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TOWN OF HARRISON
HOUSING AUTHORITY
REORGANIZATION MEETING
AND
REGULAR OPEN MEETING
MEETING OF THE TOWN OF : TRANSCRIPT
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

- - - - -
O P E N S E S S I O N

June 5, 2024, 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
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: DANIEL CHOFFO, 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 June 5, 2024. 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 might add to that that this is also
10 our, we'll begin with our reorganizational
11 meeting.

12 So with that being said -- that's for
13 the record -- please join me for the Pledge of
14 Allegiance.

15 (Pledge of Allegiance.)

16 THE CHAIRMAN: I'll now turn the
17 meeting over to Mr. Lucas as our interim pro tem.

18 DIRECTOR LUCAS: The floor is now open
19 for nominations to the position of Board
20 Chairperson.

21 COMMISSIONER PETTIGREW: I make a
22 motion that we nominate James P. Doran.

23 COMMISSIONER MUSTILLI: Second.

24 DIRECTOR LUCAS: Any other nominations?
25 Roll call.

1 MS. GILMORE: Commissioner Choffo,
2 absent.

3 Commissioner Confessore.

4 COMMISSIONER CONFESSORE: Yes.

5 MS. GILMORE: Commissioner Kinsella.

6 COMMISSIONER KINSELLA: 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 COMMISSIONER PETTIGREW: Yes.

13 MS. GILMORE: Motion carried.

14 DIRECTOR LUCAS: Motion carried. Okay,
15 Mr. Doran, you're again chairperson. Shocker.

16 The floor is now open for nominations
17 to the position of Board Vice Chairperson.

18 THE CHAIRMAN: I nominate Commissioner
19 Pettigrew.

20 COMMISSIONER KINSELLA: Second.

21 COMMISSIONER MILLER: Second.

22 MS. GILMORE: Roll call vote to elect
23 Commissioner Pettigrew to the position of Vice
24 Chairperson.

25 Commissioner Confessore.

1 COMMISSIONER CONFESSORE: Okay, I guess
2 so. Yes.

3 MS. GILMORE: Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Yes.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Well, maybe.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Yes.

9 MS. GILMORE: Dr. Doran.

10 THE CHAIRMAN: Affirmative, yes.

11 Okay. There being no further business,
12 I call a motion to adjourn the annual meeting and
13 proceed to the regular monthly meeting.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER CONFESSORE: Motion.

16 THE CHAIRMAN: Motion by Pettigrew.

17 Second by Confessore.

18 Clerk, call the roll.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Yes.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Yes.

23 MS. GILMORE: Commissioner Miller.

24 COMMISSIONER MILLER: Yes.

25 MS. GILMORE: Commissioner Mustilli.

1 COMMISSIONER MUSTILLI: Yes.

2 MS. GILMORE: Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Yes.

4 MS. GILMORE: Dr. Doran.

5 THE CHAIRMAN: Yes.

6 Before we start the meeting, I just
7 want to say thank you all for your support, and I
8 do appreciate you having the confidence in me. I
9 look forward to working with all of you for
10 another year. You're a great group, and, again,
11 you serve at, for nothing, and you all have great
12 ideas and insights. And so I appreciate that, I
13 appreciate all the input that you do, and the
14 time you spend throughout the year.

15 I also want to thank Ray and his staff
16 Maureen and the office staff. You guys, you
17 know, really, our fattest quarters, PHADA's
18 quarters, I should say, are excellent. And, you
19 know, you guys do a really good job of running
20 this agency, and so you make our job much easier.
21 And surely we find ourselves doing what a Board
22 should do, and that's policy and keeping things
23 up to snuff and making sure that you have the
24 resources that you need to run the agency. So I
25 want to congratulate everyone and thank all of

1 you for a job well done. Thank you to our legal
2 staff, too, and our stenographer. Good job.

3 Okay. That being said, can I have a
4 motion -- I did call roll?

5 MS. GILMORE: Yes, you did.

6 THE CHAIRMAN: Okay. I'm getting a
7 little forgetful.

8 Motion to approve the minutes of the
9 April 17th meeting.

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER MUSTILLI: Second.

12 THE CHAIRMAN: Motion by Pettigrew,
13 second by Mustilli.

14 Clerk, call the roll.

15 MS. GILMORE: Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Yes.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Yes.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Aye.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Aye.

2 Any questions on the bills? Richard?

3 COMMISSIONER MILLER: No.

4 THE CHAIRMAN: Okay. Anyone else?

5 Motion to approve the bills then.

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 THE CHAIRMAN: Motion by Pettigrew,
9 second by Mustilli.

