

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TOWN OF HARRISON
HOUSING AUTHORITY

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

- - - - -

O P E N S E S S I O N

Wednesday, January 07, 2026, 6:00 p.m.

Harrison Gardens, Building No. 1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- DANIEL CHOFFO, COMMISSIONER

EXCUSED:

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- ANDREW KAPUSHY, Authority Staff
- NICK ACEVEDO, Authority Staff
- NUNO LIGEIRO, Maintenance Staff
- MATT RAVO, Maintenance Staff
- JOANNE ROMANO, Authority Staff

Page 2

1 CHAIRMAN DORAN: I hereby call the
 2 meeting to order and state that this is a meeting of
 3 the Harrison Housing Authority, Town of Harrison,
 4 scheduled for January 7th, 2026. This meeting is a
 5 regularly scheduled meeting and proper public notice
 6 of time, day, location, purpose, and agenda have
 7 been posted in compliance with the Sunshine Law.
 8 Please join me in saluting the flag.
 9 (Flag Salute.)
 10 CHAIRMAN DORAN: Clerk, please call
 11 the roll.
 12 MR. KAPUSHY: Commissioner Choffo.
 13 COMMISSIONER CHOFFO: Present.
 14 MR. KAPUSHY: Commissioner
 15 Confessore.
 16 COMMISSIONER CONFESSORE: Here.
 17 MR. KAPUSHY: Commissioner Kinsella.
 18 COMMISSIONER KINSELLA: Here.
 19 MR. KAPUSHY: Commissioner Miller.
 20 COMMISSIONER MILLER: Here.
 21 MR. KAPUSHY: Commissioner Mustilli.
 22 COMMISSIONER MUSTILLI: Here.
 23 MR. KAPUSHY: Commissioner Pettigrew.
 24 VICE CHAIRMAN PETTIGREW: Here.
 25 MR. KAPUSHY: Dr. Doran.

Page 3

1 CHAIRMAN DORAN: Here. Thank you,
 2 everyone. It's good to begin the year with a full
 3 house. Thank you. Good to see everyone here and
 4 healthy. Can I have a motion to approve the minutes
 5 of the November 5th, 2025 meeting?
 6 Motion by Pettigrew, second by Miller, and
 7 Clerk, call the roll.
 8 MR. KAPUSHY: Commissioner Choffo.
 9 COMMISSIONER CHOFFO: Aye.
 10 MR. KAPUSHY: Commissioner
 11 Confessore.
 12 COMMISSIONER CONFESSORE: Yes.
 13 MR. KAPUSHY: Commissioner Kinsella.
 14 COMMISSIONER KINSELLA: Abstain. I
 15 was on a cruise.
 16 MR. KAPUSHY: Commissioner Miller.
 17 COMMISSIONER MILLER: Aye.
 18 MR. KAPUSHY: Commissioner Mustilli.
 19 COMMISSIONER MUSTILLI: Aye.
 20 MR. KAPUSHY: Commissioner Pettigrew.
 21 VICE CHAIRMAN PETTIGREW: Aye.
 22 MR. KAPUSHY: Dr. Doran.
 23 CHAIRMAN DORAN: Aye. We have a bill
 24 list. Everyone has a copy of the bill list? Any
 25 questions? Any questions?

Page 4

1 COMMISSIONER MILLER: Yes, I do. But
 2 I had to finish reading it because I don't talk with
 3 my mouth full.
 4 CHAIRMAN DORAN: Well, that's nice.
 5 That's nice.
 6 COMMISSIONER MILLER: Give me a
 7 second. I think the first one was the liability
 8 insurance by \$167,000.
 9 MR. LUCAS: Yes, sir.
 10 COMMISSIONER MILLER: So what was it
 11 last year?
 12 MR. LUCAS: 167?
 13 COMMISSIONER MILLER: Now that's on
 14 the bill list for commercial, \$167,000. Was it
 15 clear in the explanations of the account?
 16 MR. LUCAS: So I looked back at the
 17 last year's one, Richard. It was \$110,000. I
 18 talked to Amy, the lady for the insurance company,
 19 the AEI. And she said that everything's going up.
 20 I said, Is it that much?
 21 And she said, Yeah. So it was up 40
 22 percent.
 23 COMMISSIONER MILLER: How much was
 24 it? I think that's the reason I'm asking is because
 25 it did go up 40 percent. That's why I'm asking. I

Page 5

1 did not -- we went up.
 2 MR. LUCAS: But not that much.
 3 COMMISSIONER MILLER: Not that much.
 4 MR. LUCAS: So I talked to the lady,
 5 Amy, from the place that does our policy. And I
 6 made a semi-comparison. And it wasn't as bad as it
 7 looks, but it's pretty bad.
 8 COMMISSIONER MILLER: And the other
 9 question I have is about the electric charges for
 10 one building is \$40,000.
 11 MR. LUCAS: It was a mistake, and it
 12 was corrected.
 13 COMMISSIONER MILLER: On the
 14 maintenance report, it says it's got a lot of E's in
 15 it. Is that a new month, or is it a revised month?
 16 MR. LUCAS: Sorry?
 17 COMMISSIONER MILLER: It says, you
 18 seem to have a lot of E's in it.
 19 CHAIRMAN DORAN: I'm sorry, can you
 20 say that again?
 21 COMMISSIONER MILLER: It's de-seem-er
 22 (ph). I have to say, I read 120 pages of stuff. I
 23 printed out 25 of them. I went for a long meeting.
 24 CHAIRMAN DORAN: Usually, I always
 25 pick that up. I am not going to say it. I always

Page 6

1 pick that up.

2 COMMISSIONER MILLER: You're a

3 teacher. You're a teacher.

4 CHAIRMAN DORAN: I've heard people's

5 expectations.

6 COMMISSIONER MILLER: I just want to

7 have a little fun on that one.

8 MR. LUCAS: Was that the maintenance

9 report, Richard?

10 COMMISSIONER MILLER: What?

11 MR. LUCAS: Was that the maintenance

12 report?

13 COMMISSIONER MILLER: It's

14 de-seem-er. It's de-seem-er.

15 MR. LUCAS: No, no, handle that. No,

16 no, handle that.

17 CHAIRMAN DORAN: Correct that.

18 MR. LUCAS: They do have a thing

19 called Spellcheck. Handle it.

20 VICE CHAIRMAN PETTIGREW: Oh, yeah?

21 MR. LUCAS: I have to use it every

22 day. Don't worry, it's part of the group, by the

23 way.

24 VICE CHAIRMAN PETTIGREW: One of the

25 greatest inventions ever, Spellcheck.

Page 7

1 CHAIRMAN DORAN: Okay. Did that

2 answer your question, Richard?

3 COMMISSIONER MILLER: I mean, my

4 question is, I mean, it's already a bill there? Do

5 we have a broker? Yeah, that's what I'm asking.

