

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, March 23, 2015
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairperson
VERA WHITE, Commissioner
MARY DOUGHERTY, Commissioner
FRANK VITOLO, Commissioner
JEANINE CRIPPEN, Commissioner

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

ROY ROGERS, Executive Director
LEANORA GROSS, Assistant Executive Director
CYNTHIA SARGENT, AMP Manager
JEAN WASHINGTON
DARLINGTON POUNDER
MICHELLE HARRIS, Council Liaison

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

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1 CHAIRMAN CHERELLO: I, Michael Cherello,
2 chairperson of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown,
4 presiding officer at this meeting do hereby
5 state it is now six o'clock in the evening on
6 March 23, 2015, and we are convening at 39 Early
7 Street, Morristown, New Jersey, and do hereby
8 announce publicly that proper notice of this
9 meeting has been provided in accordance with New
10 Jersey Open Public Meetings Act.

11 Roll call.

12 (Roll call was taken with all members
13 indicated noted as present.)

14 CHAIRMAN CHERELLO: Pledge of
15 allegiance.

16 (Flag was saluted.)

17 CHAIRMAN CHERELLO: We will have a
18 moment of silence.

19 (A moment of silence was observed.)

20 CHAIRMAN CHERELLO: First public
21 comment. If anyone has anything to say, please
22 step up, state your name, where you live.

23 Seeing none, we will move on to
24 approval of minutes.

25 COMMISSIONER DOUGHERTY: I'll move it.

1 COMMISSIONER WHITE: I'll second.

2 CHAIRMAN CHERELLO: I have a motion and
3 second. Anyone has any questions on the
4 minutes?

5 COMMISSIONER DOUGHERTY: Just to
6 confirm, it's both open and closed sessions
7 we're approving?

8 CHAIRMAN CHERELLO: Yes, both open and
9 closed.

10 COMMISSIONER VITOLLO: I just noticed my
11 name had an I at the end a couple of times,
12 that's all.

13 CHAIRMAN CHERELLO: Roll call, please.

14 MS. GROSS: Roll call.

15 (Roll call was taken with all voting in
16 favor.)

17 CHAIRMAN CHERELLO: Executive director's
18 report.

19 MR. ROGERS: Currently there are 11
20 vacancies project-wide, five of them are in
21 maintenance, three are waiting for inspection,
22 which may have already been done, and three are
23 leased for April move-in. And we're working
24 diligently to improve those numbers, and next
25 month they should be improved. We are currently

1 at a 100 percent utilization for our voucher
2 program. And in maintenance there were a total
3 of 276 work orders for the month of February.
4 All were completed well within the guidelines.
5 And I'd like to take the time, if I could, Mr.
6 Chairman, to discuss some of our meetings we had
7 with the residents.

8 CHAIRMAN CHERELLO: Yes, please.

9 COMMISSIONER DOUGHERTY: That would be
10 great.

11 MR. ROGERS: We met with all four
12 communities. And I'm not going to discuss a
13 particular complaint tonight, but there were
14 several complaints, as well as several
15 compliments on how good our staff is. And our
16 plans are to assess the laundry rooms and see
17 what we can do to improve those. We're going to
18 open up the community room to the residents at
19 31 Early. And there's several other things that
20 I'm working on that we hope to be able to
21 implement.

22 And speaking of implementing, we have
23 to implement flat rents within the next 30 to 60
24 days, the sooner the better. And I feel sorry
25 for the residents, but in some cases the rents

1 are going to go up pretty good, maybe \$200 to
2 \$300 a month. And the problem is that HUD is
3 coming up with higher fair market rents, and
4 then making us -- and that was back in January
5 of 2014, that was a federal law that was passed
6 under -- the president signed off on it. And
7 before the end of the year we will probably have
8 another huge rent increase. And that's for all
9 of the residents that qualified for flat rent.
10 The only saving grace there is that the reason
11 why the flat rents are so high is because the
12 people, if they pay 30 percent of their income,
13 that would even be higher. So that's a fact.
14 Right?