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Yes.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MS. GILMORE: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 Communications.

24 MS. GILMORE: Okay, yes. We have two.

25 Okay. We have a letter from the Harrison Newark

1 Municipal Alliance.

2 "The Older But Wiser Prevention Program
3 for Seniors is a substance abuse prevention and
4 wellness initiative for residents of Harrison who
5 are 60 years of age or older. The initiative is
6 designed to encourage seniors to celebrate aging,
7 to make lifestyle choices that are healthy and to
8 avoid the abuse of unhealthy substances.
9 Participants are supported in making healthily
10 choices related to managing stress, and
11 communicating with loved ones, and are taught to
12 recognize signs of depression. Strategies for
13 medication management are also explored.

14 "In order to best meet the needs of our
15 community, I am requesting permission to meet
16 with residents of Harrison Gardens and Kingsland
17 Court who are 60 years of age or older. At such
18 time, I will gather information necessary to
19 tailor additional sessions for seniors to the
20 needs and preferences of your residents and to
21 plan for group discussions and activities that
22 are tailored to their needs.

23 "If this meets with your approval,
24 please forward this request to the Harrison
25 Housing Authority Board of Commissioners. With

1 your approval and the approval of the Board of
2 Commissioners, I would like to meet with
3 residents commencing June 6th, 2024, during late
4 afternoon and early evening hours, at an onsite
5 location designated by you or by the Board. I am
6 available at your convenience if you would like
7 additional information or if you have any
8 questions or concerns in this regard. Thank you
9 for your kind consideration.

10 "Respectfully, Joan McNichol,
11 Harrison/East Newark Municipal Alliance
12 Coordinator."

13 THE CHAIRMAN: Just to fill everybody
14 in. Harrison is part of the opioid settlement,
15 and one of the programs that I thought was well
16 thought out with the Municipal Alliance was to
17 address some of the needs of seniors.

18 You know, we all think, when you think
19 of opioid and alcohol abuse, you know, you think
20 of people in their early 20s, but the reality of
21 it is there are a lot of elderly people
22 struggling with addiction issues, and this is a
23 service that I think is great if we can, you
24 know, move forward with it. And I guess what we
25 really just need is a voice vote to move forward

1 with it to allow Ray and allow Joan to access
2 whatever they need. I think a part of it is
3 first interviewing seniors and asking them what
4 their needs are, and those type of things. I
5 don't know what type of problematic issues will
6 come after that, hopefully something. But it
7 will probably be the matter of if they do
8 identify or they speak to someone that identifies
9 someone with an issue, they might be able to
10 refer them to the appropriate group.

11 You know, people just don't think of
12 seniors having those types of issues, but they
13 do. So with that being said, I call for just a
14 voice vote. Everyone in favor?

15 (Aye votes voiced.)

16 THE CHAIRMAN: Anyone opposed?

17 (No response.)

18 THE CHAIRMAN: Discussion?

19 COMMISSIONER CONFESSORE: Do I have to
20 abstain?

21 THE CHAIRMAN: No. Did I at least
22 formulate the opinion correctly?

23 COMMISSIONER CONFESSORE: Yes. And
24 open to the East Newark residents. We didn't get
25 any of the, we didn't qualify for any of the

1 opioid money.

2 THE CHAIRMAN: Oh, you didn't get any
3 of the money?

4 COMMISSIONER CONFESSORE: No. I think
5 they usually lumped us in.

6 THE CHAIRMAN: Right. Probably any
7 services they're going for are probably going to
8 be out of the senior center somehow, or something
9 like that. So I'm sure we'll have no problem
10 with the Harrison/East Newark Alliance.

11 I'd like to read the next piece of
12 correspondence. "To the Harrison Housing
13 Commissioners, Executive Director and Staff.
14 Thank you for your thoughtfulness during this
15 difficult time. From the Kelly family."

16 We all know that Maureen, and if we
17 could just have maybe a moment of silence for Ron
18 Kelly. Those of us who grew up with Ronnie, he's
19 a good friend, one of my friend Bobby's best
20 friends. And so it's a sad, sad passing, and
21 would just ask you all to give a moment of
22 silence.

23 (Moment of silence.)

