

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Thursday, April 5, 2018
Commencing at 5:00 P.M.

RE: Special Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL CHERELLO, Commissioner
ALTON ROBINSON, Commissioner

A L S O P R E S E N T:

DOUGLAS PRIESTER, Acting Executive Director
CYNTHIA SARGENT, AMP Manager
MARIA MAIO-MESSANO, HUD
BALU THUMAR, HUD
THERESA ARCE, HUD

A P P E A R A N C E S:

JOSEPH MANFREDI & ASSOCIATES, P.C.
50 Harrison Street
Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRWOMAN DENMAN: I, Maureen Denman,
2 chairwoman of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown and
4 presiding officer at this meeting do hereby
5 state that it is now 5:02 in the evening on
6 April the 5TH, and we are convening at 31 Early
7 Street, Morristown, New Jersey, and do hereby
8 announce publicly that proper notice of this
9 special meeting has been provided in accordance
10 with the New Jersey Open Public Meetings Act.

11 MR. MANFREDI: Roll call, please.

12 (Whereupon, roll call was taken with
13 all members noted being present.)

14 CHAIRWOMAN DENMAN: Pledge of
15 Allegiance.

16 (Flag was saluted.)

17 MR. MANFREDI: Madam chair, may I make
18 a resolution to go into closed session to
19 discuss personnel matters with the board and
20 representative of the U.S. Department of Housing
21 and Urban Development?

22 CHAIRWOMAN DENMAN: You may.

23 MR. MANFREDI: Is there a first?

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

1 MR. MANFREDI: Second?

2 COMMISSIONER VEGA: Second.

3 MR. MANFREDI: Roll call, please.

4 (Whereupon, roll call was taken with
5 all members voting in favor.)

6 (Closed session takes place.)

7 (Open session recommences.)

8 MR. MANFREDI: For the first
9 resolution, if I may read it, is a resolution
10 ratifying the issuance of a change order to the
11 professional and architectural engineering
12 contract of LAN Associates for an amount of --
13 unforeseen services in an amount not to exceed
14 \$3500. And Mr. Priester, you had provided an
15 explanation at a prior meeting. I'd like to
16 repeat that for the board.

17 During the course of designing the
18 repair to the resident center it was discovered
19 that the, let me get this right, the AV systems
20 had failed. They are the electronic heating and
21 air conditioning monitoring throughout the
22 building and temperature gauges. And so because
23 it was originally expected that they could
24 renovate the building with the existing ones, it
25 turned out they were original vintage from 1994

1 and need to be replaced. We have a change order
2 that Mr. Priester approved in order to allow it
3 to move forward, but the board does has to
4 ratify a change order. So that's what's before
5 you on that first resolution. If there's a
6 first and a second.

7 COMMISSIONER CHERELLO: I'll make a
8 motion.

9 COMMISSIONER VEGA: I'll second.

10 (Whereupon, roll call was taken with
11 all members voting in favor.)

12 MR. MANFREDI: A resolution approving
13 and authorizing the settlement in the matter of
14 Kim Mack versus The Housing Authority of the
15 Town of Morristown.

16 CHAIRWOMAN DENMAN: I'll make a motion.

17 COMMISSIONER VEGA: I'll second.

18 (Whereupon, roll call was taken with
19 all members voting in favor.)

20 MR. MANFREDI: A resolution approving
21 and authorizing the award of a contract for the
22 roof replacement at 23 Clyde Potts Drive.

23 CHAIRWOMAN DENMAN: I'll make a motion
24 to move it forward.

25 COMMISSIONER VEGA: Second.

1 (Whereupon, roll call was taken with
2 all voting in favor.)

3 MR. MANFREDI: Final one, a resolution
4 approving and authorizing the award of a
5 contract for mechanical upgrades at 23 Clyde
6 Potts Drive.

7 COMMISSIONER VEGA: I'll make the
8 motion.

9 CHAIRWOMAN DENMAN: I'll second it.

10 (Whereupon, roll call was taken with
11 all voting in favor.)

12 MR. MANFREDI: Thank you everyone.

13 CHAIRWOMAN DENMAN: Meeting adjourned.

14 (Open session was adjourned.)

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