6 Yeah, that's what I'm calling. Are we not going to

7 buy a group? Like, you have to buy a card from a

8 broker.

9 MR. MANFREDI: It's a JIF.

10 COMMISSIONER MILLER: Could you tell

11 us what your name is?

12 MR. LUCAS: Amy.

13 MR. MANFREDI: Co-op. She's a co-op.

14 Co-op.

15 MR. LUCAS: You know what I'm talking

16 about. She's sweet. She's a co-op, 50 percent.

17 CHAIRMAN DORAN: We can't all talk at

18 once for the Board.

19 MR. MANFREDI: So Commissioner

20 Miller, a little background for you.

21 COMMISSIONER MILLER: Liability

22 jumped, liability, probably 35-percent in that area.

23 CHAIRMAN DORAN: Mine jumped. My

24 house jumped. It was every November. I was amazed

25 at how much went up.

Page 8

1 COMMISSIONER MILLER: Mine jumped.

2 Mine too. From 12 to 18 percent. That was one of

3 the questions on that.

4 CHAIRMAN DORAN: Okay. But just, I

5 wanted Joe to explain the JIF for you.

6 MR. MANFREDI: So, we're, yeah, for

7 the Board's background, Commissioner Miller, we're

8 with what's called the New Jersey Public Housing

9 Authority Joint Insurance Fund, a State fund.

10 There's only two insurers of housing authorities in

11 New Jersey. There's Public Housing Authority

12 Insurance Group and the State fund.

13 All housing authorities have gone up the

14 same percentage amount. That's why I asked Ray what

15 the question was on the percentage increase for this

16 year. There's no broker, per se, involved in it.

17 COMMISSIONER MILLER: It's like a

18 statutory program.

19 MR. MANFREDI: Exactly. Exactly. We

20 have no control.

21 CHAIRMAN DORAN: Similarly, the town

22 of Harrison is in the JIF for the town, and that's

23 who handles all their insurance claims.

24 COMMISSIONER MILLER: And Connor

25 Strong is a broker in there.

Page 9

1 CHAIRMAN DORAN: For the schools,

2 we're in NJ6.

3 MR. LUCAS: Are we going up 100,000?

4 COMMISSIONER MILLER: No, I'm just

5 asking because it's --

6 MR. LUCAS: I think JIF.

7 COMMISSIONER MILLER: I just wanted

8 to ask the question.

9 CHAIRMAN DORAN: Well, if you're

10 feeling left out, you should call your broker and

11 ask them to raise your insurance.

12 COMMISSIONER KINSELLA: I'm afraid

13 right now, for the next month to a month. Please

14 scratch that for the record.

15 CHAIRMAN DORAN: Off the record.

16 (There is a discussion held off the

17 Record.)

18 CHAIRMAN DORAN: Any other questions

19 on the bills?

20 Okay. Can I call for a motion to approve?

21 COMMISSIONER MILLER: Motion.

22 CHAIRMAN DORAN: Motion made by

23 Miller, seconded by Pettigrew, is that it? Seconded

24 by Confessore. Clerk, call the roll.

25 MR. KAPUSHY: Commissioner Choffo.

Page 10

1 COMMISSIONER CHOFFO: I vote aye.
 2 MR. KAPUSHY: Commissioner
 3 Confessore.
 4 COMMISSIONER CONFESSORE: Yes.
 5 MR. KAPUSHY: Commissioner Kinsella.
 6 COMMISSIONER KINSELLA: Aye.
 7 MR. KAPUSHY: Commissioner Miller.
 8 COMMISSIONER MILLER: Aye.
 9 MR. KAPUSHY: Commissioner Mustilli.
 10 COMMISSIONER MUSTILLI: Aye.
 11 MR. KAPUSHY: Commissioner Pettigrew.
 12 VICE CHAIRMAN PETTIGREW: Aye.
 13 MR. KAPUSHY: Dr. Doran.
 14 CHAIRMAN DORAN: Aye.
 15 Communications. Anything? Drew, Nothing?
 16 Okay. Executive director report. Ray,
 17 anything?
 18 MR. LUCAS: Yeah. Our boiler, our
 19 cameras are officially -- I can't curse it, we're at
 20 Board meeting. Done. The cameras? Camera's done
 21 COMMISSIONER MILLER: How old is
 22 that, those cameras? How old are they?
 23 MR. LUCAS: They're brand new.
 24 They're about a year old. They're under warranty
 25 for five years.

Page 11

1 MR. LIGEIRO: Does anyone have a
 2 question? Because it's something that's come up
 3 with us.
 4 COMMISSIONER MILLER: Does anyone
 5 monitor these cameras?
 6 MR. LIGEIRO: Looking at these back
 7 and forth every day. I have them on my phone.
 8 COMMISSIONER MILLER: I'm asking
 9 live. Is there someone?
 10 MR. LUCAS: No.
 11 CHAIRMAN DORAN: Our IT guy?
 12 MR. LUCAS: No. No.
 13 CHAIRMAN DORAN: There's no security
 14 personnel watching the cameras?
 15 MR. LUCAS: No.
 16 MR. LIGEIRO: Just me, when there's
 17 an incident, I go out and look at it. And I have
 18 them on my phone so I can go from end to end. It's
 19 live.
 20 VICE CHAIRMAN PETTIGREW: There's no
 21 one else outside of here?
 22 MR. LIGEIRO: I'm monitoring.
 23 CHAIRMAN DORAN: I have a question
 24 for you. Who does have access to the monitor?
 25 MR. LIGEIRO: Just me and I think

Page 12

1 Chris Vreeland (ph.) right now.
 2 MR. LUCAS: Yes. And me. I have it
 3 on my phone.
 4 CHAIRMAN DORAN: Right. Okay. So
 5 with the warranty already covered?
 6 MR. LUCAS: Yes. Anything goes off,
 7 anything breaks off, anything's on, we call
 8 Millennium, they come back and have it fixed. And
 9 again, I'm learning stuff. And Richard probably can
 10 speak to this better than I can.
 11 If it's in the contract, quotation marks.
 12 The scope of work. The scope of work that they did.
 13 If it's outside the scope of work, it's on the
 14 Housing Authority. Does that explain that?
 15 COMMISSIONER MILLER: The reason I
 16 was asking is that we've had some incidents and one
 17 of the things I was asking about the cameras is to
 18 make sure that if the police come here, and they
 19 know that we're a public housing, make sure that we
 20 insist that they have a search warrant.
 21 MR. LUCAS: Oh, please. They need a
 22 police report like that?
 23 COMMISSIONER MILLER: No, no.
 24 CHAIRMAN DORAN: Well, I think that
 25 was going to be my question. My next question was,

Page 13

1 if I was going to ask Joe to take a look at maybe
 2 for over the next month or so, take a look at what
 3 our policy is. Because if you don't have a policy,
 4 you can't just say, Oh, this is what we do. If
 5 there's no policy in place that says this is what
 6 you can do, you can't do it.
 7 MR. LIGEIRO: Technically, if a
 8 tenant comes in for a package and just buys a police
 9 report, then we won't look at the search warrant.
 10 CHAIRMAN DORAN: Okay, but that's not
 11 a legitimate --
 12 MR. MANFREDI: No.
 13 CHAIRMAN DORAN: You understand what
 14 I'm saying? It's not a legitimate. Now, the
 15 schools have a cooperation agreement with the police
 16 department. Maybe that's what we should do, where
 17 it says that, for example, if you were driving a car
 18 on Hamilton Street and you hit a parked car and it's
 19 caught by our camera, we will not release that to --
 20 the school will not release that to any insurance
 21 company, to any police, unless they come in. Unless
 22 a police officer comes in investigating the crime.
 23 MR. LIGEIRO: Exactly what they do,
 24 they'll come down to the basement and ask.
 25 CHAIRMAN DORAN: But your policy has

Page 14

1 to be specific.