15 MS. GROSS: Yes.

16 MR. ROGERS: So there's nothing you can
17 do about it. And HUD is -- what HUD is really
18 saying is if the rent is too high, this is
19 affordable housing, maybe it's time, you know,
20 some individuals should be shopping out in the
21 market. But the end result, I want to emphasize
22 that again is that the flat rents, when you
23 qualify for flat rents, that means 30 percent of
24 your income based rent would be a lot higher.

25 COMMISSIONER DOUGHERTY: Okay.

1 CHAIRMAN CHERELLO: We'll start getting
2 all this out to all the residents as soon as
3 possible.

4 MR. ROGERS: Yes, we will. And the
5 board passed a resolution back on this I think
6 last November. And if necessary, we will be
7 bringing the residents in. We're going to have
8 meetings with all the residents. If anybody
9 wants to talk to us about it, we are glad to
10 talk to them. There's nothing we can do. We
11 tried to phase it in, but HUD won't allow it to
12 be phased in. That would be my recommendation,
13 but we can't do it.

14 COMMISSIONER CRIPPEN: Do you have any
15 idea what percentage of residents that would
16 affect?

17 MR. ROGERS: Commissioner, I can't
18 answer that right now, but I can probably answer
19 it in the next week or so.

20 MS. SARGENT: I'm almost done with a
21 chart. I'm working on a chart trying to figure
22 out who is on a flat rent. It's taking a little
23 longer than I thought. Shooting to finish it by
24 the end of the week.

25 MR. ROGERS: Some people will come off

1 of flat rent and go back to 30 percent.

2 COMMISSIONER WHITE: \$200 is high.

3 MR. ROGERS: Also processed the grant
4 application. We're hoping to get \$250,000 to
5 put security cameras in Manahan Village. The
6 staff worked very diligently on that last week,
7 and we made the deadline, but several of us were
8 working to get that done.

9 COMMISSIONER DOUGHERTY: I want to say I
10 really appreciate the call in advance instead of
11 trying to wait for this meeting and missing that
12 deadline. So that's great.

13 MR. ROGERS: I have a meeting this week
14 with Mr. Manfredi's office on finalizing the
15 contract specs. I'd like to bring before the
16 board -- I'd like to have permission. I found
17 out that two of our people in the housing
18 program do the inspections for all 470 units,
19 and that's a HUD requirement on an annual basis,
20 as well as when people move in, when they move
21 out, they have to be inspected. And I know of a
22 firm, and I've used them before, that will do
23 all those inspections for approximately \$5,000
24 over a three or four day period, and they
25 automatically generate the work orders. The

1 problem you have here -- that's going to save a
2 lot of money based upon the labor cost to do it.
3 But it's nothing against Mr. Pounder's people or
4 him, but if you ask me to go out, and if I'm a
5 maintenance person, and you tell me to go in and
6 inspect, I'm going to try to minimize the number
7 of work orders I'm going to generate, especially
8 for 470 units. But this is in preparation for
9 the REAC inspection. I've used it in other
10 housing authorities and it works great. I've
11 discussed it with Mr. Pounder. And of course
12 Cynthia would love to have us farm out the
13 inspections. But it is difficult to generate
14 all the work orders. I'd like to get this done
15 right away because I'd like to do it four months
16 in advance of the REAC inspection, and I think
17 it will really improve the quality of living for
18 the residents, make it easier on maintenance,
19 and definitely make it easier on the
20 inspections.

21 COMMISSIONER CRIPPEN: Do we maintain
22 keys for the apartments? I'm not familiar with
23 that. Or no? Does the housing authority have
24 keys for apartments, or no?

25 MR. ROGERS: Yes.

1 COMMISSIONER CRIPPEN: Is that something
2 that would be scheduled with the residents, and
3 we have our own key?

4 MR. ROGERS: We would have to notify the
5 residents in advance, but yes, we have access.
6 And one of our maintenance people would go
7 around with the contract people. And that's a
8 very good question.

9 COMMISSIONER DOUGHERTY: May I ask, when
10 we get the breakdown of the work orders, and
11 breaks down to two emergencies, 99 overtime, 175
12 routine, are those inspections included in this
13 report?

