

1 TOWN OF HARRISON
2 HOUSING AUTHORITY

3 MEETING OF THE TOWN OF : TRANSCRIPT
4 HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

5 O P E N S E S S I O N

6 Wednesday, June 4, 2025, 6:10 p.m.
7 Harrison Gardens, Bldg. #1
8 788 Harrison Avenue
9 Harrison, New Jersey 07029

10 PRESENT:

11 JAMES P. DORAN, Ed.D, CHAIRMAN
12 ARTHUR PETTIGREW, VICE CHAIRMAN
13 DAWN KINSELLA, COMMISSIONER
14 BRUNILDA MUSTILLI, COMMISSIONER
15 RICHARD MILLER, COMMISSIONER
16 EXCUSED: DANIEL CHOFFO, COMMISSIONER
17 FREDERICK CONFESSORE, COMMISSIONER

18 ALSO PRESENT:

19 RAYMOND LUCAS, Executive Director
20 ALBERTO CAMACHO, ESQ. Board Attorney
21 MAUREEN GILMORE, Authority Staff
22 ANDREW KAPUSHY, Authority Staff
23 GENE GILMORE, Maintenance Supervisor
24 NUNO LIGEIRO, Maintenance Staff
25 MEMBERS OF THE PUBLIC

26 TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
27 C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
28 OF NEW JERSEY License No. XI 01704

1 THE CHAIRMAN: So now we're going to do
2 our meeting.

3 I hereby declare this meeting to order
4 and state that this is a meeting of the Harrison
5 Housing Authority of the Town of Harrison
6 scheduled for June 4, 2025. This meeting is a
7 regularly scheduled meeting, and proper public
8 notice of time, date, location, purpose and
9 agenda have been posted in compliance with the
10 Sunshine Law.

11 Please join me again in salute to the
12 flag.

13 (Pledge of Allegiance.)

14 THE CHAIRMAN: That was a much better
15 salute to the flag than the last one.

16 Clerk, call the roll just in case
17 anyone left.

18 MR. KAPUSHY: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MR. KAPUSHY: Commissioner Miller.

21 COMMISSIONER MILLER: Here.

22 MR. KAPUSHY: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MR. KAPUSHY: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MR. KAPUSHY: Dr. Doran.

2 THE CHAIRMAN: Here.

3 Can I have a motion to approve the
4 minutes of the April 2, 2025 meeting?

5 COMMISSIONER MILLER: Motion.

6 COMMISSIONER PETTIGREW: Second.

7 THE CHAIRMAN: Motion by Miller, second
8 by Pettigrew.

9 Clerk, call the roll.

10 MR. KAPUSHY: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MR. KAPUSHY: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MR. KAPUSHY: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MR. KAPUSHY: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MR. KAPUSHY: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Everyone has got a copy of the bills.

21 Are there any questions?

22 COMMISSIONER MILLER: I would like to
23 go into executive section.

24 THE CHAIRMAN: Okay. Motion made to go
25 into executive session.

1 COMMISSIONER PETTIGREW: Second.

2 THE CHAIRMAN: Motion made by
3 Commissioner Miller, second by Commissioner
4 Pettigrew.

5 Clerk, call the roll, and then I would
6 ask to go for it.

7 MR. KAPUSHY: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MR. KAPUSHY: Commissioner Miller.

10 COMMISSIONER MILLER: Aye.

11 MR. KAPUSHY: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MR. KAPUSHY: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MR. KAPUSHY: Dr. Doran.

16 THE CHAIRMAN: Aye.

17 (Whereupon the meeting went into executive
18 session under separate cover from 6:11-6:22 p.m.)