2 COMMISSIONER MILLER: Our policy in

3 Harrison down by us is we cooperate no matter what,

4 but you have to give us something in case the tenant

5 sues us for breach of privacy.

6 CHAIRMAN DORAN: Yeah. Well, you

7 also want to protect yourself because you don't want

8 to have to release these camera footage to everyone

9 who wants them. So your policy should be very

10 specific that you have a cooperative agreement with

11 Harrison Police Department and will be the only one

12 who gets released.

13 COMMISSIONER MILLER: This is the

14 police department.

15 CHAIRMAN DORAN: This is the police

16 department. Joe, correct me if I'm wrong.

17 MR. LUCAS: Also, if anybody outside

18 of the Harrison Police Department, I have Kearny

19 come here and ask me for stuff and they need a

20 subpoena.

21 CHAIRMAN DORAN: We would say they'd

22 have to go to Kearny.

23 MR. LUCAS: I called Joe and I said,

24 You need a subpoena, go to Harrison Police

25 Department. I'm not releasing any records until I

Page 15

1 get a court order.

2 CHAIRMAN DORAN: If your policy says

3 subpoenas, you can have a lawyer do the same.

4 COMMISSIONER MILLER: You could get

5 an OPRA for a public record.

6 MR. MANFREDI: I don't think the

7 cameras are not covered by OPRA.

8 COMMISSIONER MILLER: I don't know.

9 I don't think that's a problem. You have to post

10 that you're recording.

11 COMMISSIONER CONFESSORE: You should

12 have a sign that says 24-hour surveillance.

13 CHAIRMAN DORAN: You can OPRA a Board

14 all you want for camera footage, the Board will not

15 release it.

16 MR. LUCAS: You can OPRA it.

17 CHAIRMAN DORAN: You can OPRA it.

18 The question is, it's not OPRA-able.

19 MR. MANFREDI: I always thought that

20 certain areas like that, some can be, some can't be.

21 Residents, you can decide on your own to release it.

22 COMMISSIONER MILLER: We're not

23 public property like a police department is. We're

24 private property.

25 CHAIRMAN DORAN: Anyway, Joe, you can

Page 16

1 take a little more policy on it. It might be worth

2 looking at that. I know it's the Harrison.

3 MR. MANFREDI: No problem. Come in

4 with the police report and we'll release it. All of

5 a sudden, you've got a lawsuit.

6 COMMISSIONER MILLER: I thought that

7 you had a, technically, I might be wrong, but I kind

8 of remember this, that if you had a security system,

9 you're supposed to have somebody monitoring it,

10 behind the camera, like monitoring the screen all

11 the time. That's true enough. That's what I heard.

12 We have a security system. We have a monitor. We

13 have a school.

14 COMMISSIONER CONFESSORE: Another job

15 opening.

16 MR. LUCAS: That's right, Bill.

17 MR. MANFREDI: Anyway. So, well,

18 point taken, and we'll take a look and see. So if

19 you have something, it might be good to look at.

20 CHAIRMAN DORAN: As I say, instead of

21 reinventing the wheel, Joe, we'll find out what

22 other housing authorities are doing.

23 COMMISSIONER CHOFFO: Mr. Chairman, I

24 have a question. So you're saying it's shot. Are

25 they covering, are they repairing the cameras now?

Page 17

1 MR. LUCAS: They're all done.

2 Everything's brand new.

3 COMMISSIONER CHOFFO: Oh, you're

4 saying done. It's finished?

5 MR. LUCAS: It's finished. The job

6 is completely finished. They will get their check

7 tomorrow.

8 COMMISSIONER CHOFFO: No more

9 questions.

10 CHAIRMAN DORAN: Okay. I'm sorry.

11 Ray, is that it?

12 MR. LUCAS: That's it.

13 CHAIRMAN DORAN: Maintenance report.

14 MR. KAPUSHY: Need a motion to

15 approve.

16

17 CHAIRMAN DORAN: Oh, okay. I'm

18 sorry. I jumped ahead. A motion to approve the

19 Executive Director's report.

20 VICE CHAIRMAN PETTIGREW: Motion.

21 COMMISSIONER CONFESSORE: Second.

22 CHAIRMAN DORAN: Second by

23 Confessore. Clerk, call the roll.

24 MR. KAPUSHY: Commissioner Choffo.

25 COMMISSIONER CHOFFO: Aye.

Page 18

1 MR. KAPUSHY: Commissioner
2 Confessore.
3 COMMISSIONER CONFESSORE: Yes.
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 VICE CHAIRMAN PETTIGREW: Aye.
12 MR. KAPUSHY: Dr. Doran.
13 CHAIRMAN DORAN: Aye. Is that it?
14 MR. KAPUSHY: That's it.
15 CHAIRMAN DORAN: Okay. Maintenance
16 report. Anything to --
17 MR. LIGEIRO: Pretty much now in the
18 middle of winter. We just got in a load of calcium,
19 so we should be good to go for the rest. There's
20 only a couple now, so we're all helping up.
21 MR. LUCAS: That's just the heat
22 coming up in Paris to fix the boiler? In Amsterdam,
23 they shut them off. That's why they had to start --
24 that was yesterday. They've got like a thousand
25 planes that are stuck on the ground. They had to

Page 19

1 shut the boilers off to fix the pump. Once the pump
2 came back on, then they'll hit the thing and they
3 come on, it comes up even louder because it's
4 restarting all over again. The air and the knots.
5 MR. LIGEIRO: But we can take a look
6 at the steam traps.
7 COMMISSIONER MUSTILLI: Because I
8 thought it was somebody coming in the house.
9 MR. LUCAS: As long as that front
10 door is locked, baby, it can't nobody get in there.
11 COMMISSIONER MUSTILLI: I was like,
12 oh my God.
13 CHAIRMAN DORAN: Motion to accept the
14 maintenance report.
15 VICE CHAIRMAN PETTIGREW: Motion.
16 CHAIRMAN DORAN: Second by Miller.
17 Clerk, call the roll.
18 MR. KAPUSHY: Commissioner Choffo.
19 COMMISSIONER CHOFFO: Aye.
20 MR. KAPUSHY: Commissioner
21 Confessore.
22 COMMISSIONER CONFESSORE: Yes.
23 MR. KAPUSHY: Commissioner Kinsella.
24 COMMISSIONER KINSELLA: Aye.
25 MR. KAPUSHY: Commissioner Miller.