14 MR. ROGERS: No. And that report is
15 going to change overtime. Mr. Pounder and I and
16 the rest of the staff are working on minimizing
17 the overtime.

18 COMMISSIONER DOUGHERTY: It's actually
19 additional to what's on this paper, the
20 inspectors.

21 MR. ROGERS: The inspections hours are
22 in addition yes. And we're also looking for the
23 Section Eight inspections. I've already talked
24 to Doug, the person who's in charge of that, and
25 we're going to automate that and have a

1 hand-held computer that automatically generates
2 work orders. I don't want to miss anything.

3 I'm also talking to an individual about
4 all the lights in most of the buildings
5 converting to LED, and the light fixtures here,
6 because I understand there was some funding that
7 was pulled back that we were going to get new
8 light fixtures here in the hallways. I'm
9 working with an individual that I worked with
10 before, and I think we can get through the state
11 New Jersey program, we can get all the light
12 fixtures replaced. The only drawback is we have
13 to put the money up front, but as soon as we get
14 them installed we get the rebate for that
15 amount.

16 CHAIRMAN CHERELLO: Is that money
17 available? We have that money to do that?

18 MR. ROGERS: We have the money to put it
19 out upfront. Keep our fingers crossed if we get
20 the money back.

21 COMMISSIONER DOUGHERTY: Takes six
22 months?

23 MR. ROGERS: Could take up to a year.

24 I'm also going to be asking the board
25 for permission to have a computer contract. The

1 computer person we have right now hasn't really
2 worked out that well, and the staff approached
3 me, and they would like to use the computer
4 consultant that we used last year, or prior to
5 the one that we have now. And I'd like to just
6 have a one year contract, bring all our
7 computers up to speed, and we will go out for
8 bids next year. It's urgent we get this done
9 right away.

10 COMMISSIONER DOUGHERTY: Can I ask why
11 we stopped using that consultant in the first
12 place?

13 MR. ROGERS: My first day here I tried
14 to get my computer up and running and couldn't
15 do it.

16 COMMISSIONER DOUGHERTY: The one we're
17 bringing back, why did we stop using him?

18 MR. ROGERS: The accountant referred the
19 present computer consultant to us, and he was a
20 lot less expensive. But you get what you pay
21 for.

22 COMMISSIONER DOUGHERTY: Thank you.

23 MR. ROGERS: I've hired a secretary. I
24 thank the board. I had the board's permission
25 to do that. And the secretary will start

1 working the first of -- March the 30th. And
2 it's very much needed for our office because we
3 have a lot of letters and reports that need to
4 go to HUD and need to be typed in a professional
5 manner, and it will pay for itself.

6 COMMISSIONER HOLMAN: Why is she
7 starting so late in the month, the 30th instead
8 of April 1st?

9 MR. ROGERS: It's on a Monday.

10 Also we're looking to implementing the
11 parking program you people worked on. I didn't
12 work on it. And I hope to have that done in the
13 next three months. And I'd like to work with
14 Mr. Manfredi's office. I'd like to implement a
15 program where if the residents report somebody
16 dumping garbage, and it ends up being a, what's
17 it called, a citation.

18 MR. MANFREDI: Yes. Mr. Rogers noted we
19 have a problem with people coming up to our
20 dumpsters, other businesses, and dumping their
21 refuse, including old carpets, in our dumpsters.
22 We've been working with the town. And Mr.
23 Rogers is implementing the plan now to
24 reconfigure them, but the problem continues. So
25 we wanted to get the message out they would be

1 considered trespassers, they are, they have no
2 right to use our dumpsters. Mr. Rogers and our
3 staff noted it's been happening with some
4 frequency and causes resident complaints because
5 it causes the dumpsters to overflow and not have
6 room for legitimate use by our residents.

7 COMMISSIONER DOUGHERTY: Do we know
8 who's using them?

9 MR. ROGERS: It's pretty difficult to
10 identify them. And we don't have the cameras
11 down there. Hopefully if we get the grant for
12 the cameras that will help part of the problem.
13 I think if we offer the residents a \$25 reward
14 for reporting it, all they have to do is take a
15 picture with their cell phone.