19 RESUMING OPEN MEETING:

20 THE CHAIRMAN: Motion to return to our
21 regular meeting.

22 COMMISSIONER MUSTILLI: Motion.

23 COMMISSIONER PETTIGREW: Motion.

24 THE CHAIRMAN: Motion by Mustilli,
25 second by Pettigrew.

1 Clerk, call the roll.

2 MR. KAPUSHY: Commissioner Kinsella.

3 COMMISSIONER KINSELLA: Aye.

4 MR. KAPUSHY: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MR. KAPUSHY: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MR. KAPUSHY: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Aye.

10 MR. KAPUSHY: Dr. Doran.

11 THE CHAIRMAN: Aye.

12 And for the minutes, the Board
13 discussed a few things that are contractual in
14 closed session that we'll probably take some
15 action on down the road at another meeting, to be
16 transparent.

17 Back to the agenda of our business
18 meeting. Okay. A motion to -- I'm assuming this
19 is the bill list we're approving?

20 MS. GILMORE: Yes.

21 MR. KAPUSHY: Yes.

22 THE CHAIRMAN: Okay. A motion to
23 approve the bill list.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER MUSTILLI: Second.

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

3 Clerk, call the roll.

4 MR. KAPUSHY: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Aye.

6 MR. KAPUSHY: Commissioner Miller.

7 COMMISSIONER MILLER: Aye.

8 MR. KAPUSHY: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MR. KAPUSHY: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MR. KAPUSHY: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 So we have no communications, I'll skip
15 that.

16 Executive Director's report, anything
17 to talk about?

18 DIRECTOR LUCAS: Just one highlight.

19 I'd like to advise the Board that we were awarded
20 \$1,055,597.

21 THE CHAIRMAN: How does that compare to
22 last year?

23 DIRECTOR LUCAS: Slightly below, like
24 maybe a couple hundred dollars, not much.

25 THE CHAIRMAN: A couple hundred

1 dollars?

2 DIRECTOR LUCAS: Yeah.

3 THE CHAIRMAN: So that's great.

4 COMMISSIONER MILLER: When you say
5 "awarded," that means that it's in our bank?

6 DIRECTOR LUCAS: Yes, that's what
7 they're giving us.

8 COMMISSIONER MILLER: No, no; it's in
9 the bank?

10 MS. GILMORE: We draw down on it. We
11 don't take it out all at once.

12 THE CHAIRMAN: They put it in some type
13 of, it called eLOCCS, it's this eLOCCS; is that
14 what it's called? Is that the eLOCCS we keep
15 getting?

16 DIRECTOR LUCAS: Yes.

17 THE CHAIRMAN: And so you draw down on
18 it to your bank.

19 COMMISSIONER PETTIGREW: We'll get that
20 playground, we'll get it.

21 THE CHAIRMAN: For the record, the
22 Personnel Committee is reviewing a couple of
23 items. We're not taking issue on the posting for
24 Maureen's job yet, and we're not taking on the
25 other position posted. I asked Ray, if you

1 could, to send me again, I couldn't find it.

2 MS. GILMORE: There's a post, I'll send
3 it again.

4 THE CHAIRMAN: If you could, I
5 appreciate it.

6 I also understand tonight that we're
7 hiring for the three new maintenance positions
8 that we've talked about for the past few months,
9 that the Personnel Committee is ready to move on
10 it. We're just not ready to move on the other,
11 so if you could send me the one we posted with
12 the job description?

13 DIRECTOR LUCAS: Maureen's job
14 description.

15 MS. GILMORE: Yes, yes. The current.

16 THE CHAIRMAN: I thought we did payroll
17 too or something.

18 MS. GILMORE: No.

19 THE CHAIRMAN: Okay. So if you could
20 just send me that.

21 MS. GILMORE: Send you that with the
22 résumés.

23 THE CHAIRMAN: I don't need the
24 résumés, but the postings.

25 MS. GILMORE: Oh, okay.

1 DIRECTOR LUCAS: What was in the paper,
2 Maureen.

3 MS. GILMORE: Yes.

4 DIRECTOR LUCAS: That's it, Dr. Doran,
5 that's all I have to say.

6 THE CHAIRMAN: Okay. So thank you,
7 that's good news, Ray.

8 DIRECTOR LUCAS: That's great news.

9 THE CHAIRMAN: Do we have anything
10 going on the area, as far as capital project go
11 for the new year or anything happening?

