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

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TRANSCRIPT
RE: Special Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

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

ALSO PRESENT:

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

APPEARANCES:

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

TAYLOR & FRIEDBERG, LLC
Certified Court Reporters
60 Washington Street
Morristown, NJ  07960
(973)285-0411
E-mail: Csr@taylorfriedberg.com
CHAIRWOMAN DENMAN: I, Maureen Denman, chairwoman of the Board of Commissioners of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state that it is now 5:02 in the evening on April the 5TH, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this special meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

MR. MANFREDI: Roll call, please.

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

CHAIRWOMAN DENMAN: Pledge of Allegiance.

(Flag was saluted.)

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

CHAIRWOMAN DENMAN: You may.

MR. MANFREDI: Is there a first?

COMMISSIONER SCHMIDT: I'll make a motion.
MR. MANFREDI: Second?

COMMISSIONER VEGA: Second.

MR. MANFREDI: Roll call, please.

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

(Closed session takes place.)

(Open session recommences.)

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

During the course of designing the repair to the resident center it was discovered that the, let me get this right, the AV systems had failed. They are the electronic heating and air conditioning monitoring throughout the building and temperature gauges. And so because it was originally expected that they could renovate the building with the existing ones, it turned out they were original vintage from 1994.
and need to be replaced. We have a change order that Mr. Priester approved in order to allow it to move forward, but the board does have to ratify a change order. So that's what's before you on that first resolution. If there's a first and a second.

COMMISSIONER CHERELLO: I'll make a motion.

COMMISSIONER VEGA: I'll second.

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

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

CHAIRWOMAN DENMAN: I'll make a motion.

COMMISSIONER VEGA: I'll second.

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

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

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

COMMISSIONER VEGA: Second.
(Whereupon, roll call was taken with all voting in favor.)

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

COMMISSIONER VEGA: I'll make the motion.

CHAIRWOMAN DENMAN: I'll second it.

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

MR. MANFREDI: Thank you everyone.

CHAIRWOMAN DENMAN: Meeting adjourned.

(Open session was adjourned.)