolution
15 we're going to vote on tonight. The first
16 section has a date of March 31, 2021 --

17 DIRECTOR LUCAS: Maureen fixed it and
18 sent it back out.

19 COMMISSIONER CHOFFO: -- for the
20 resolution. That wasn't on my email, though.

21 DIRECTOR LUCAS: Oh, it wasn't? That
22 one wasn't, either?

23 COMMISSIONER CHOFFO: No, I just caught
24 this one after the email. My email referred to
25 the salary one. But the other resolution with

1 regard to the audit review, Resolution
2 1580-02-22.

3 MS. GILMORE: It is for 3/31/21. This
4 is for the year before. This year's one will be
5 from April 1st, 2021 to March 31, 2022. We're
6 not -- that audit hasn't been done. Our year is
7 not up until March 31st.

8 COMMISSIONER CHOFFO: All right. So in
9 Part 2 that's okay, the 2020?

10 MS. GILMORE: Yes, yes. Wait, hold on.

11 THE CHAIRMAN: Dan, can you show us
12 what you're talking about? What resolution is
13 that?

14 DIRECTOR LUCAS: That's 1580-03-2022,
15 Dr. D.

16 MS. GILMORE: Wait a minute, wait a
17 minute.

18 COMMISSIONER CHOFFO: See the red?

19 MS. GILMORE: Yes, it's supposed to be
20 '21. No, that's different. No, you're right,
21 '21 that's supposed to be. You're right.

22 DIRECTOR LUCAS: That's my fault,
23 Danny.

24 COMMISSIONER CHOFFO: It's not your
25 fault, Ray. Do you type up the resolutions, too?

1 DIRECTOR LUCAS: No, I don't. I can't
2 say I do.

3 MS. GILMORE: No, it's my fault. I
4 made the mistake.

5 COMMISSIONER CHOFFO: We all make
6 mistakes. I'm not pointing fingers.

7 MS. GILMORE: No, it's my mistake.
8 It's supposed to be '21. That's supposed to be
9 '21, March 31, '21. We're always a year behind
10 with these audits because of the way our year
11 ends.

12 THE CHAIRMAN: But my resolution for
13 1580-03-22 -- is that the one we're talking
14 about?

15 DIRECTOR LUCAS: Yes, sir.

16 MS. GILMORE: Yes.

17 THE CHAIRMAN: Okay. It says the
18 annual offer one-year period ending March 31,
19 2021 as stated. Is that what you're talking
20 about?

21 MS. GILMORE: Right.

22 COMMISSIONER CHOFFO: Go to No. 2.
23 Keep going to No. 2.

24 THE CHAIRMAN: Okay. Oh, that says
25 March 31, 2020.

1 MS. GILMORE: Yeah, that's supposed to
2 say '21.

3 THE CHAIRMAN: Okay, that's supposed to
4 be '21.

5 MS. GILMORE: Yes, yes.

6 THE CHAIRMAN: All right. Question for
7 you. Why would we, if we're -- I don't see any
8 resolutions here that would have put a contract
9 in for security and/or auditing services
10 anywhere. Looking at your Executive Report, it
11 does not hire them. Am I correct on that, Joe?

12 MR. MANFREDI: Correct, Dr. D. We need
13 a resolution before the Board to award
14 professional services, or security services.

15 THE CHAIRMAN: Yeah, that's not even on
16 the agenda; right?

17 DIRECTOR LUCAS: That's my fault, Dr.
18 Doran.

19 THE CHAIRMAN: I mean, why would you
20 put something in your report that's not on the
21 agenda?

22 DIRECTOR LUCAS: That's my fault. We
23 can table both of those, Dr. D.

24 Maureen, don't worry about it. We'll
25 table it.

1 MR. MANFREDI: The Board can make an
2 award. What would happen, Dr. Doran and
3 Commissioners and Ray, I would just draft the
4 resolution after the fact, but as Dr. Doran
5 said --

6 (Multiple voices.)