16 COMMISSIONER DOUGHERTY: That's huge.
17 That's a great idea.

18 MR. ROGERS: I'm thinking, it's up to
19 the board how much we give, but in the form of a
20 grocery gift certificate or something like that.
21 Because later on I would also like to implement
22 this when we have our parking organized and the
23 no parking signs, if they report it and it ends
24 up being a citation, I think it will help. But
25 I'd like to have permission tonight just to work

1 with Mr. Manfredi's office to develop the
2 language, which you can vote on next time.

3 CHAIRMAN CHERELLO: Do we have to make a
4 motion on any of that, or just give you a go
5 ahead?

6 MR. MANFREDI: No, if you're satisfied,
7 Mr. Chairman, the board is satisfied, if you
8 give Mr. Rogers the discretion, we can get it
9 together, put out the -- he'll put out the
10 notice to the residents. And once we get the
11 pictures, I can go to the town and report them
12 as a trespasser, because it is certainly is a
13 crime for them to use our dumpsters to dispose
14 of their waste products, their refuse.

15 CHAIRMAN CHERELLO: Unless anybody has
16 an objection --

17 COMMISSIONER WHITE: Is there a limit on
18 how many they can report during the month?

19 COMMISSIONER DOUGHERTY: They will be
20 going after each other.

21 MR. ROGERS: Let me put it this way, the
22 more they report that leads to citations the
23 less you're going to have the following month.

24 COMMISSIONER DOUGHERTY: Is that how we
25 will position it to, not just the report but

1 reporting where it leads to a --

2 MR. ROGERS: It's got to lead to a
3 citation, otherwise --

4 COMMISSIONER DOUGHERTY: We will be
5 broke.

6 MR. ROGERS: Somebody starts a part-time
7 business.

8 COMMISSIONER WHITE: Because I'm sure
9 you're going to get more than one call, and who
10 called first. So I guess you got to monitor the
11 calls.

12 MR. ROGERS: We will have that taken
13 care of.

14 That's all I have, Mr. Chairman. I'll
15 have some things under new business.

16 CHAIRMAN CHERELLO: Okay. Next is
17 committee reports. I don't know if we've had
18 any committee meetings. However, Mr. Rogers, I
19 would like you to -- Lee has the breakdown of
20 the committees.

21 MR. ROGERS: Yes, I do have those.

22 CHAIRMAN CHERELLO: And I would really
23 like you to squeeze in some time for each
24 committee in the next, during April, for two
25 reasons. One being an old habit, the

1 opportunity to sit down and talk with you, which
2 they probably haven't had, and the second is you
3 can kind of guide them on how you would like to
4 have that committee operate.

5 MR. ROGERS: Okay.

6 CHAIRMAN CHERELLO: And then we can get
7 in the habit of having a committee report on I
8 think we mentioned every three months.

9 MR. ROGERS: Right.

10 CHAIRMAN CHERELLO: Unless something is
11 needed in between. But at least every three
12 months the committee should sit down, all
13 committees should sit down with you for 15, 20
14 minutes and go over whatever is on their
15 involvement.

16 COMMISSIONER WHITE: One of the
17 committees that I don't see on here, which is
18 the Manahan Village resident committee. We did
19 have a meeting, and I did talk to Mr. Rogers as
20 well. And one of the things that the services
21 that our residents center is providing for the
22 community is we have a lot of repasses. We've
23 had people to die in the community, and they
24 have no place to gather, so they have been using
25 our residents center, and we've been doing it

1 for free. But we did come up with a solution in
2 terms of monies. Because we feel that we have
3 to have something, because it's a lot of use
4 going on. Unfortunately a lot of people are
5 dying. And so I do want -- I'll probably meet
6 with Mr. Rogers and discuss those prices, which
7 are very low, but it's just something, you know,
8 we want to get something.

9 CHAIRMAN CHERELLO: Okay. You are for
10 Manahan Village?

11 COMSSSIONER WHITE: Yes.

12 CHAIRMAN CHERELLO: Anyone else have
13 anything on committees that you want to bring up
14 right now or mention? If there is none then we
15 will move on to old business. Anyone have any
16 old business you want to discuss?