Page 20

1 COMMISSIONER MILLER: Aye.
2 MR. KAPUSHY: Commissioner Mustilli.
3 COMMISSIONER MUSTILLI: Aye.
4 MR. KAPUSHY: Commissioner Pettigrew.
5 VICE CHAIRMAN PETTIGREW: Aye.
6 MR. KAPUSHY: Dr. Doran.
7 CHAIRMAN DORAN: Aye. Okay. New
8 business. Do you want me to do it all as one vote?
9 COMMISSIONER MILLER: I just had a
10 question about the first one. That was from 37.5 to
11 32.
12 CHAIRMAN DORAN: Yes. We negotiated
13 a better price on that consultant. Yes. So we have
14 the modernization consultant at \$32,000. The DCA
15 budget resolution, the adoption of the meeting
16 schedule.
17 VICE CHAIRMAN PETTIGREW: Does the
18 modernization have a playground fee?
19 MR. KAPUSHY: Yes, it does. It has a
20 water fee.
21 VICE CHAIRMAN PETTIGREW: It has a
22 water fee. I just want to know when the specs are
23 coming from the engineer and the architect. That's
24 all I was asking.
25 CHAIRMAN DORAN: We'll discuss that

Page 21

1 in the next meeting when we're prepared. Yes, we
2 will.
3 VICE CHAIRMAN PETTIGREW: But we're
4 wasting another month. We could be starting the
5 groundwork on this.
6 CHAIRMAN DORAN: Ray, if you could
7 take the lead on that, I'd appreciate it.
8 MR. LUCAS: Sure, I'm on it.
9 CHAIRMAN DORAN: The audit review, do
10 we need to sign the audit review page or something?
11 MR. MANFREDI: Yes, Dr. Doran. After
12 the Board passes it, each Board Member, if you would
13 stay and sign the audit review.
14 MR. LUCAS: She has a list on there,
15 yes.
16 COMMISSIONER MILLER: We don't get
17 compensation. We want a dollar to sign this.
18 CHAIRMAN DORAN: Have it in a Milky
19 Way. The Capital Fund Five-Year Action Plan. The
20 operating budget.
21 COMMISSIONER MILLER: I did read
22 this. It says that this meeting took place January
23 0 of 1900. I wasn't even around.
24 COMMISSIONER KINSELLA: Where does it
25 say? I didn't see that. We need to hire a

Page 22

1 proofreader.
 2 COMMISSIONER MILLER: You said our
 3 name was supposed to sign tonight.
 4 CHAIRMAN DORAN: Drew, would you make
 5 that correction, please?
 6 VICE CHAIRMAN PETTIGREW: I don't
 7 think that's on Spellcheck, though.
 8 CHAIRMAN DORAN: Okay. Thank you,
 9 Richard, for proofing that.
 10 COMMISSIONER MILLER: Oh, boy. I'm
 11 sorry.
 12 MR. LUCAS: Let's try to hold it in.
 13 CHAIRMAN DORAN: So the operating
 14 budget Resolution 1791; and 1792 is a request or
 15 recommendation from the Executive Director for a
 16 cross-the-board three-percent increase in salary for
 17 all staff.
 18 COMMISSIONER CONFESSORE: Is that the
 19 last one on the list? I'm on with the end of my
 20 paper.
 21 MR. LUCAS: That is it.
 22 CHAIRMAN DORAN: Okay. Anybody have
 23 any questions on any of those resolutions? With
 24 that being said, I would ask for approval of
 25 Resolution 1786, 1787, 1788, 1789, 1790, 1791, and

Page 23

1 1792.
 2 COMMISSIONER CHOFFO: I'll make a
 3 motion.
 4 CHAIRMAN DORAN: Motion by Choffo, a
 5 second by Mustilli, and Clerk, call the roll.
 6 MR. KAPUSHY: Commissioner Choffo.
 7 COMMISSIONER CHOFFO: Aye.
 8 MR. KAPUSHY: Commissioner
 9 Confessore.
 10 COMMISSIONER CONFESSORE: Yes.
 11 MR. KAPUSHY: Commissioner Kinsella.
 12 COMMISSIONER KINSELLA: Aye.
 13 MR. KAPUSHY: Commissioner Miller.
 14 COMMISSIONER MILLER: Aye.
 15 MR. KAPUSHY: Commissioner Mustilli.
 16 COMMISSIONER MUSTILLI: Aye.
 17 MR. KAPUSHY: Commissioner Pettigrew.
 18 VICE CHAIRMAN PETTIGREW: Aye.
 19 MR. KAPUSHY: Dr. Doran.
 20 CHAIRMAN DORAN: Aye. Okeydoke.
 21 Yes, I did get it.
 22 COMMISSIONER MILLER: I had a
 23 question about the budget. I'm not voting for it,
 24 but I'm not sure. There's a \$600,000, there's a
 25 couple of major capital improvement items on here.

Page 24

1 MR. LUCAS: Okay.
 2 COMMISSIONER MILLER: And some
 3 numbers that are --
 4 MR. LUCAS: Which ones are you
 5 talking about, Richard?
 6 COMMISSIONER MILLER: It's a capital
 7 fund program, a five-year action plan.
 8 MR. LUCAS: Right.
 9 COMMISSIONER MILLER: We've got 600,
 10 and it's interesting, on some pages the total's on
 11 the top, some pages the total's on the bottom. Is
 12 that the five-year plan?
 13 MR. LUCAS: Five-year plan, yes.
 14 That's flexible.
 15 COMMISSIONER MILLER: Thank you.
 16 Yeah, but it's kind of a \$600,000 for electrical
 17 upgrades, panels, and --
 18 MR. LUCAS: So, Richard, before you
 19 became a Board Member here, we had the electrical
 20 redone. We had specific electric on the grounds.
 21 It was the original electric from 1938. So, we
 22 started a project, but I want to do it in three
 23 phases, because we didn't have the money to do all
 24 of it at the same time.
 25 So the first thing we did was, in the