7 (Reporter clarification.)

8 DIRECTOR LUCAS: Okay. Dr. Doran, what
9 we usually do is we present you with what we got
10 from the RFP, and I give you my recommendation.
11 And once you pass it, then we do the resolution
12 after you guys say okay to what I recommend. So
13 there's not going to be anything on the agenda.
14 We wanted to let you know that we had two bids
15 for both services, and then I recommend who I
16 thought we should take, then you guys tell me
17 what you want, then we make a resolution after
18 that. That's how we usually do it.

19 THE CHAIRMAN: Okay. We'll take a look
20 at it.

21 DIRECTOR LUCAS: Yes, not a problem.

22 THE CHAIRMAN: Do I have a motion then
23 to accept the Executive Director's report?

24 COMMISSIONER CHOFFO: I'll make a
25 motion.

1 COMMISSIONER PETTIGREW: Second.

2 THE CHAIRMAN: Motion by Choffo. And,
3 again, those things will be held off until next
4 month.

5 COMMISSIONER PETTIGREW: Second.

6 THE CHAIRMAN: Second by Pettigrew.
7 Clerk, call the roll.

8 MS. GILMORE: Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Do we have -- Joe would you check your
21 notes? Do we have a, did we list committees the
22 last time we reorganized? I can't remember.

23 MR. MANFREDI: I believe we did,
24 Dr. Doran, yes. Yes. I can pull those. I
25 believe Ray and Maureen and I have the list of

1 the most recent committees, Dr. Doran.

2 THE CHAIRMAN: Okay. If you could look
3 and give that to me?

4 MR. MANFREDI: Will do.

5 THE CHAIRMAN: What I might do is refer
6 those to the committee to take a look at.

7 DIRECTOR LUCAS: Which committee,
8 Dr. D?

9 THE CHAIRMAN: It would probably be
10 finance; no?

11 DIRECTOR LUCAS: That would be Richard
12 Miller, Danny, and I forget the other one,
13 Maureen. Because Richard Miller took Dr. Doran's
14 seat, Danny's on that one. Right, Danny,
15 finance?

16 MS. GILMORE: Wait a minute.

17 COMMISSIONER CHOFFO: I know it's
18 myself --

19 THE CHAIRMAN: We don't need to figure
20 it out right now. Just get it to me and then
21 we'll refer it to the committee.

22 DIRECTOR LUCAS: Okay.

23 THE CHAIRMAN: Okay. Did I get --

24 COMMISSIONER CHOFFO: It's myself,
25 Commissioner Miller and Commissioner Confessore.

1 THE CHAIRMAN: Okay. So the next is
2 the maintenance report. Any questions on the
3 maintenance report? I think Gene's on. Gene is
4 on, hi Gene. Any questions for Gene on the
5 maintenance report? Okay. Make a motion to
6 accept the maintenance report.

7 COMMISSIONER CONFESSORE: Motion.

8 THE CHAIRMAN: Motion made by Fred
9 Confessore.

10 COMMISSIONER PETTIGREW: Second.

11 THE CHAIRMAN: Second by Commissioner
12 Pettigrew.

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 Okay. Does anybody have any questions
2 on the recommendation for the annual, the quote
3 for the annual fire alarm inspection? Any
4 questions on that?

5 Oh, I'm sorry, I didn't call for -- any
6 old business?

7 DIRECTOR LUCAS: No, sir.

8 THE CHAIRMAN: Okay. Anybody have any
9 new business other than what we're going to vote
10 on?

11 DIRECTOR LUCAS: No, sir.

12 THE CHAIRMAN: Okay. All right.
13 Motion to approve the quote for the annual fire
14 inspection.

15 COMMISSIONER CHOFFO: Motion.

16 COMMISSIONER MUSTILLI: Second.

17 THE CHAIRMAN: Motion by Commissioner
18 Choffo, second by Commissioner Mustilli.

19 Clerk, call the roll.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: 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?