12 DIRECTOR LUCAS: We're basically
13 closing out the boilers. The cameras we're in
14 the final stage. Punch list items we're in right
15 now?

16 MR. GILMORE: Yes.

17 DIRECTOR LUCAS: So we're almost
18 buttoned up.

19 COMMISSIONER MILLER: This is a great
20 time of year to test the heating system. It's
21 going to hit 90 tomorrow, so turn up the heat.

22 MR. GILMORE: It's been tested already.
23 I made sure before the warm weather came.

24 THE CHAIRMAN: Question for you. I
25 know we're going to get to the maintenance

1 report, but a question for you, Gene. How is the
2 transition going? Having been in this business a
3 while where my head of maintenance leaves; how is
4 the transition going?

5 MR. GILMORE: Nuno has been working for
6 me for five years learning everything, almost
7 everything that I know. I'm not sure.

8 THE CHAIRMAN: And at two months left
9 you think, try to get everything out of your head
10 that they need to know.

11 MR. GILMORE: Well, basically Nuno has
12 been running it for the past month and a half.
13 We actually switched desks, so when they come to
14 me I go like that (indicating). So he's hit the
15 ground ready, and we're doing fine.

16 THE CHAIRMAN: Okay, great.

17 COMMISSIONER PETTIGREW: So you have to
18 give the company car back at the end of the
19 month?

20 MR. GILMORE: No, I get to keep the
21 company car.

22 DIRECTOR LUCAS: I just want to say out
23 loud, I just want everybody to say thank you to
24 Gene. I mean, 28 years, this is his last
25 meeting. We thank you for your service, Gene,

1 you're amazing.

2 (Applause.)

3 THE CHAIRMAN: I was going to avail
4 ourselves to read the entire resolution tonight
5 and not just pass it, because I think it's
6 somewhat meaningful.

7 Okay. So motion to approve the
8 Executive Director's report?

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER KINSELLA: Second.

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

13 Clerk, call the roll.

14 MR. KAPUSHY: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MR. KAPUSHY: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MR. KAPUSHY: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MR. KAPUSHY: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MR. KAPUSHY: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Maintenance report. Is there anything
25 else you want to add, Gene, to your last

1 maintenance report? Every building and
2 everything is up to snuff and where it should be?

3 MR. GILMORE: Well, let's see. How old
4 are the buildings now? I can't promise you that.
5 But with the extra help, we've had a really long
6 list of turnovers and some bad apartments that
7 we've had to turn over, which is helping us out,
8 and it will help us out with those particular
9 turnovers. Otherwise, business is going as
10 normal.

11 THE CHAIRMAN: Good. Question for you.
12 With the additional staff, are we paying
13 attention, Nuno, to possibly maybe taking on some
14 of that work ourselves when there's a turnover,
15 maybe painting?

16 DIRECTOR LUCAS: We do the work.

17 MR. LIGEIRO: We do that. Yeah, we
18 already do all that.

19 THE CHAIRMAN: Because I've seen bills
20 for cleaning and painting, and I was wondering.

21 MR. LIGEIRO: That was before we had
22 these three guys, and we had six turnovers and we
23 couldn't get to them. The bad apartments.

24 THE CHAIRMAN: Okay. So, in other
25 words, we were trying to utilize outside

1 expenditures as least as possible.

2 MR. LIGEIRO: Yes, 100 percent.

3 THE CHAIRMAN: Okay. Can I have a
4 motion to approve the maintenance report?

5 COMMISSIONER MILLER: Motion.

6 COMMISSIONER PETTIGREW: Second.

7 THE CHAIRMAN: Motion made by Miller,
8 second by Pettigrew.

9 Clerk, call the roll.

10 MR. KAPUSHY: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MR. KAPUSHY: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MR. KAPUSHY: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MR. KAPUSHY: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MR. KAPUSHY: Dr. Doran.