Page 25

1 basements, we changed everything to the new stuff,
 2 new boxes, new outlets, new stuff. The next level
 3 for that is to wire the apartments up through the
 4 basement into their apartments. And then phase
 5 three would be to tie it all in together with the
 6 camera project and the boiler thing. We kind of put
 7 that on the back burner.
 8 But in your five-year plan, if I don't
 9 have it in there, Richard, then I can't even operate
 10 or start it or get a quote for it or get a bid for
 11 it. So we always put it in there just in case, you
 12 know, we get down the line and we see, oh, we've got
 13 some funds left over. Then we'll add that, and then
 14 we'll do that phase two where we'll wire from the
 15 basement into the apartments.
 16 COMMISSIONER MILLER: So, it's not
 17 officially --
 18 MR. LUCAS: It's not. The five-year
 19 plan is like what you're thinking about doing in the
 20 next five years, if that makes sense.
 21 MR. MANFREDI: Every year,
 22 Commissioner, you're revisiting this. This was
 23 passed last year, but HUD requires the Board to look
 24 at it every year again for that purpose.
 25 COMMISSIONER MILLER: Where do you


Page 26

1 come up with the numbers for supervision? You have
 2 some really high numbers in there. For architecture
 3 and engineering, 75,000.
 4 MR. LUCAS: So we do that because
 5 when we hire land to come in, we just budgeted a
 6 number. You have to put a number in there or they
 7 won't accept it. It has to have a number. So we
 8 kind of put it there. It's not in law. It's not
 9 written down in stone.
 10 MR. MANFREDI: So, when they go out
 11 to the bid, that's what they get spent on.
 12 MR. LUCAS: If I go above it,
 13 Richard, then we've got to go back to HUD and say,
 14 Hey, listen, I'm sorry. I'm under-budgeted on this
 15 part.
 16 COMMISSIONER MILLER: I have to go
 17 through it all.
 18 MR. LUCAS: Yes, that's perfect.
 19 COMMISSIONER MILLER: And the hot
 20 water heaters, you want to replace them?
 21 MR. LUCAS: Yes.
 22 COMMISSIONER MILLER: So, we have a
 23 central hot water heater. I know you had the focus.
 24 MR. LUCAS: That's only over -- we've
 25 got to replace the hot water heater. The hot water

Page 27

1 heater is new. Right now. Included with the board
 2 members.
 3 COMMISSIONER MILLER: And those are
 4 new because we had them done two years ago. I was
 5 just wondering if it was like the hot water heaters
 6 that you have in there. The ones that I went in
 7 here with James -- Oh, that's not there anymore.
 8 It's all in there.
 9 MR. LIGEIRO: You should go check it
 10 out, mate. You would probably appreciate it.
 11 COMMISSIONER MILLER: Only on a cold
 12 day. I don't like going in there once in the
 13 summer. That's the smartest thing I've ever done.
 14 CHAIRMAN DORAN: Okay. That being
 15 said, do I have a motion to adjourn?
 16 VICE CHAIRMAN PETTIGREW: Motion.
 17 COMMISSIONER MILLER: Second.
 18 CHAIRMAN DORAN: All those in favor?
 19 Those opposed? See you next month.
 20 (Whereupon the proceeding is then
 21 concluded at 6:25 p.m.)
 22
 23
 24
 25

Page 28

1 CERTIFICATION
 2
 3
 4 I, SHARI CATHEY, CCR, RPR, License No.
 5 30XI00234700, and Notary Public of the State of New
 6 Jersey, hereby certify that the proceedings herein
 7 are from the notes taken by me of a Regular Meeting
 8 of the HARRISON HOUSING AUTHORITY, held on
 9 Wednesday, January 7, 2026; and that this is a
 10 correct transcript of the same.
 11
 12
 13
 14 
 SHARI CATHEY, CCR, RPR
 A NOTARY PUBLIC of the
 State of New Jersey
 I.D. No. 2283786
 Commission Expires 2/4/27
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

Page 28

0	3	accept 19:13 26:7	appreciate 21:7 27:10
0 21:23 07 1:7 07029 1:9	30xi00234700 28:5 32 20:11 32,000 20:14 35 7:22 37.5 20:10	access 11:24 account 4:15 acevedo 1:23 action 21:19 24:7	approval 22:24 approve 3:4 9:20 17:15,18 architect 20:23 architecture 26:2
1	4	add 25:13 adjourn 27:15 adoption 20:15 aei 4:19 afraid 9:12 agenda 2:6 ago 27:4 agreement 13:15 14:10 ahead 17:18 air 19:4 amazed 7:24 amount 8:14 amsterdam 18:22 amy 4:18 5:5 7:12 andrew 1:22 answer 7:2 anybody 14:17 22:22 anymore 27:7 anything's 12:7 anyway 15:25 16:17 apartments 25:3,4,15	area 7:22 areas 15:20 arthur 1:12 asked 8:14 asking 4:24,25 7:5 9:5 11:8 12:16,17 20:24 attorney 1:21 audit 21:9,10 21:13 authorities 8:10,13 16:22 authority 1:1,4 1:22,23,24 2:3 8:9,11 12:14 28:8 avenue 1:8 aye 3:9,17,19 3:21,23 10:1,6 10:8,10,12,14 17:25 18:5,7,9 18:11,13 19:19 19:24 20:1,3,5 20:7 23:7,12 23:14,16,18,20
1 1:8 100,000 9:3 110,000 4:17 12 8:2 120 5:22 167 4:12 167,000 4:8,14 1786 22:25 1787 22:25 1788 22:25 1789 22:25 1790 22:25 1791 22:14,25 1792 22:14 23:1 18 8:2 1900 21:23 1938 24:21	40 4:21,25 40,000 5:10 5 50 7:16 5th 3:5 6 600 24:9 600,000 23:24 24:16 6:00 1:7 6:25 27:21 7 7 28:9 75,000 26:3 788 1:8 7th 2:4 9 9078 28:13 a able 15:18 above 26:12 abstain 3:14		
2			
2/4/27 28:16 2025 3:5 2026 1:7 2:4 28:9 2283786 28:15 24 15:12 25 5:23			