24 And Maur, if there's anything you
25 need --

1 MS. GILMORE: I know, yeah.

2 THE CHAIRMAN: -- we support you.

3 Okay. Is there anything you want to
4 talk about in the Executive Director's report?

5 DIRECTOR LUCAS: No. It's all there.

6 THE CHAIRMAN: I see we have the camera
7 upgrades, boiler upgrades, capital funds grant,
8 and professional services.

9 DIRECTOR LUCAS: It's all in motion.

10 THE CHAIRMAN: Okey dokey. Can I have
11 a motion -- does anyone have any questions on the
12 Executive Director's report? Motion to accept?

13 COMMISSIONER PETTIGREW: Motion.

14 COMMISSIONER MUSTILLI: Second.

15 THE CHAIRMAN: Motion by Pettigrew,
16 second by Mustilli.

17 Clerk, call the roll.

18 MS. GILMORE: Commissioner Confessore.

19 COMMISSIONER CONFESSORE: Yes.

20 MS. GILMORE: Commissioner Kinsella.

21 COMMISSIONER KINSELLA: Yes.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Any questions on the maintenance
6 report? Gene, anything you want to highlight?

7 MR. GILMORE: No.

8 THE CHAIRMAN: Okay. You're not in a
9 particularly highlighting mood today.

10 Any questions on the maintenance
11 report? All right. Motion to accept the
12 maintenance report.

13 COMMISSIONER KINSELLA: Motion.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER CONFESSORE: Second.

16 THE CHAIRMAN: Motion made by Kinsella,
17 second by Confessore. I'm sorry, motion by
18 Kinsella, second by Pettigrew.

19 Clerk, call the roll.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye.

7 COMMISSIONER MILLER: Before you go on,
8 one question. There's this article about New
9 York City, in affordable housing 10 percent of
10 people aren't paying rent. So I was wondering,
11 do we have that? It doesn't show any accounts
12 receivable here, relatively speaking.

13 THE CHAIRMAN: It's on one of the
14 reports.

15 DIRECTOR LUCAS: We have that problem.
16 Not that high.

17 COMMISSIONER KINSELLA: Isn't that
18 usually on the executive report? Usually it says
19 how many.

20 MS. GILMORE: Yes, how many are in
21 collection.

22 COMMISSIONER MILLER: But it doesn't --

23 DIRECTOR LUCAS: I can explain.

24 THE CHAIRMAN: Artie, can you read?

25 COMMISSIONER PETTIGREW: Okay. Seven

1 in one month; two in two months; zero in three
2 months; and one in legal, and there's one
3 write-off for \$2,662.

4 THE CHAIRMAN: Is that the court
5 settlement?

6 MS. GILMORE: Yeah, that was one -- no,
7 that's a dead tenant.

8 THE CHAIRMAN: Oh, it's kind of tough
9 to get money from someone who passed.

10 MS. GILMORE: Especially when there's
11 no family members. We tried to get help.

12 THE CHAIRMAN: I'm sure you tried,
13 Maur.

14 To answer your question, I would say
15 probably, if anything, 5 percent.

16 DIRECTOR LUCAS: Less than that. If we
17 get to 30, they get a 30-day letter.

18 COMMISSIONER MILLER: Do they then
19 get -- someone told me once you've been evicted
20 from someplace like the Gardens you're like
21 banned?

22 MR. MANFREDI: Yes.

23 MS. GILMORE: Yeah.

24 COMMISSIONER MILLER: So it wasn't a
25 rumor?

1 MR. MANFREDI: No, it's true.

2 DIRECTOR LUCAS: Not paying the rent,
3 you're gone never to return.

4 MS. GILMORE: As they have it on the
5 website now, yeah.

6 MR. MANFREDI: And HUD won't give you
7 any subsidy in the future. That's it.

8 THE CHAIRMAN: Okay. Did that answer
9 your question?

10 COMMISSIONER MILLER: Yeah.

11 MS. GILMORE: We have to write off the
12 deceased tenant's rent.

13 COMMISSIONER MILLER: Yeah, it's not
14 nearly as bad as I saw. It was like \$30,000
15 delinquent.

16 DIRECTOR LUCAS: They have people in
17 Newark, they go into their apartments and there's
18 nothing in there. Like they moved completely out
19 without telling anyone.

20 THE CHAIRMAN: All right. I'll do a
21 motion, write off deceased tenant's rent.

22 COMMISSIONER MUSTILLI: Motion.

23 COMMISSIONER CONFESSORE: Second.

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

1 Clerk, call the roll.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Yes.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Yes.

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: Yes.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Yes.

14 I'm going to jump to a motion to
15 approve Resolution 1644 approving the 2024 CFP
16 grant, which is the -- is that the five year?

