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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

Tuesday, December 20, 2022, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- ARTHUR PETTIGREW, VICE CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: JAMES P. DORAN, Ed.D, CHAIRMAN
DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, 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 VICE CHAIRMAN: I hereby declare
2 this meeting to order and state that this is a
3 meeting of the Harrison Housing Authority of the
4 Town of Harrison scheduled for December 20, 2022.
5 This meeting is a regularly scheduled meeting,
6 and 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 VICE CHAIRMAN: Roll call.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Present.

14 MS. GILMORE: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Present.

16 MS. GILMORE: Commissioner Kinsella,
17 excused.

18 Commissioner Miller.

19 COMMISSIONER MILLER: I'm present.

20 MS. GILMORE: Commission Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MS. GILMORE: Commissioner Pettigrew.

23 THE VICE CHAIRMAN: Here.

24 MS. GILMORE: And Dr. Doran.

25 THE VICE CHAIRMAN: Excused. Okay.

1 Can I have a motion to approve the minutes of
2 October 11, 2022?

3 COMMISSIONER MILLER: Motion.

4 COMMISSIONER CHOFFO: Second.

5 THE VICE CHAIRMAN: Motion by Miller,
6 second by Choffo.

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 THE VICE CHAIRMAN: Aye.

18 Motion to pay all bills. Do I have a
19 motion?

20 COMMISSIONER CONFESSORE: Motion.

21 COMMISSIONER MUSTILLI: Motion.

22 Second.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Confessore.

1 COMMISSIONER CONFESSORE: Aye.

2 MS. GILMORE: Commissioner Miller.

3 COMMISSIONER MILLER: Aye.

4 MS. GILMORE: Commissioner Mustilli.

5 COMMISSIONER MUSTILLI: Aye.

6 MS. GILMORE: Commissioner Pettigrew.

7 THE VICE CHAIRMAN: Aye. Thank you.

8 Communications?

9 DIRECTOR LUCAS: Inside your packets.

10 Go ahead, Maureen.

11 MS. GILMORE: Okay. We have the FASS
12 score, we scored 96 out of 100, where our
13 designation status is high performers again.

14 DIRECTOR LUCAS: Also just so you know,
15 we get three points taken off because of when our
16 buildings were built, so we're one point away
17 from perfection. So that's it.

18 THE VICE CHAIRMAN: Okay. Executive
19 Director's report.

20 DIRECTOR LUCAS: The only thing that's
21 on there that I need to talk about is we're
22 rejecting the bid, if anybody has any questions
23 on the rejection of the electrical bid. It came
24 in at double the price.

25 MS. GILMORE: No, the plumbing bid.

1 DIRECTOR LUCAS: I mean plumbing, I'm
2 sorry, I'm sorry.

3 COMMISSIONER MILLER: What's it for?

4 DIRECTOR LUCAS: Plumbing we're doing
5 traps, we're doing piping, we're doing digging
6 out lines. We have a pitch in the Kingsland
7 Court that we have to get out to make it
8 straight. Building 5 and 8 are always a problem
9 area for the guys, they're standing in doo-doo
10 all the time. So we put a bid out there, and
11 then we rejected the bid because it's double what
12 the engineer assessed it would be. I almost fell
13 off my seat when I heard the number, so that's
14 going to get rejected.

15 Now, going to the second bid, we're
16 going to try to get it done rather quickly. Now
17 if we get a second bid and we don't have a lot of
18 bidders, then I can pick and choose what parts of
19 that bid that I want to do, and then the rest
20 will be -- that's after the second bid. That
21 doesn't happen after the first.

22 COMMISSIONER CONFESSORE: When are you
23 going to do that?

24 DIRECTOR LUCAS: We're going to turn it
25 over before the end of the month.

1 COMMISSIONER CHOFFO: End of January?

2 MS. GILMORE: January.

3 DIRECTOR LUCAS: It will be in the
4 paper January 2nd.

5 COMMISSIONER CONFESSORE: Okay.

6 DIRECTOR LUCAS: You will also see in
7 my Executive Director's report there were no
8 findings in our audit, it was fantastic. Other
9 than that, I don't have anything else.

10 COMMISSIONER CONFESSORE: Who was the
11 bidder? Was it -- oh, Excelsior. It wasn't
12 Guarini.

13 DIRECTOR LUCAS: We had three people on
14 the walk-through, three people here to talk about
15 it, and then we only got one bid. The electrical
16 bids were solid, they were all in the general
17 area of every one, which you don't really see.
18 And the guy that got the job has done work, he
19 actually did the four buildings that have been
20 done here already. After you guys vote I'll
21 award it to him tomorrow. He's reputable. He
22 did the four -- he did the four buildings, right,
23 Gene; am I right?