19 THE CHAIRMAN: Aye. I'd like to just
20 take a minutes for new business and actually read
21 at least the resolutions tonight. Okay. And
22 then I'll probably call for a consensus vote on
23 things, we'll get to that in a second.

24 "RESOLUTION OF APPRECIATION FOR EUGENE GILMORE.

25 Whereas, the Housing Authority of the

1 Town of Harrison ('Housing Authority,') a public
2 entity organized and existing pursuant to the
3 Code of Federal Regulations, the Department of
4 Housing and Urban Development ('HUD') and the
5 laws of the State of New Jersey, has determined
6 that it wishes to express appreciation for
7 retiring employee; and

8 WHEREAS, specifically Eugene Gilmore
9 was employed by the Harrison Housing Authority
10 for over 26 years from November 1, 1998 to June
11 30, 2025; and

12 WHEREAS, Mr. Gilmore served the Housing
13 Authority in a faithful, conscientious and
14 professional manner; and

15 WHEREAS, Mr. Gilmore assisted the
16 Housing Authority in maintaining its buildings
17 and grounds in accordance with HUD standards; and

18 WHEREAS, Mr. Gilmore contributed to
19 Housing Authority's repeated recognition by HUD
20 as a high performer; and

21 WHEREAS, the Board of Commissioners has
22 found that it is in the best interest of the
23 Housing Authority and its overall goal of
24 providing quality, affordable housing to
25 low-income families to recognize Mr. Gilmore's

1 contributions to the Housing Authority, and to
2 express appreciation for Mr. Gilmore's service;
3 and

4 NOW THEREFORE BE IT RESOLVED, that the
5 Board of Commissioners of the Housing Authority
6 of the Town of Harrison hereby recognizes Mr.
7 Gilmore's contributions to the Housing Authority
8 and expresses appreciation from Mr. Gilmore's
9 service; and

10 BE IT FURTHER RESOLVED, that the Board
11 hereby directs that this Resolution shall be read
12 into the record of the June 4, 2025 meeting of
13 the Board, and shall be subsequently provided to
14 Mr. Gilmore; and

15 BE IT FURTHER RESOLVED, that this Board
16 hereby authorizes and directs the Executive
17 Director of the Housing Authority of the Town of
18 Harrison to take any and all administrative
19 actions necessary to implement this resolution.

20 PASSED AND ADOPTED THIS 4TH DAY OF JUNE, 2025."

21 Gene, that being said, you've made an
22 indelible impression upon this Housing Authority
23 and keeping it really as nice as it is, for lack
24 of a better word. You could have let a lot of
25 things slip, and you never did. You always

1 worked your hardest to make it right. And so on
2 behalf of myself and several of the Commissioners
3 before me, we thank you for your years of
4 service, and it really was dedicated service. So
5 thank so very much.

6 (Applause.)

13 (Applause.)

14 THE CHAIRMAN: Thank you, Gene.

15 If you allow me to switch gears,
16 because, you know, the physical plant is one
17 thing, running this place from this office is a
18 whole other thing. And with that being said, I'd
19 like to recognize the career of Maureen Gilmore.
20 And, if you'll allow me, I'll read this
21 resolution.

22 "RESOLUTION OF APPRECIATION FOR MAUREEN GILMORE.