17 DIRECTOR LUCAS: No, that's our annual.

18 MS. GILMORE: No. We got \$1,027,821.
19 We were lucky.

20 THE CHAIRMAN: Okay. Motion on that to
21 approve.

22 COMMISSIONER MUSTILLI: Motion.

23 COMMISSIONER CONFESSORE: Second.

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

1 Clerk, call the roll.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Yes.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Yes.

6 MS. GILMORE: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Yes.

8 MS. GILMORE: Commissioner Miller.

9 COMMISSIONER MILLER: Yes.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Yes.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 All right. I'm going to read this
15 resolution and then we'll do the other ones
16 together.

17 "Whereas the Almighty, in His infinite
18 wisdom has taken unto himself, Ronald J. Kelly,
19 brother of Administrative Service Manager,
20 Maureen Gilmore, and brother-in-law to
21 Supervising Maintenance Repairer, Eugene Gilmore,

22 "Whereas, it is eminently fitting and
23 proper that we express our sincere and heartfelt
24 sorrow for his demise, therefore,

25 "Be It Resolved, by the Commissioners

1 of the Housing Authority of the Town of Harrison
2 that we extend our sincere sympathy to the family
3 in their loss, and,

4 "Be it Further Resolved that this
5 Resolution be spread in full upon the minutes of
6 the June 5, 2024 meeting of the Board of
7 Commissioners of the Housing Authority of the
8 Town of Harrison and a copy sent to the bereaved
9 family.

10 "Raymond J. Lucas."

11 Motion to approve.

12 COMMISSIONER MUSTILLI: Motion.

13 THE CHAIRMAN: Motion by Mustilli.

14 COMMISSIONER PETTIGREW: Second.

15 THE CHAIRMAN: Second by Pettigrew.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Yes.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: 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 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Aye.

4 So at this point then I'm going to ask
5 for a motion to approve Resolution 1645,
6 Resolution 1646, and Resolution 1648.

7 COMMISSIONER CONFESSORE: Motion.

8 COMMISSIONER MUSTILLI: Second.

9 COMMISSIONER PETTIGREW: Motion.

10 THE CHAIRMAN: Motion by Mustilli,
11 second by Kinsella.

12 Clerk, call the roll.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Yes.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Yes.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 COMMISSIONER KINSELLA: When does the

1 new truck arrive?

2 DIRECTOR LUCAS: It's here.

3 THE CHAIRMAN: The new truck is here.

4 COMMISSIONER KINSELLA: Outside?

5 THE CHAIRMAN: Yes.

6 MS. GILMORE: The big white one.

7 THE CHAIRMAN: Any comments, goodwill?

8 Any points of view? Anything of interest?

9 Okay. Motion to adjourn.

10 COMMISSIONER KINSELLA: Motion.

11 COMMISSIONER PETTIGREW: Second.

12 THE CHAIRMAN: Motion made by Kinsella,
13 second by Pettigrew, and third by everyone.

14 All those in favor?

15 (All ayes.)

16 THE CHAIRMAN: Thank you, everyone.

17 Have a great summer.

18

19 (Whereupon the proceedings concluded at 6:17
20 p.m.)

21

22

23

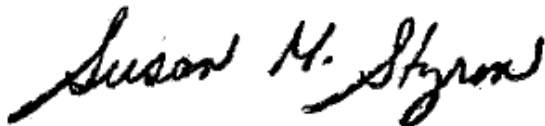
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CERTIFICATE

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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 June 30, 2024