17 COMMISSIONER DOUGHERTY: Mr. Chairman,
18 if you don't mind, I want to go back to the
19 report here with the vacancies. And I can't
20 tell you, Mr. Rogers, how much I appreciate that
21 fabulous report you just gave us. One of the
22 things that's concerning continuously to me is
23 the ongoing length of our vacancies in our
24 units. And so here I'm seeing another one
25 that's five, almost six months. It's been ready

1 now, but there's nobody in it. The other one is
2 five months, and it's just being ready. But
3 we've gone through this before trying to keep a
4 handle on not allowing the vacancies to stretch
5 that far. And I think you being here with us
6 now, we will actually, with all the things we're
7 addressing, we will have that addressed. I just
8 want to put it on the record once again I'm
9 seeing almost five, six months going into it,
10 which is what we're trying not to do.

11 MR. ROGERS: The staff and I have
12 discussed that in length, and we have a plan I
13 hope to implement in the next couple of months.
14 My goal is to end up with a total of three
15 vacancies that's not leased up to be inspected,
16 three versus the 11 we have. What some people
17 may not realize, with 11 or 12 vacancies, that
18 costs us about \$150,000 a year. And between the
19 lost rent and the subsidy, so we do have to
20 attack that, and I will. In that regard I
21 wanted permission to -- right now our policy
22 doesn't address it, but I would like to have
23 when a person comes in and puts down a deposit
24 on an apartment, I'd like to have that be
25 non-refundable if they don't take the apartment.

1 What happens is not real frequent, but on
2 occasion we can have somebody come in and sign
3 the lease with Cynthia, they could have done it
4 five weeks ago, but they're going to move in
5 April the 1st. This week they come by and say,
6 I decided I don't want that apartment. She's
7 got to go through another 30-day cycle, because
8 most people have to go give a 30-day notice.
9 With the board's permission, if a person can't
10 move in within two weeks, we are going to go to
11 the next person on the list. There are ways to
12 get that number down. But we just haven't
13 tackled it in the past like we should. But it's
14 about \$150,000 a year cost.

15 COMMISSIONER HOLMAN: If they can't move
16 in in the two weeks, their deposit, if they have
17 given a deposit, it's not refundable?

18 MR. ROGERS: If they give a deposit and
19 say they're going to move in in two weeks, and
20 they don't, and they refuse the apartment, it's
21 non-refundable. I think it will make people
22 more serious. And for our one bedroom
23 apartments, we have plenty of people on the
24 list. It's of course the studios we're having a
25 difficult time with. And I also want to

1 implement a transfer fee. I'd like to have Mr.
2 Manfredi's office look at the transfer fee as
3 well as the deposit. The transfer fee, what
4 happens is when a person requests a transfer,
5 not us telling them to, but when they request a
6 transfer, and that happens quite frequently, we
7 end up paying \$500 or \$600 out-of-pocket to get
8 the apartment they came from ready for the next.
9 If they hadn't moved we wouldn't have that
10 expense. So I'd like to be able to have the
11 ability to charge a transfer fee.

12 COMMISSIONER WHITE: On what basis are
13 they being transferred? The only reason they're
14 being transferred is because their family
15 increased.

16 MR. ROGERS: A lot of people, if they're
17 in a studio, they ask to be transferred to a one
18 bedroom.

19 COMMISSIONER WHITE: I also know a lot
20 of people who take a studio are told when a one
21 bedroom comes up, they can probably qualify.
22 Some people come in because they're in duress,
23 they want a one bedroom, but it's not available.
24 And then they're told, well --

25 MR. ROGERS: I'll have to look at that.

1 But we shouldn't be communicating that.

2 MS. SARGENT: I never told them that,
3 never.

4 COMMISSIONER VITOLO: How much is the
5 deposit?

6 MS. GROSS: It's one month's rent.

7 MR. ROGERS: It could be \$50, it could
8 be \$250.

9 COMMISSIONER VITOLO: By that time
10 they've already seen the unit. Right?

11 MR. ROGERS: They've seen the unit or a
12 similar unit and they've signed the lease.
13 They've committed to moving in.