<p>b</p> <p>baby 19:10</p> <p>back 4:16 11:6 12:8 19:2 25:7 26:13</p> <p>background 7:20 8:7</p> <p>bad 5:6,7</p> <p>basement 13:24 25:4,15</p> <p>basements 25:1</p> <p>better 12:10 20:13</p> <p>bid 25:10 26:11</p> <p>bill 3:23,24 4:14 7:4 16:16</p> <p>bills 9:19</p> <p>board 1:21 7:18 10:20 15:13,14 21:12 21:12 22:16 24:19 25:23 27:1</p> <p>board's 8:7</p> <p>boiler 10:18 18:22 25:6</p> <p>boilers 19:1</p> <p>bottom 24:11</p> <p>boxes 25:2</p> <p>boy 22:10</p> <p>brand 10:23 17:2</p>	<p>breach 14:5</p> <p>breaks 12:7</p> <p>broker 7:5,8 8:16,25 9:10</p> <p>brunilda 1:13</p> <p>budget 20:15 21:20 22:14 23:23</p> <p>budgeted 26:5 26:14</p> <p>building 1:8 5:10</p> <p>burner 25:7</p> <p>business 20:8</p> <p>buy 7:7,7</p> <p>buys 13:8</p> <hr/> <p>c</p> <p>c 28:1,1</p> <p>calcium 18:18</p> <p>call 2:1,10 3:7 9:10,20,24 12:7 17:23 19:17 23:5</p> <p>called 6:19 8:8 14:23</p> <p>calling 7:6</p> <p>camera 13:19 14:8 15:14 16:10 25:6</p> <p>camera's 10:20</p> <p>cameras 10:19 10:20,22 11:5 11:14 12:17</p>	<p>15:7 16:25</p> <p>capital 21:19 23:25 24:6</p> <p>car 13:17,18</p> <p>card 7:7</p> <p>case 14:4 25:11</p> <p>cathey 28:4,14</p> <p>caught 13:19</p> <p>ccr 28:4,14</p> <p>central 26:23</p> <p>certain 15:20</p> <p>certify 28:6</p> <p>chairman 1:11 1:12 2:1,10,24 3:1,21,23 4:4 5:19,24 6:4,17 6:20,24 7:1,17 7:23 8:4,21 9:1 9:9,15,18,22 10:12,14 11:11 11:13,20,23 12:4,24 13:10 13:13,25 14:6 14:15,21 15:2 15:13,17,25 16:20,23 17:10 17:13,17,20,22 18:11,13,15 19:13,15,16 20:5,7,12,17,21 20:25 21:3,6,9 21:18 22:4,6,8 22:13,22 23:4 23:18,20 27:14</p>	<p>27:16,18</p> <p>changed 25:1</p> <p>charges 5:9</p> <p>check 17:6 27:9</p> <p>choffo 1:17 2:12,13 3:8,9 9:25 10:1 16:23 17:3,8 17:24,25 19:18 19:19 23:2,4,6 23:7</p> <p>chris 12:1</p> <p>claims 8:23</p> <p>clear 4:15</p> <p>clerk 2:10 3:7 9:24 17:23 19:17 23:5</p> <p>cold 27:11</p> <p>come 11:2 12:8 12:18 13:21,24 14:19 16:3 19:3 26:1,5</p> <p>comes 13:8,22 19:3</p> <p>coming 18:22 19:8 20:23</p> <p>commercial 4:14</p> <p>commission 28:16</p> <p>commissioner 1:13,14,15,16 1:17 2:12,13 2:14,16,17,18</p>
--	--	---	---

<p>2:19,20,21,22 2:23 3:8,9,10 3:12,13,14,16 3:17,18,19,20 4:1,6,10,13,23 5:3,8,13,17,21 6:2,6,10,13 7:3 7:10,19,21 8:1 8:7,17,24 9:4,7 9:12,21,25 10:1,2,4,5,6,7,8 10:9,10,11,21 11:4,8 12:15 12:23 14:2,13 15:4,8,11,22 16:6,14,23 17:3,8,21,24,25 18:1,3,4,5,6,7,8 18:9,10 19:7 19:11,18,19,20 19:22,23,24,25 20:1,2,3,4,9 21:16,21,24 22:2,10,18 23:2,6,7,8,10 23:11,12,13,14 23:15,16,17,22 24:2,6,9,15 25:16,22,25 26:16,19,22 27:3,11,17 communicati... 10:15</p>	<p>company 4:18 13:21 comparison 5:6 compensation 21:17 completely 17:6 compliance 2:7 concluded 27:21 confessore 1:14 2:15,16 3:11 3:12 9:24 10:3 10:4 15:11 16:14 17:21,23 18:2,3 19:21 19:22 22:18 23:9,10 connor 8:24 consultant 20:13,14 contract 12:11 control 8:20 cooperate 14:3 cooperation 13:15 cooperative 14:10 copy 3:24 correct 6:17 14:16 28:10 corrected 5:12 correction 22:5</p>	<p>couple 18:20 23:25 court 15:1 covered 12:5 15:7 covering 16:25 crime 13:22 cross 22:16 cruise 3:15 curse 10:19</p> <p style="text-align: center;">d</p> <p>daniel 1:17 dawn 1:16 day 2:6 6:22 11:7 27:12 dca 20:14 de 5:21 6:14,14 decide 15:21 department 13:16 14:11,14 14:16,18,25 15:23 director 1:20 10:16 22:15 director's 17:19 discuss 20:25 discussion 9:16 doing 16:22 25:19 dollar 21:17 door 19:10</p>	<p>doran 1:11 2:1 2:10,25 3:1,22 3:23 4:4 5:19 5:24 6:4,17 7:1 7:17,23 8:4,21 9:1,9,15,18,22 10:13,14 11:11 11:13,23 12:4 12:24 13:10,13 13:25 14:6,15 14:21 15:2,13 15:17,25 16:20 17:10,13,17,22 18:12,13,15 19:13,16 20:6 20:7,12,25 21:6,9,11,18 22:4,8,13,22 23:4,19,20 27:14,18 dr 2:25 3:22 10:13 18:12 20:6 21:11 23:19 drew 10:15 22:4 driving 13:17</p> <p style="text-align: center;">e</p> <p>e 1:6,6 28:1 e's 5:14,18 ed.d 1:11 electric 5:9 24:20,21</p>
---	--	--	---

<p>electrical 24:16 24:19 engineer 20:23 engineering 26:3 er 5:21 6:14,14 esq 1:21 everything's 4:19 17:2 exactly 8:19,19 13:23 example 13:17 excused 1:18 executive 1:20 10:16 17:19 22:15 expectations 6:5 expires 28:16 explain 8:5 12:14 explanations 4:15</p>	<p>first 4:7 20:10 24:25 five 10:25 21:19 24:7,12 24:13 25:8,18 25:20 fix 18:22 19:1 fixed 12:8 flag 2:8,9 flexible 24:14 focus 26:23 footage 14:8 15:14 forth 11:7 frederick 1:14 front 19:9 full 3:2 4:3 fun 6:7 fund 8:9,9,12 21:19 24:7 funds 25:13</p>	<p>good 3:2,3 16:19 18:19 greatest 6:25 ground 18:25 grounds 24:20 groundwork 21:5 group 6:22 7:7 8:12 guy 11:11</p>	<p>hit 13:18 19:2 hold 22:12 hot 26:19,23,25 26:25 27:5 hour 15:12 house 3:3 7:24 19:8 housing 1:1,4 2:3 8:8,10,11 8:13 12:14,19 16:22 28:8 hud 25:23 26:13</p>
<p>f</p>	<p>g</p>	<p>h</p>	<p>i</p>
<p>f 28:1 favor 27:18 fee 20:18,20,22 feeling 9:10 find 16:21 finish 4:2 finished 17:4,5 17:6</p>	<p>gardens 1:8 give 4:6 14:4 go 4:25 11:17 11:18 14:22,24 18:19 26:10,12 26:13,16 27:9 god 19:12 goes 12:6 going 4:19 5:25 7:6 9:3 12:25 13:1 27:12</p>	<p>hamilton 13:18 handle 6:15,16 6:19 handles 8:23 harrison 1:1,4 1:8,8,9 2:3,3 8:22 14:3,11 14:18,24 16:2 28:8 healthy 3:4 heard 6:4 16:11 heat 18:21 heater 26:23,25 27:1 heaters 26:20 27:5 held 9:16 28:8 helping 18:20 hey 26:14 high 26:2 hire 21:25 26:5</p>	<p>i.d. 28:15 improvement 23:25 incident 11:17 incidents 12:16 included 27:1 increase 8:15 22:16 insist 12:20 insurance 4:8 4:18 8:9,12,23 9:11 13:20 insurers 8:10 interesting 24:10 inventions 6:25 investigating 13:22</p>