20 Dated: June 20, 2024
21
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24
25

0	7	aging 8:6	8:25 19:1,7
01704 1:24	788 1:7	alcohol 9:19	available 9:6
07029 1:8	9	allegiance 2:14	avenue 1:7
1	9280 22:18	2:15	avoid 8:8
1 1:7	a	alliance 8:1	aye 3:6,8,10
1,027,821 17:18	able 10:9	9:11,16 11:10	6:20,22,24 7:1
10 14:9	absent 3:2	allow 10:1,1	7:14,16,18,20
1644 17:15	abstain 10:20	almighty 18:17	7:22 10:15
1645 20:5	abuse 8:3,8	annual 4:12	12:23,25 13:2
1646 20:6	9:19	17:17	13:4,21,23,25
1648 20:6	accept 12:12	answer 15:14	14:2,4,6 17:7,9
17th 6:9	13:11	16:8	18:13 19:20,22
2	access 10:1	apartments	19:24 20:1,3
2,662 15:3	accounts 14:11	16:17	20:18,20,22,24
20 22:20	accurate 22:6	appreciate 5:8	ayes 21:15
2024 1:6 2:4	action 22:12,15	5:12,13	b
9:3 17:15 19:6	activities 8:21	appropriate	bad 16:14
22:19,20	add 2:9	10:10	banned 15:21
20s 9:20	addiction 9:22	approval 8:23	bereaved 19:8
3	additional 8:19	9:1,1	best 8:14 11:19
30 15:17,17	9:7	approve 6:8 7:5	big 21:6
22:19	address 9:17	17:15,21 19:11	bills 7:2,5
30,000 16:14	adjourn 4:12	20:5	bldg 1:7
5	21:9	approving	board 1:18
5 1:6 2:4 15:15	administrative	17:15	2:19 3:17 5:21
19:6	18:19	april 6:9	8:25 9:1,5 19:6
6	affirmative	arrive 21:1	bobby's 11:19
6 1:6	4:10	arthur 1:10	boiler 12:7
60 8:5,17	affordable 14:9	article 14:8	brother 18:19
6th 9:3	afternoon 9:4	artie 14:24	18:20
	age 8:5,17	asking 10:3	brunilda 1:12
	agency 5:20,24	attorney 1:18	business 4:11
	agenda 2:7	22:11,14	
		authority 1:1,4	
		1:19,21 2:3	

<p style="text-align: center;">c</p> <p>c.s.r. 1:23 22:4 call 2:25 3:22 4:12,18 6:4,14 7:10 10:13 12:17 13:19 17:1 18:1 19:16 20:12 camera 12:6 capital 12:7 carried 3:13,14 celebrate 8:6 center 11:8 certificate 22:1 22:19 certify 22:5,10 cfp 17:15 chairman 1:9 1:10 2:1,16 3:18 4:10,16 5:5 6:6,12 7:1 7:4,8,22 9:13 10:16,18,21 11:2,6 12:2,6 12:10,15 13:4 13:8,16 14:6 14:13,24 15:4 15:8,12 16:8 16:20,24 17:13 17:20,24 18:13 19:13,15 20:3 20:10,24 21:3 21:5,7,12,16 chairperson 2:20 3:15,17</p>	<p>3:24 choffo 1:15 3:1 choices 8:7,10 city 14:9 clerk 4:18 6:14 7:10 12:17 13:19 17:1 18:1 19:16 20:12 collection 14:21 come 10:6 commencing 9:3 comments 21:7 commissioner 1:11,12,13,14 1:15 2:21,23 3:1,3,4,5,6,7,8 3:9,10,11,12,18 3:20,21,23,25 4:1,3,4,5,6,7,8 4:14,15,19,20 4:21,22,23,24 4:25 5:1,2,3 6:10,11,15,16 6:17,18,19,20 6:21,22,23,24 7:3,6,7,11,12 7:13,14,15,16 7:17,18,19,20 10:19,23 11:4 12:13,14,18,19 12:20,21,22,23 12:24,25 13:1</p>	<p>13:2,13,14,15 13:20,21,22,23 13:24,25 14:1 14:2,3,4,7,17 14:22,25 15:18 15:24 16:10,13 16:22,23 17:2 17:3,4,5,6,7,8,9 17:10,11,22,23 18:2,3,4,5,6,7,8 18:9,10,11 19:12,14,17,18 19:19,20,21,22 19:23,24,25 20:1,7,8,9,13 20:14,15,16,17 20:18,19,20,21 20:22,25 21:4 21:10,11 commissioners 8:25 9:2 11:13 18:25 19:7 communicating 8:11 communicati... 7:23 community 8:15 completely 16:18 compliance 2:7 concerns 9:8 concluded 21:19</p>	<p>confessore 1:13 3:3,4,25 4:1,15 4:17,19,20 6:15,16 7:11 7:12 10:19,23 11:4 12:18,19 13:15,17,20,21 16:23,25 17:2 17:3,23,25 18:2,3 19:17 19:18 20:7,13 20:14 confidence 5:8 congratulate 5:25 consideration 9:9 convenience 9:6 coordinator 9:12 copy 19:8 correctly 10:22 corresponden... 11:12 counsel 22:11 22:14 court 8:17 15:4</p> <p style="text-align: center;">d</p> <p>daniel 1:15 date 2:6 22:8 dated 22:20 dawn 1:11 day 15:17</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>dead 15:7 deceased 16:12 16:21 declare 2:1 delinquent 16:15 demise 18:24 depression 8:12 designated 9:5 designed 8:6 difficult 11:15 director 1:17 2:18,24 3:14 11:13 12:5,9 14:15,23 15:16 16:2,16 17:17 21:2 director's 12:4 12:12 discussion 10:18 discussions 8:21 doing 5:21 dokey 12:10 doran 1:9 2:22 3:15 4:9 5:4 6:25 7:21 13:3 14:5 17:12 18:12 20:2,23 dr 4:9 5:4 6:25 7:21 13:3 14:5 17:12 18:12 20:2,23</p>	<p>e</p>	<p>fattest 5:17 favor 10:14 21:14 fill 9:13 financially 22:15 find 5:21 first 10:3 fitting 18:22 five 17:16 floor 2:18 3:16 foregoing 22:6 forgetful 6:7 formulate 10:22 forth 22:9 forward 5:9 8:24 9:24,25 frederick 1:13 friend 11:19,19 friends 11:20 full 19:5 funds 12:7 further 4:11 19:4 22:10 future 16:7</p>	<p>4:19,21,23,25 5:2,4 6:5,15,17 6:19,21,23,25 7:11,13,15,17 7:19,21,24 12:1,18,20,22 12:24 13:1,3,7 13:20,22,24 14:1,3,5,20 15:6,10,23 16:4,11 17:2,4 17:6,8,10,12,18 18:2,4,6,8,10 18:12,20,21 19:17,19,21,23 19:25 20:2,13 20:15,17,19,21 20:23 21:6 give 11:21 16:6 go 14:7 16:17 going 11:7,7 17:14 18:14 20:4 good 5:19 6:2 11:19 goodwill 21:7 grant 12:7 17:16 great 5:10,11 9:23 21:17 grew 11:18 group 5:10 8:21 10:10 guess 4:1 9:24</p>	
	<p>e 1:5,5 early 9:4,20 easier 5:20 east 9:11 10:24 11:10 ed.d 1:9 elderly 9:21 elect 3:22 eminently 18:22 employee 22:11 22:13 encourage 8:6 especially 15:10 esq 1:18 eugene 18:21 evening 9:4 everybody 9:13 evicted 15:19 excellent 5:18 excused 1:15 executive 1:17 11:13 12:4,12 14:18 expires 22:19 explain 14:23 explored 8:13 express 18:23 extend 19:2</p>	<p>g</p>	<p>gardens 1:7 8:16 15:20 gather 8:18 gene 1:20 13:6 getting 6:6 gilmore 1:19,20 3:1,5,7,9,11,13 3:22 4:3,5,7,9</p>	
	<p>f</p>	<p>family 11:15 15:11 19:2,9</p>		