14 COMMISSIONER VITOLO: It's not a
15 circumstance where they have a deposit, they
16 look at the unit for the first time, and say
17 this is not what I was looking for.

18 MR. ROGERS: No.

19 MS. SARGENT: I show them the unit
20 first. That's the first thing I do with them.
21 I show them the unit, we go over everything,
22 especially if they're coming to this building, I
23 do everything before we sit down. And then they
24 say yes or no, and then I sit down with them and
25 go over all the paperwork with them.

1 COMMISSIONER VITOLLO: I would consider
2 half the deposit. I don't know the income
3 issues here, whether that's a lot of money for
4 someone to lose, but --

5 COMMISSIONER WHITE: Especially when
6 you're talking about seniors on a fixed income.
7 That might be to much.

8 COMMISSIONER VITOLLO: I think it's a
9 good idea, but I don't know enough people in
10 those situations in making these deposits.

11 MR. ROGERS: I can give you a better
12 idea after we do the list Cynthia is coming up
13 with. But I have to say I signed three letters
14 today that the rent went from 200, 300 down to
15 50, so I'm not sure I'd want to -- maybe a
16 minimum of 300, and then -- that wouldn't be
17 drastic. But there are some people that make
18 the commitment and find someplace else to live.
19 For example, and I don't want to go into detail
20 on this, but we have a person that moved from
21 one of our developments to another development,
22 and now she wants a transfer to a bigger
23 apartment, and it's going to cost us a lot of
24 money.

25 COMMISSIONER CRIPPEN: I have a

1 question. On a zero bedroom requesting to move
2 to a one bedroom, on what basis -- is that -- I
3 thought I heard of that, zero people who are in
4 studios requesting to go to a one.

5 MR. ROGERS: That's a transfer for
6 convenience.

7 COMMISSIONER CRIPPEN: Right. But on
8 what basis are those requests being granted? Is
9 there a policy how many from the external
10 waiting list versus internal waiting list? Is
11 it a reasonable accommodation? I would imagine
12 everybody in a studio would request an up size
13 if they could.

14 MR. ROGERS: We are supposed to have an
15 internal waiting list for transfers separate
16 from the waiting list.

17 MS. SARGENT: Correct.

18 MR. ROGERS: But it's -- my policy is if
19 we let everybody know up front that the transfer
20 is going to -- they have to pay for the cost of
21 the transfer, I think that's fair to everyone.
22 Now, I may have to grandfather in the people
23 that are currently on the transfer list. But
24 anyone --

25 COMMISSIONER CRIPPEN: Being that it

1 would be so desirous to transfer from a zero to
2 a one, might it make sense to consider a policy
3 where every third or fourth one bedroom would be
4 considered for a transfer, so you don't have
5 that constant turnover in the zeroes. I mean, I
6 don't know what guidelines or regulations would
7 govern that. But I mean, if your family size is
8 such that you fit in a zero, on what basis do
9 you qualify for a one? Do you understand what
10 I'm saying? I would see that most people would
11 want a transfer from a zero to a one. Maybe
12 there can be a policy that regulates that.

13 MR. ROGERS: I think the policy that
14 would regulate that is if you charge them for
15 the cost of the transfer. Here, for example, I
16 think we have -- I know we have 100 units, and I
17 think 70 of them are studios.

18 MS. GROSS: In this building.

19 COMMISSIONER CRIPPEN: I'm familiar with
20 a HUD-approved policy where it's three to one,
21 you have to take three people from the external
22 list, and the fourth apartment that becomes
23 available can become available for an internal
24 transfer. Just kind of --

25 MR. MANFREDI: I can add a piece to

1 this. Under the HUD policy there's four bases
2 upon which we transfer. It's a hierarchy.
3 Sometimes we have medical transfers, and in that
4 case they have a high priority to transfer in.
5 So if those can get locked in to when one
6 becomes available giving a higher preference to.
7 The concern I just asked Lee about is when we
8 have simply a transfer of convenience, a lot
9 more --

10 COMMISSIONER CRIPPEN: That's what I'm
11 talking about. I know if you have to make an
12 accommodation for a health issue, that's a
13 different thing.