1 Code of Federal Regulations, the Department of
2 Housing and Urban Development ('HUD'), and the
3 laws of the State of New Jersey, has determined
4 that it wishes to express appreciation for a
5 retiring employee; and

6 WHEREAS, specifically, Maureen Gilmore
7 was employed by the Housing Authority for over 20
8 years, from May 1, 2005 to July 31, 2025; and

9 WHEREAS, Mrs. Gilmore served the
10 Housing Authority in a faithful, conscientious
11 and professional manner; and

12 WHEREAS, Ms. Gilmore assisted the
13 Housing Authority in maintaining the offices and
14 administering the public housing program; and

15 WHEREAS, Mrs. Gilmore contributed to
16 the Housing Authority's repeated recognition by
17 HUD as a high performer; and

18 WHEREAS, the Board of Commissioners has
19 found that it is in the best interest of the
20 Housing Authority and its overall goal of
21 providing quality, affordable housing to
22 low-income families to recognize Ms. Gilmore's
23 contributions to the Housing Authority, and
24 express appreciation for Ms. Gilmore's dedicated
25 service; and

1 NOW THEREFORE BE IT RESOLVED, that the
2 Board of Commissioners of the Housing Authority
3 of the Town of Harrison hereby recognizes Mrs.
4 Gilmore's contribution to the Housing Authority
5 and express appreciation for Ms. Gilmore's
6 service; and

7 BE IT FURTHER RESOLVED, that the Board
8 hereby directs that this Resolution shall be read
9 into the record of the June 4, 2025 meeting of
10 the Board, and shall be subsequently provided to
11 Mrs. Gilmore; and

12 BE IT FURTHER RESOLVED, that the Board
13 hereby authorizes and directs the Executive
14 Director of the Housing Authority of the Town of
15 Harrison to take any and all administrative
16 action necessary to implement this resolution.

17 PASSED AND ADOPTED THIS 4TH DAY OF JUNE, 2025."

18 Maureen, we are going to miss you.

19 DIRECTOR LUCAS: So can I just say
20 something real quick?

21 Maureen, you've been my right arm, left
22 arm, leg, neck. You finished my sentences.
23 You're irreplaceable. Thank you for your
24 services.

25 (Applause.)

1 THE CHAIRMAN: Besides the fact that
2 you're just a wonderful human, and you've always
3 been so gracious to all of us.

4 MS. GILMORE: I want to thank all of
5 you. It has been really special to work here,
6 that's all I can really say. Never a dull
7 moment. It's going to be a good book.

8 THE CHAIRMAN: But, Maur, trust me, you
9 did it with passion, and we appreciate that. We
10 didn't always agree sometimes, but you did it
11 with passion, and you always did it with love,
12 and never, never, never with any malice. So God
13 bless you, and for both of you the best in
14 retirement. Mostly healthy and happy.

15 MS. GILMORE: Thank you.

16 THE CHAIRMAN: Okay. I'll actually do
17 a separate vote on the resolutions of
18 appreciation.

19 So I'd like to do a vote on the
20 following. Motion to approve Resolution No.
21 1774-06-2025 adopting the revised income limits.
22 I didn't ask if anybody has questions on it; is
23 everybody okay with it? I think it's fairly
24 standard HUD stuff.

25 COMMISSIONER KINSELLA: Motion.

1 THE CHAIRMAN: Okay, I'm going to go
2 through them. Motion to approve Resolution
3 1775-06-2025 approving the 2025 capital fund, CFP
4 grant. Motion to approve Resolution 1776-06-2025
5 hiring of Jhony Martinez. Motion to approve
6 resolution 1777-06-2025 hiring of David Stanley.
7 Motion to the approve resolution 1778-06-2025
8 hiring of Darren Lasky. Motion to approve them.

9 COMMISSIONER KINSELLA: Motion.

10 COMMISSIONER MILLER: Second.

11 THE CHAIRMAN: Motion by Kinsella,
12 second by Miller.

13 Clerk, call the roll.

14 MR. KAPUSHY: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MR. KAPUSHY: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MR. KAPUSHY: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MR. KAPUSHY: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MR. KAPUSHY: Dr. Doran.