5 THE CHAIRMAN: Yes, Artie?

6 COMMISSIONER PETTIGREW: Yes.

7 MS. GILMORE: Okay. And Dr. Doran.

8 THE CHAIRMAN: Yes.

9 Ray, can you just explain the next one
10 briefly? Executing the audit review certificate.

11 DIRECTOR LUCAS: Were you talking to
12 me, Dr. Doran? I'm sorry.

13 THE CHAIRMAN: Yes. If you could just
14 explain the next one, the execution of the audit
15 review certificate. What that is.

16 DIRECTOR LUCAS: The executive audit
17 review certificate, all it's saying is HUD is
18 going to come in and, Maureen, what is that, a
19 couple months?

20 MS. GILMORE: No. This is the
21 auditor --

22 DIRECTOR LUCAS: Which one is this? We
23 have like four of them.

24 MS. GILMORE: No. The auditor sends
25 the report, and the Commissioners have to agree

1 that they're adopting it.

2 DIRECTOR LUCAS: Oh, this is the one we
3 sent you, Dr. Doran, that we have no problems in
4 our audit whatsoever. That's all this is. This
5 is something that's being done already.

6 THE CHAIRMAN: So this is
7 acknowledgment of the actual --

8 DIRECTOR LUCAS: Yes.

9 THE CHAIRMAN: -- audit that we passed,
10 and the audit review, certify the resolution.

11 DIRECTOR LUCAS: Yes, sir.

12 MS. GILMORE: And then the original
13 audit certificate I have to send to each one of
14 you and you all have to sign it, and that's what
15 I send to the DCA.

16 DIRECTOR LUCAS: So this was already
17 done, Dr. Doran, the big one, DCA budget review.
18 No findings whatsoever.

19 THE CHAIRMAN: Good. Good job.

20 DIRECTOR LUCAS: Thank you.

21 THE CHAIRMAN: Very good to hear.
22 Okay. Can I have a motion then to approve the
23 audit review certificate?

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER CHOFFO: Second.

1 THE CHAIRMAN: Motion by Commissioner
2 Pettigrew, second by Commissioner Choffo.

3 Clerk, call the roll.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. GILMORE: Commissioner Confessore.

7 COMMISSIONER CONFESSORE: 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 I'm just going to jump differently a
17 little bit and ask for a moment of silence in
18 respect for Ashlee Lynne Kelly, the niece of
19 Maureen Gilmore, and Maria Ricardina, who would
20 be the grandmother of Nuno Ligeiro. And we have
21 two resolutions on it, and before we pass the
22 resolution, I would just ask you all for a moment
23 of silence.

24 Motion to approve the resolutions.

25 COMMISSIONER CHOFFO: Motion.

1 COMMISSIONER CONFESSORE: Second.

2 THE CHAIRMAN: Motion made by
3 Commissioner Choffo, second by Commissioner
4 Confessore.

5 DIRECTOR LUCAS: Thanks guys.

6 THE CHAIRMAN: Clerk, call the roll.

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 Just for the rest of the commissioners,
20 the Personnel Committee met last week and had
21 some discussions as far as salary raises, and are
22 recommending the next two resolutions: One is a
23 3 percent salary raise for the rank and file, so
24 to speak, of the staff of the Authority; and also
25 asking to improve the Executive Director's

1 contract at a 3 percent increase also. So I
2 would ask if anybody has any questions on that or
3 concerns. Okay. That being said, I'd like to
4 vote on both of those. Joe, do we need separate
5 votes on those?

6 MR. MANFREDI: No, you can do a consent
7 agenda, Dr. Doran.

8 THE CHAIRMAN: Okay. So the Executive
9 Director contract and the salary increases for
10 staff. I ask for a motion.

11 COMMISSIONER CONFESSORE: I have to
12 abstain on one, so I don't know if you want to
13 separate them.

14 THE CHAIRMAN: All right, let's
15 separate them. Let's go with a motion for
16 Executive Director's contract, 3 percent
17 increase.