involved 8:16	23:17,19	13:7,23 18:17	17:12 18:21
items 23:25	kearny 14:18	19:5 27:9	19:9 21:8,14
j	14:22	line 25:12	22:12,21 24:1
james 1:11 27:7	kind 16:7 24:16	list 3:24,24	24:4,8,13,18
january 1:7 2:4	25:6 26:8	4:14 21:14	25:18 26:4,12
21:22 28:9	kinsella 1:16	22:19	26:18,21,24
jersey 1:9 8:8	2:17,18 3:13	listen 26:14	m
8:11 28:6,15	3:14 9:12 10:5	little 6:7 7:20	made 5:6 9:22
jif 7:9 8:5,22	10:6 18:4,5	16:1	maintenance
9:6	19:23,24 21:24	live 11:9,19	1:23,24 5:14
joanne 1:24	23:11,12	load 18:18	6:8,11 17:13
job 16:14 17:5	knots 19:4	location 2:6	18:15 19:14
joe 8:5 13:1	know 7:15	locked 19:10	major 23:25
14:16,23 15:25	12:19 15:8	long 5:23 19:9	make 12:18,19
16:21	16:2 20:22	look 11:17 13:1	22:4 23:2
join 2:8	25:12 26:23	13:2,9 16:18	makes 25:20
joint 8:9	l	16:19 19:5	manfredi 1:21
joseph 1:21	lady 4:18 5:4	25:23	7:9,13,19 8:6
jumped 7:22,23	land 26:5	looked 4:16	8:19 13:12
7:24 8:1 17:18	law 2:7 26:8	looking 11:6	15:6,19 16:3
k	lawsuit 16:5	16:2	16:17 21:11
kapushy 1:22	lawyer 15:3	looks 5:7	25:21 26:10
2:12,14,17,19	lead 21:7	lot 5:14,18	marks 12:11
2:21,23,25 3:8	learning 12:9	louder 19:3	mate 27:10
3:10,13,16,18	left 9:10 25:13	lucas 1:20 4:9	matt 1:24
3:20,22 9:25	legitimate	4:12,16 5:2,4	matter 14:3
10:2,5,7,9,11	13:11,14	5:11,16 6:8,11	mean 7:3,4
10:13 17:14,24	level 25:2	6:15,18,21	meeting 1:3 2:2
18:1,4,6,8,10	liability 4:7	7:12,15 9:3,6	2:2,4,5 3:5
18:12,14 19:18	7:21,22	10:18,23 11:10	5:23 10:20
19:20,23,25	license 28:4	11:12,15 12:2	20:15 21:1,22
20:2,4,6,19	ligeiro 1:23	12:6,21 14:17	28:7
23:6,8,11,13,15	11:1,6,16,22,25	14:23 15:16	
		16:16 17:1,5	

<p>member 21:12 24:19 members 27:2 middle 18:18 milky 21:18 millennium 12:8 miller 1:15 2:19,20 3:6,16 3:17 4:1,6,10 4:13,23 5:3,8 5:13,17,21 6:2 6:6,10,13 7:3 7:10,20,21 8:1 8:7,17,24 9:4,7 9:21,23 10:7,8 10:21 11:4,8 12:15,23 14:2 14:13 15:4,8 15:22 16:6 18:6,7 19:16 19:25 20:1,9 21:16,21 22:2 22:10 23:13,14 23:22 24:2,6,9 24:15 25:16,25 26:16,19,22 27:3,11,17 mine 7:23 8:1,2 minutes 3:4 mistake 5:11 modernization 20:14,18</p>	<p>money 24:23 monitor 11:5 11:24 16:12 monitoring 11:22 16:9,10 month 5:15,15 9:13,13 13:2 21:4 27:19 motion 3:4,6 9:20,21,22 17:14,18,20 19:13,15 23:3 23:4 27:15,16 mouth 4:3 mustilli 1:13 2:21,22 3:18 3:19 10:9,10 18:8,9 19:7,11 20:2,3 23:5,15 23:16</p> <p style="text-align: center;">n</p> <p>n 1:6,6 28:1 name 7:11 22:3 need 12:21 14:19,24 17:14 21:10,25 negotiated 20:12 new 1:9 5:15 8:8,11 10:23 17:2 20:7 25:1 25:2,2,2 27:1,4 28:5,15</p>	<p>nice 4:4,5 nick 1:23 nj6 9:2 notary 28:5,14 notes 28:7 notice 2:5 november 3:5 7:24 number 26:6,6 26:7 numbers 24:3 26:1,2 nuno 1:23</p> <p style="text-align: center;">o</p> <p>o 1:6,6 28:1 officer 13:22 officially 10:19 25:17 oh 6:20 12:21 13:4 17:3,17 19:12 22:10 25:12 27:7 okay 7:1 8:4 9:20 10:16 12:4 13:10 17:10,17 18:15 20:7 22:8,22 24:1 27:14 okeydoke 23:20 old 10:21,22,24 once 7:18 19:1 27:12</p>	<p>ones 24:4 27:6 op 7:13,13,14 7:16 opening 16:15 operate 25:9 operating 21:20 22:13 opposed 27:19 opra 15:5,7,13 15:16,17,18 order 2:2 15:1 original 24:21 outlets 25:2 outside 11:21 12:13 14:17 own 15:21</p> <p style="text-align: center;">p</p> <p>p 1:6,11 p.m. 1:7 27:21 package 13:8 page 21:10 pages 5:22 24:10,11 panels 24:17 paper 22:20 paris 18:22 parked 13:18 part 6:22 26:15 passed 25:23 passes 21:12 people's 6:4 percent 4:22,25 7:16,22 8:2</p>
--	--	--	---