24 MR. GILMORE: Yes, the Rose and Dukes,
25 six, seven, eight, nine.

1 COMMISSIONER CHOFFO: So what Buildings
2 are being done electrical now.

3 DIRECTOR LUCAS: One through 5.

4 COMMISSIONER CHOFFO: All right.

5 DIRECTOR LUCAS: Any other questions?

6 COMMISSIONER MILLER: Just thanks for
7 the audit. The audit's to March? What takes it
8 so long from March? The fiscal year ends March
9 31st, and then he doesn't sign off until the end
10 of November.

11 MS. GILMORE: Well, because when they
12 come in we have to, we award the RFP and that,
13 and then he asks for stuff from the accountant
14 and the capital fund and all of that. And then
15 we have to email everything and scan it in to
16 send them.

17 DIRECTOR LUCAS: The question is
18 warranted, yes.

19 COMMISSIONER MILLER: No, I'm asking,
20 because the town which we report our revenue
21 audit, we have to do it in 90 days. So why don't
22 we...

23 DIRECTOR LUCAS: This is public
24 allotment.

25 COMMISSIONER MILLER: Are we allowed to

1 get market rate interest rate on the money that
2 we have in reserve?

3 DIRECTOR LUCAS: Oh, you mean in our
4 capital fund? Yes, it receives interest. Not
5 much.

6 COMMISSIONER MILLER: So are you
7 bidding it out? Because now the big banks are
8 offering like 3 1/2 percent.

9 DIRECTOR LUCAS: Joe.

10 MR. MANFREDI: There is a HUD rule that
11 requires that when we go to a bank they have to
12 sign a HUD depository agreement where they agree
13 to back all our money with treasury bills
14 segregated just for the purpose of our full fund.
15 So provided they do that.

16 COMMISSIONER MILLER: It could be the
17 money is at 4 1/2 percent, so that's even better.

18 MR. MANFREDI: Meaning they have to
19 insure the full amount with segregated treasury
20 bills.

21 DIRECTOR LUCAS: When I first got here
22 I tried to do the bank shopping thing and it was
23 a nightmare.

24 COMMISSIONER MILLER: But the money, if
25 it stays here, it's the emergency fund --

1 MS. GILMORE: I think we get interest
2 rate on the checking. I think we get higher
3 interest rates than everybody else.

4 COMMISSIONER CHOFFO: One
5 discrepancy -- I think you are right, Rich, but I
6 think it's the smaller banks that are giving the
7 better interest rates, not the five big ones. I
8 just read an article about that. Like Chase,
9 Bank of America, Citigroup; they're not. It's
10 the smaller banks that are giving 4 percent;
11 Citizens Bank, Valley.

12 COMMISSIONER MILLER: Okay, thank you.
13 And the last question I had. The report isn't
14 written in English, by the way.

15 DIRECTOR LUCAS: What report?

16 COMMISSIONER MILLER: The audit report.
17 It's written in some language I haven't figured
18 out yet, I'm working on it. It's not like
19 anything I've ever read before. So the question
20 I had, do we pay a pilot or not?

21 DIRECTOR LUCAS: Yes. I have it on my
22 desk.

23 COMMISSIONER MILLER: It doesn't say
24 that. It's deferred. You pay it monthly?

25 DIRECTOR LUCAS: Yearly.

1 MS. GILMORE: No, yearly.

2 DIRECTOR LUCAS: One time at the end of
3 the year.

4 COMMISSIONER MILLER: But it shows up
5 on the financial statement as a monthly.

6 MS. MICHAELSON: It's accrued.

7 DIRECTOR LUCAS: We pay it monthly but
8 it's accrued.

9 THE VICE CHAIRMAN: Because they make
10 interest on it.

11 COMMISSIONER MILLER: From the small
12 banks.

13 DIRECTOR LUCAS: Yes.

14 THE VICE CHAIRMAN: Any other
15 questions?

16 Okay. Do I have a motion to accept the
17 Director's report?

18 COMMISSIONER MUSTILLI: Motion.

19 COMMISSIONER CHOFFO: Second.

20 THE VICE CHAIRMAN: Clerk, call the
21 roll.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: 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 THE VICE CHAIRMAN: Aye.

7 Maintenance report. Gene, are you
8 ready?

9 MR. GILMORE: Any questions about it?
10 Which you received.

11 THE VICE CHAIRMAN: Okay. Motion to
12 approve the maintenance report.

13 COMMISSIONER MUSTILLI: Motion.

14 COMMISSIONER CHOFFO: Second.

15 THE VICE CHAIRMAN: Okay. Clerk, call
16 the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: 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 THE VICE CHAIRMAN: Aye.

2 No old business?

3 New business?

4 Okay. Do I have a motion to write off
5 tenant's rent?

6 COMMISSIONER CONFESSORE: Motion.

7 COMMISSIONER CHOFFO: I just have one
8 question. There's a legal action on there.

9 MS. GILMORE: Yeah, we just settled it.

10 DIRECTOR LUCAS: We settled it. I was
11 in court yesterday. I took care of that. It was
12 settled yesterday.

13 THE VICE CHAIRMAN: Clerk, call the
14 roll.

15 MS. GILMORE: We've got Confessore
16 motion. Who seconded it?

17 COMMISSIONER CHOFFO: I'll second it.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: 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 THE VICE CHAIRMAN: Aye.