18 COMMISSIONER CONFESSORE: Motion.

19 THE CHAIRMAN: And also increase his
20 vacation days to 25.

21 COMMISSIONER PETTIGREW: Motion.

22 COMMISSIONER CONFESSORE: Second.

23 COMMISSIONER MUSTILLI: Second.

24 THE CHAIRMAN: Motion made by
25 Pettigrew, seconded by Commissioner Mustilli.

1 And, Clerk, call the roll.

2 MS. GILMORE: Commissioner Choffo.

3 COMMISSIONER CHOFFO: Aye.

4 MS. GILMORE: Commissioner Confessore.

5 COMMISSIONER CONFESSORE: Aye.

6 MS. GILMORE: Commissioner Miller.

7 COMMISSIONER MILLER: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 Okay. A motion to approve the salary
15 increases across the board for staff.

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER MUSTILLI: Second.

18 THE CHAIRMAN: Motion made by

19 Pettigrew, second by Lindy Mustilli.

20 Motion made and seconded. Clerk, call
21 the roll.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: I vote aye.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: Abstain.

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 Is there anyone from the public that
10 wishes to be heard? I don't see anyone --

11 COMMISSIONER PETTIGREW: Wait, wait a
12 minute. I did not say "aye," and somebody behind
13 me says "aye," and you think it's me. I didn't
14 say "aye" that time. There's background noise, I
15 didn't -- we really can't hear anything, but, you
16 know what...

17 MS. GILMORE: What? Did you say "aye"?

18 THE CHAIRMAN: Artie, that was a motion
19 to approve the 3 percent salary --

20 COMMISSIONER PETTIGREW: I know what it
21 was. When you took the roll I didn't even say
22 "aye" and somebody else said "aye," and it just
23 goes off.

24 (Reporter clarification.)

25 THE CHAIRMAN: I guess we have to slow

1 it down a little bit, Maureen, okay. So Artie,
2 your vote was yes?

3 COMMISSIONER PETTIGREW: Yes, yes, it
4 was.

5 THE CHAIRMAN: Okay. Is there anyone
6 from the public that wishes to be heard?

7 DIRECTOR LUCAS: There's no attendees,
8 Dr. D.

9 THE CHAIRMAN: Okay. Does anyone else
10 wish to be heard?

11 COMMISSIONER CHOFFO: Does Joan
12 Michaelson need to be heard?

13 MS. GILMORE: Joanie?

14 DIRECTOR LUCAS: No, she doesn't,
15 Danny. She said she doesn't want to say
16 anything, Daniel.

17 THE CHAIRMAN: Is she on as a panelist?

18 MS. GILMORE: Yes.

19 DIRECTOR LUCAS: You wanted to say
20 something, Gene?

21 MR. GILMORE: Yeah. I just want to
22 thank the Board for the considerations on our
23 raises.

24 THE CHAIRMAN: Okay, Gene. Thank you.
25 Okay. Well, give our regards to the staff.

1 DIRECTOR LUCAS: Will do.

2 THE CHAIRMAN: And at this point I'm
3 going to call for a motion to adjourn.

4 COMMISSIONER CHOFFO: Motion.

5 COMMISSIONER MUSTILLI: Second.

6 THE CHAIRMAN: Motion made by
7 Commissioner Choffo, second by Commissioner
8 Mustilli. All those in favor?

9 (Ayes.)

10 THE CHAIRMAN: Those opposed?

11 (No response.)

12 THE CHAIRMAN: We'll all talk soon.

13 Thank you.

14

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

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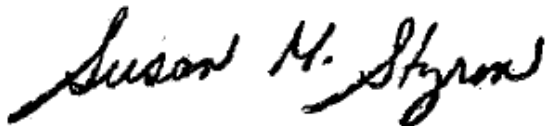
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CERTIFICATE

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: March 22 , 2022

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