guys 5:16,19	interest 21:8	13:16,18,22,23	m
h	interested 22:15	14:17 17:4,5 18:4,5 19:19 19:20 20:11,15 20:16,25 21:4 21:10,12	m 1:23 22:3
harrison 1:1,4 1:7,7,8 2:3,4 7:25 8:4,16,24 9:11,14 11:10 11:12 19:1,8	interim 2:17	know 5:17,19 9:18,19,24 10:5,11 11:16 12:1	made 13:16 21:12
healthily 8:9	interviewing 10:3		maintenance 1:20 13:5,10 13:12 18:21
healthy 8:7	issue 10:9		make 2:21 5:20 8:7
heartfelt 18:23	issues 9:22 10:5 10:12	l	making 5:23 8:9
help 15:11	j	late 9:3	management 8:13
hereinbefore 22:9	j 18:18 19:10	law 2:8 18:20	manager 18:19
high 14:16	james 1:9 2:22	legal 6:1 15:2	managing 8:10
highlight 13:6	jersey 1:8,24 22:4,19	letter 7:25 15:17	manfredi 1:18 15:22 16:1,6
highlighting 13:9	joan 1:21 9:10 10:1	license 1:24 22:5	matter 10:7
hopefully 10:6	job 5:19,20 6:1 6:2	lifestyle 8:7	maur 11:24 15:13
hours 9:4	join 2:13	little 6:7	maureen 1:19 5:16 11:16 18:20
housing 1:1,4 2:3 8:25 11:12 14:9 19:1,7	joseph 1:18	location 2:6 9:5	mcnichol 9:10
hud 16:6	jump 17:14	look 5:9	medication 8:13
i	june 1:6 2:4 9:3 19:6 22:19,20	loss 19:3	meet 8:14,15 9:2
ideas 5:12	k	lot 9:21	meeting 1:2,3,4 2:2,2,5,5,11,17 4:12,13 5:6 6:9 19:6
identifies 10:8	keeping 5:22	loved 8:11	meets 8:23
identify 10:8	kelly 11:15,18 18:18	lucas 1:17 2:17 2:18,24 3:14 12:5,9 14:15 14:23 15:16 16:2,16 17:17 19:10 21:2	members 1:22 15:11
infinite 18:17	kind 9:9 15:8	lucky 17:19	
information 8:18 9:7	kingsland 8:16	lumped 11:5	
initiative 8:4,5	kinsella 1:11 3:5,6,20 4:3,4 4:21,22 6:17 6:18 7:13,14 12:20,21 13:13		
input 5:13			
insights 5:12			