3 Okay. We need a motion to approve
4 Resolution 1598 Approving the Audit Review
5 Certification.

6 COMMISSIONER CHOFFO: I'll make a
7 motion.

8 COMMISSIONER CONFESSORE: Second.

9 THE VICE CHAIRMAN: Clerk, call the
10 roll.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: 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 THE VICE CHAIRMAN: Aye. Thank you.

21 Okay. A motion to approve Resolution
22 1599, Adoption of the Meeting Schedule for 2023.
23 Do I have a motion?

24 COMMISSIONER CONFESSORE: Motion.

25 THE VICE CHAIRMAN: Do I have a second?

1 COMMISSIONER CHOFFO: Second.

2 THE VICE CHAIRMAN: Clerk, call the
3 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 THE VICE CHAIRMAN: Was there a
14 question?

15 COMMISSIONER MILLER: This is on the
16 meeting schedule; right?

17 MS. GILMORE: Yeah.

18 COMMISSIONER MILLER: I forgot to check
19 one thing. On the April 11th, is there a way it
20 can be moved? It's a Jewish holiday. The
21 following week is fine.

22 THE VICE CHAIRMAN: You want to move it
23 to...?

24 COMMISSIONER MILLER: It falls on
25 Passover. The following week is fine.

1 THE VICE CHAIRMAN: Okay. So you want
2 to move it to another date?

3 COMMISSIONER MILLER: Either the one
4 before or the one next, the 18th would be the
5 next.

6 THE VICE CHAIRMAN: Okay. Is that okay
7 with everybody else?

8 COMMISSIONER CONFESSORE: I'm just
9 saying that's Easter week, too, so the schools
10 will be closed probably like the 7th, Good Friday
11 and that whole week. So you may want to move it
12 to the following week, the 18th.

13 THE VICE CHAIRMAN: All right. We're
14 going to change the April meeting to the 18th.
15 Now call the roll.

16 MS. GILMORE: Okay. Commissioner
17 Choffo.

18 COMMISSIONER CHOFFO: 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 THE VICE CHAIRMAN: Aye. Thank you.

2 I need a motion to approve Resolution
3 1600 Awarding Contract for Electrical Upgrades.
4 Do I have a motion?

5 COMMISSIONER MUSTILLI: Motion.

6 THE VICE CHAIRMAN: Second?

7 COMMISSIONER CONFESSORE: Second.

8 THE VICE CHAIRMAN: Clerk, call the
9 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 THE VICE CHAIRMAN: Aye. Thank you.

20 I need a motion to approve Resolution
21 1601, Rejection of Bids for Plumbing Upgrades.
22 Do I have a motion?

23 COMMISSIONER MUSTILLI: Motion.

24 COMMISSIONER CONFESSORE: Motion.

25 COMMISSIONER CHOFFO: Motion.

1 THE VICE CHAIRMAN: Clerk, call the
2 roll.

3 MS. GILMORE: Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. GILMORE: Commissioner Confessore.

6 COMMISSIONER CONFESSORE: Aye.

7 MS. GILMORE: Commissioner Miller.

8 COMMISSIONER MILLER: Aye.

9 MS. GILMORE: Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 MS. GILMORE: Commissioner Pettigrew.

12 THE VICE CHAIRMAN: Aye. Thank you.

13 Any comments from the public? Seeing
14 none, I call for a motion to adjourn. Do I have
15 a motion?

16 COMMISSIONER MUSTILLI: Motion.

17 THE VICE CHAIRMAN: Second?

18 COMMISSIONER CONFESSORE: Second.

19 THE VICE CHAIRMAN: Do you want to call
20 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.

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COMMISSIONER MILLER: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

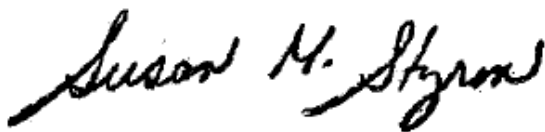
THE VICE CHAIRMAN: Aye.

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

CERTIFICATE

1
2
3 I, SUSAN M. STYRON, Notary Public,
4 R.P.R., C.S.R., of the State of New Jersey,
5 License No. XI01704, do hereby certify that the
6 foregoing is a true and accurate transcript of
7 the proceedings as taken stenographically by and
8 before me at the time, place and on the date
9 hereinbefore set forth.

10 I DO FURTHER CERTIFY that I am neither
11 a relative nor employee nor attorney nor counsel
12 of any of the parties to this action, and that I
13 am neither a relative nor employee of such
14 attorney or counsel, and that I am not
15 financially interested in the action.
16
17
18



19 Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

20 Dated: January 3, 2023
21
22
23
24
25

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