<p>22:16 percentage 8:14,15 perfect 26:18 personnel 11:14 pettigrew 1:12 2:23,24 3:6,20 3:21 6:20,24 9:23 10:11,12 11:20 17:20 18:10,11 19:15 20:4,5,17,21 21:3 22:6 23:17,18 27:16 ph 5:22 12:1 phase 25:4,14 phases 24:23 phone 11:7,18 12:3 pick 5:25 6:1 place 5:5 13:5 21:22 plan 21:19 24:7 24:12,13 25:8 25:19 planes 18:25 playground 20:18 please 2:8,10 9:13 12:21 22:5 point 16:18</p>	<p>police 12:18,22 13:8,15,21,22 14:11,14,15,18 14:24 15:23 16:4 policy 5:5 13:3 13:3,5,25 14:2 14:9 15:2 16:1 post 15:9 posted 2:7 prepared 21:1 present 1:10,19 2:13 pretty 5:7 18:17 price 20:13 printed 5:23 privacy 14:5 private 15:24 probably 7:22 12:9 27:10 problem 15:9 16:3 proceeding 27:20 proceedings 1:4 28:6 program 8:18 24:7 project 24:22 25:6 proofing 22:9 proofreader 22:1</p>	<p>proper 2:5 property 15:23 15:24 protect 14:7 public 2:5 8:8 8:11 12:19 15:5,23 28:5 28:14 pump 19:1,1 purpose 2:6 25:24 put 25:6,11 26:6,8</p> <p style="text-align: center;">q</p> <p>question 5:9 7:2,4 8:15 9:8 11:2,23 12:25 12:25 15:18 16:24 20:10 23:23 questions 3:25 3:25 8:3 9:18 17:9 22:23 quotation 12:11 quote 25:10</p> <p style="text-align: center;">r</p> <p>r 28:1 raise 9:11 ravo 1:24 ray 8:14 10:16 17:11 21:6</p>	<p>raymond 1:20 read 5:22 21:21 reading 4:2 really 26:2 reason 4:24 12:15 recommenda... 22:15 record 9:14,15 9:17 15:5 recording 15:10 records 14:25 redone 24:20 regular 28:7 regularly 2:5 reinventing 16:21 release 13:19 13:20 14:8 15:15,21 16:4 released 14:12 releasing 14:25 remember 16:8 repairing 16:25 replace 26:20 26:25 report 5:14 6:9 6:12 10:16 12:22 13:9 16:4 17:13,19 18:16 19:14 request 22:14</p>
--	--	---	---

<p>requires 25:23 residents 15:21 resolution 20:15 22:14,25 resolutions 22:23 rest 18:19 restarting 19:4 review 21:9,10 21:13 revised 5:15 revisiting 25:22 richard 1:15 4:17 6:9 7:2 12:9 22:9 24:5 24:18 25:9 26:13 right 9:13 12:1 12:4 16:16 24:8 27:1 roll 2:11 3:7 9:24 17:23 19:17 23:5 romano 1:24 rpr 28:4,14</p>	<p>says 5:14,17 13:5,17 15:2 15:12 21:22 schedule 20:16 scheduled 2:4,5 school 13:20 16:13 schools 9:1 13:15 scope 12:12,12 12:13 scratch 9:14 screen 16:10 se 8:16 search 12:20 13:9 second 3:6 4:7 17:21,22 19:16 23:5 27:17 seconded 9:23 9:23 security 11:13 16:8,12 see 3:3 16:18 21:25 25:12 27:19 seem 5:18,21 6:14,14 semi 5:6 sense 25:20 shari 28:4,14 shot 16:24 shut 18:23 19:1</p>	<p>sign 15:12 21:10,13,17 22:3 signature 28:13 similarly 8:21 sir 4:9 smartest 27:13 somebody 16:9 19:8 sorry 5:16,19 17:10,18 22:11 26:14 speak 12:10 specific 14:1,10 24:20 specs 20:22 spellcheck 6:19 6:25 22:7 spent 26:11 staff 1:22,23,23 1:24,24 22:17 start 18:23 25:10 started 24:22 starting 21:4 state 2:2 8:9,12 28:5,15 statutory 8:18 stay 21:13 steam 19:6 stone 26:9 street 13:18 strong 8:25</p>	<p>stuck 18:25 stuff 5:22 12:9 14:19 25:1,2 subpoena 14:20,24 subpoenas 15:3 sudden 16:5 sues 14:5 summer 27:13 sunshine 2:7 supervision 26:1 supposed 16:9 22:3 sure 12:18,19 21:8 23:24 surveillance 15:12 sweet 7:16 system 16:8,12</p> <p style="text-align: center;">t</p> <p>t 28:1,1 take 13:1,2 16:1,18 19:5 21:7 taken 16:18 28:7 talk 4:2 7:17 talked 4:18 5:4 talking 7:15 24:5 teacher 6:3,3</p>
<p style="text-align: center;">s</p> <p>s 1:6,6,6 salary 22:16 salute 2:9 saluting 2:8 saying 13:14 16:24 17:4</p>			

<p>technically 13:7 16:7 tell 7:10 tenant 13:8 14:4 thank 3:1,3 22:8 24:15 thing 6:18 19:2 24:25 25:6 27:13 things 12:17 think 4:7,24 9:6 11:25 12:24 15:6,9 22:7 thinking 25:19 thought 15:19 16:6 19:8 thousand 18:24 three 22:16 24:22 25:5 tie 25:5 time 2:6 16:11 24:24 together 25:5 tomorrow 17:7 tonight 22:3 took 21:22 top 24:11 total's 24:10,11 town 1:1,3 2:3 8:21,22 transcript 1:3 28:10</p>	<p>traps 19:6 true 16:11 try 22:12 two 8:10 25:14 27:4</p> <p style="text-align: center;">u</p> <p>under 10:24 26:14 understand 13:13 upgrades 24:17 use 6:21 usually 5:24</p> <p style="text-align: center;">v</p> <p>vice 1:12 2:24 3:21 6:20,24 10:12 11:20 17:20 18:11 19:15 20:5,17 20:21 21:3 22:6 23:18 27:16 vote 10:1 20:8 voting 23:23 vreeland 12:1</p> <p style="text-align: center;">w</p> <p>want 6:6 14:7,7 15:14 20:8,22 21:17 24:22 26:20 wanted 8:5 9:7</p>	<p>wants 14:9 warrant 12:20 13:9 warranty 10:24 12:5 wasting 21:4 watching 11:14 water 20:20,22 26:20,23,25,25 27:5 way 6:23 21:19 we've 12:16 24:9 25:12 26:13,24 wednesday 1:7 28:9 went 5:1,23 7:25 27:6 wheel 16:21 winter 18:18 wire 25:3,14 wondering 27:5 work 12:12,12 12:13 worry 6:22 worth 16:1 written 26:9 wrong 14:16 16:7</p> <p style="text-align: center;">y</p> <p>yeah 4:21 6:20 7:5,6 8:6 10:18</p>	<p>14:6 24:16 year 3:2 4:11 8:16 10:24 21:19 24:7,12 24:13 25:8,18 25:21,23,24 year's 4:17 years 10:25 25:20 27:4 yesterday 18:24</p>
--	--	--	---