<p>michaelson 1:21 miller 1:14 3:7 3:8,21 4:23,24 6:19,20 7:3,17 7:18 12:24,25 14:1,2,7,22 15:18,24 16:10 16:13 17:6,7 18:8,9 19:21 19:22 20:17,18 minutes 6:8 19:5 moment 11:17 11:21,23 money 11:1,3 15:9 month 15:1 monthly 4:13 months 15:1,2 mood 13:9 motion 2:22 3:13,14 4:12 4:14,15,16 6:4 6:8,10,12 7:5,6 7:8 12:9,11,12 12:13,15 13:11 13:13,14,16,17 16:21,22,24 17:14,20,22,24 19:11,12,13 20:5,7,9,10 21:9,10,12 move 9:24,25</p>	<p>moved 16:18 municipal 8:1 9:11,16 mustilli 1:12 2:23 3:9,10 4:5 4:6,25 5:1 6:11 6:13,21,22 7:7 7:9,15,16 12:14,16,22,23 13:24,25 16:22 16:24 17:8,9 17:22,24 18:6 18:7 19:12,13 19:23,24 20:8 20:10,19,20</p> <p style="text-align: center;">n</p> <p>n 1:5,5 nearly 16:14 necessary 8:18 need 5:24 9:25 10:2 11:25 needs 8:14,20 8:22 9:17 10:4 neither 22:10 22:13 never 16:3 new 1:8,24 14:8 21:1,3 22:4,19 newark 7:25 9:11 10:24 11:10 16:17 nominate 2:22 3:18 nominations 2:19,24 3:16</p>	<p>notary 1:23 22:3,19 notice 2:6</p> <p style="text-align: center;">o</p> <p>o 1:5,5 office 5:16 oh 11:2 15:8 okay 3:14 4:1 4:11 6:3,6 7:4 7:24,25 12:3 13:8 14:25 16:8 17:20 21:9 okey 12:10 older 8:2,5,17 once 15:19 ones 8:11 18:15 onsite 9:4 open 1:3 2:18 3:16 10:24 opinion 10:22 opioid 9:14,19 11:1 opposed 10:16 order 2:2 8:14 outside 21:4</p> <p style="text-align: center;">p</p> <p>p 1:5,9 2:22 p.m. 1:6 21:20 part 9:14 10:2 participants 8:9 particularly 13:9</p>	<p>parties 22:12 passed 15:9 passing 11:20 paying 14:10 16:2 people 9:20,21 10:11 14:10 16:16 percent 14:9 15:15 permission 8:15 pettigrew 1:10 2:21 3:11,12 3:19,23 4:7,8 4:14,16 5:2,3 6:10,12,23,24 7:6,8,19,20 12:13,15 13:1 13:2,14,18 14:3,4,25 17:10,11 18:10 18:11 19:14,15 19:25 20:1,9 20:21,22 21:11 21:13 phada's 5:17 piece 11:11 place 22:8 plan 8:21 please 2:13 8:24 pledge 2:13,15 point 20:4</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>points 21:8 policy 5:22 position 2:19 3:17,23 posted 2:7 preferences 8:20 present 1:8,16 prevention 8:2 8:3 pro 2:17 probably 10:7 11:6,7 15:15 problem 11:9 14:15 problematic 10:5 proceed 4:13 proceedings 1:4 21:19 22:7 professional 12:8 program 8:2 programs 9:15 proper 2:6 18:23 public 1:22,23 2:6 22:3,19 purpose 2:7</p>	<p>questions 7:2 9:8 12:11 13:5 13:10</p>	<p>14:18 reports 14:14 request 8:24 requesting 8:15 residents 8:4 8:16,20 9:3 10:24 resolution 17:15 18:15 19:5 20:5,6,6 resolved 18:25 19:4 resources 5:24 respectfully 9:10 response 10:17 return 16:3 richard 1:14 7:2 right 11:6 13:11 16:20 18:14 roll 2:25 3:22 4:18 6:4,14 7:10 12:17 13:19 17:1 18:1 19:16 20:12 ron 11:17 ronald 18:18 ronnie 11:18 rumor 15:25 run 5:24 running 5:19</p>	<p style="text-align: center;">s</p> <p>s 1:5,5,5 sad 11:20,20 saw 16:14 says 14:18 scheduled 2:4,5 second 2:23 3:20,21 4:17 6:11,13 7:7,9 12:14,16 13:15 13:17,18 16:23 16:25 17:23,25 19:14,15 20:8 20:11 21:11,13 see 12:6 senior 11:8 seniors 8:3,6,19 9:17 10:3,12 sent 19:8 serve 5:11 service 9:23 18:19 services 11:7 12:8 sessions 8:19 set 22:9 settlement 9:14 15:5 seven 14:25 shocker 3:15 show 14:11 signature 22:18 signs 8:12 silence 11:17 11:22,23</p>
<p style="text-align: center;">q</p>	<p style="text-align: center;">r</p>		
<p>qualify 10:25 quarters 5:17 5:18 question 14:8 15:14 16:9</p>	<p>r.p.r. 1:23 22:4 ray 5:15 10:1 raymond 1:17 19:10 read 11:11 14:24 18:14 reality 9:20 really 5:17,19 9:25 receivable 14:12 recognize 8:12 record 2:13 refer 10:10 regard 9:8 regular 1:3 4:13 regularly 2:5 related 8:10 relative 22:11 22:13 relatively 14:12 rent 14:10 16:2 16:12,21 reorganization 1:2 reorganizatio... 2:10 repairer 18:21 report 12:4,12 13:6,11,12</p>		