23 THE CHAIRMAN: Aye. A motion on
24 Resolution 1779-06-2025 appreciation for Eugene
25 Gilmore. Can I have a motion?

1 COMMISSIONER MILLER: Motion.

2 COMMISSIONER MUSTILLI: Second.

3 THE CHAIRMAN: Motion by Miller, second
4 by Mustilli.

5 Clerk, call the roll.

6 MR. KAPUSHY: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MR. KAPUSHY: Commissioner Miller.

9 COMMISSIONER MILLER: Aye.

10 MR. KAPUSHY: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MR. KAPUSHY: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: Aye.

14 MR. KAPUSHY: Dr. Doran.

15 THE CHAIRMAN: Motion to approve
16 resolution 1780-06-2025, appreciation of Maureen
17 Gilmore.

18 COMMISSIONER PETTIGREW: Motion.

19 COMMISSIONER MUSTILLI: Second.

20 THE CHAIRMAN: Motion by Commissioner
21 Pettigrew, second by Mustilli.

22 Clerk, call the roll.

23 MR. KAPUSHY: Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 MR. KAPUSHY: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MR. KAPUSHY: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MR. KAPUSHY: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MR. KAPUSHY: Dr. Doran.

7 THE CHAIRMAN: Aye.

8 Do I have a motion -- I didn't call for
9 public comment. Is there anyone out there who
10 wishes to be heard?

11 (No comments.)

12 THE CHAIRMAN: Can I have a motion to
13 adjourn?

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Motion.

16 THE CHAIRMAN: Motion by Mustilli and
17 Pettigrew. All those in favor?

18 (All ayes.)

19 Those opposed?

20 (No response.)

21 THE CHAIRMAN: Great. Have a wonderful
22 summer. If we have a need to call for a meeting,
23 we'll call you. Thank you.

24

25 (Where the proceedings concluded at 6:40 p.m.)

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.

Susan M. Styron

Notary Public of the State of New Jersey

My Certificate expires June 30, 2026

Dated: June 17, 2025

0	23:20	additional	approve 3:3
01704 1:22	2026 23:19	12:12	5:23 11:7 13:4
07029 1:7	26 14:10	adjourn 22:13	19:20 20:2,4,5
	28 10:24	administering	20:7,8 21:15
1	3	17:14	approving 5:19
1 1:6 14:10 17:8	30 14:11 23:19	administrative	20:3
1,055,597 6:20	31 17:8	15:18 18:15	april 3:4
100 13:2	4	adopted 15:20	area 9:10
17 23:20	4 1:5 2:6 15:12 18:9	18:17	arm 18:21,22
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1775-06-2025 20:3	6	advise 6:19	asked 7:25
1776-06-2025 20:4	6:10 1:5	affordable	assisted 14:15
1777-06-2025 20:6	6:11-6:22 4:18	14:24 17:21	17:12
1778-06-2025 20:7	6:40 22:25	agenda 2:9	assuming 5:18
1779-06-2025 20:24	7	5:17	attention 12:13
1780-06-2025 21:16	788 1:6	agree 19:10	attorney 1:15
1998 14:10	9	alberto 1:15	23:11,14
	90 9:21	allegiance 2:13	authority 1:1,3
	9280 23:18	allow 16:15,20	1:16,17 2:5
2	a	amazing 11:1	13:25 14:1,9
2 3:4	accordance	andrew 1:17	14:13,16,23
20 17:7	14:17	anybody 19:22	15:1,5,7,17,22
2005 17:8	accurate 23:6	apartments	16:23,24 17:7
2025 1:5 2:6 3:4 14:11 15:12,20 17:8 18:9,17 20:3	action 5:15 18:16 23:12,15	12:6,23	17:10,13,20,23
	actions 15:19	applause 11:2	18:2,4,14
	actually 10:13 13:20 19:16	16:6,13 18:25	authority's
	add 11:25	appreciate 8:5 19:9	14:19 17:16
		appreciation	authorizes
		13:24 14:6	15:16 18:13
		15:2,8 16:22	avail 11:3
		17:4,24 18:5	avenue 1:6
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