<p>sincere 18:23 19:2 snuff 5:23 someplace 15:20 sorrow 18:24 sorry 13:17 speak 10:8 speaking 14:12 spend 5:14 spread 19:5 staff 1:19,21 5:15,16 6:2 11:13 start 5:6 state 1:23 2:2 22:4,19 stenographer 6:2 stenographic... 22:7 strategies 8:12 stress 8:10 struggling 9:22 styron 1:23 22:3 subsidy 16:7 substance 8:3 substances 8:8 summer 21:17 sunshine 2:8 supervising 18:21 supervisor 1:20</p>	<p>support 5:7 12:2 supported 8:9 sure 5:23 11:9 15:12 surely 5:21 susan 1:23 22:3 sympathy 19:2</p> <p style="text-align: center;">t</p> <p>tailor 8:19 tailored 8:22 taken 18:18 22:7 talk 12:4 taught 8:11 telling 16:19 tem 2:17 tenant 15:7 tenant's 16:12 16:21 thank 5:7,15,25 6:1 9:8 11:14 21:16 things 5:22 10:4 think 9:18,18 9:19,23 10:2 10:11 11:4 third 21:13 thought 9:15 9:16 thoughtfulness 11:14 three 15:1</p>	<p>time 2:6 5:14 8:18 11:15 22:8 today 13:9 together 18:16 told 15:19 tough 15:8 town 1:1,4 2:3 19:1,8 transcribed 1:23 transcript 1:4 22:6 tried 15:11,12 truck 21:1,3 true 16:1 22:6 turn 2:16 two 7:24 15:1,1 type 10:4,5 types 10:12</p> <p style="text-align: center;">u</p> <p>unhealthy 8:8 upgrades 12:7 12:7 usually 11:5 14:18,18</p> <p style="text-align: center;">v</p> <p>vice 1:10 3:17 3:23 view 21:8 voice 9:25 10:14 voiced 10:15</p>	<p>vote 3:22 9:25 10:14 votes 10:15</p> <p style="text-align: center;">w</p> <p>want 5:7,15,25 12:3 13:6 website 16:5 wellness 8:4 white 21:6 wisdom 18:18 wiser 8:2 wondering 14:10 working 5:9 write 15:3 16:11,21</p> <p style="text-align: center;">x</p> <p>xi 1:24 xio1704 22:5</p> <p style="text-align: center;">y</p> <p>yeah 12:1 15:6 15:23 16:5,10 16:13 year 5:10,14 17:16 years 8:5,17 york 14:9</p> <p style="text-align: center;">z</p> <p>zero 15:1</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------