14 MR. MANFREDI: And I think Mr. Rogers is
15 pointing out that we suffer the consequence
16 financially regardless of the circumstance. But
17 transfers of convenience we can regulate much
18 more, because of the priority with medical and
19 reasonable accommodation transfers.

20 COMMISSIONER CRIPPEN: Right. I just
21 wasn't sure if that was something already being
22 implemented or not. Because keeping something
23 on those convenience transfers.

24 MR. MANFREDI: Yes. That's where we can
25 do it. I don't know what the numbers are

1 myself.

2 CHAIRMAN CHERELLO: When you put this
3 all together, you will bring it back to us to
4 review and to --

5 MR. ROGERS: Definitely. Yes.

6 MR. MANFREDI: What I can find out too
7 is from the transfer of convenience standpoint
8 where the numbers come in on that, versus
9 medical and reasonable accommodation transfers.

10 COMMISSIONER CRIPPEN: I'm sure it's a
11 large expense.

12 CHAIRMAN CHERELLO: Do we expect with
13 the increase, do you think we're going to have a
14 big turnover?

15 MR. ROGERS: People are going to call
16 the local town officials and complain about it,
17 and they're going to contact us, but probably
18 after 60 days you won't hear anything more.
19 That's based on my experience.

20 CHAIRMAN CHERELLO: Do you think we're
21 going to run into people who simply can't afford
22 it and have to leave? I guess there's nothing
23 we can do about it. But do you expect --

24 MR. ROGERS: If people say they simply
25 can't afford it because their flat rent is so

1 high, it means those people have a pretty high
2 income. I mean, I'm talking about a high
3 income.

4 MR. MANFREDI: It means the flat rent is
5 still lower than 30 percent of their income.

6 CHAIRMAN CHERELLO: Anyone else have any
7 questions?

8 COMMISSIONER WHITE: One question I
9 have, because I heard him say \$200. Are we
10 allowed to increase that much in one month?
11 Does the law allows us to do that?

12 MR. ROGERS: What the HUD regulation is
13 we can increase it up to 35 percent of what
14 their current rent is, and we have to implement
15 the remainder the following year.

16 MR. MANFREDI: What the president signed
17 was very dramatic, commissioner. It does come
18 as a shock to all of us. That's exactly what he
19 signed into law.

20 CHAIRMAN CHERELLO: I thought there was
21 no phase-in time.

22 MR. ROGERS: Only if it's over 35
23 percent.

24 CHAIRMAN CHERELLO: There is a phase-in
25 time if it's over 35 percent.

1 MR. ROGERS: Yes.

2 CHAIRMAN CHERELLO: No phase-in time if
3 it's under 35 percent.

4 MR. ROGERS: Correct.

5 MR. MANFREDI: We had hoped, Mr.
6 Chairman, and Lee had received an email from the
7 director of HUD Newark, they were working with
8 Washington to try to achieve a phase-in time,
9 but unfortunately they weren't successful. It
10 happened at a congressional level beyond even
11 HUD's ability to do it.

12 COMMISSIONER CRIPPEN: Do you know what
13 the name of the act is, is there a name
14 associated with it?

15 MR. MANFREDI: I can send it to you. It
16 only applies to public housing.

17 COMMISSIONER WHITE: I know we applied a
18 long time ago, and are they just getting back to
19 us?

20 CHAIRMAN CHERELLO: We talked about this
21 last year. I mean, we knew it was coming.

22 COMMISSIONER WHITE: But we thought we
23 were going to get the phases.

24 MS. GROSS: Our liaison never got back
25 to us at all.

1 CHAIRMAN CHERELLO: We will move on to
2 paying our bills. First we'll have a motion to
3 pay them, and then have a discussion.

4 COMMISSIONER WHITE: I'll move the
5 motion to pay them.

6 COMMISSIONER DOUGHERTY: I'll second.

7 CHAIRMAN CHERELLO: Motion and second.
8 Okay. Now we'll have a discussion. Anyone have
9 any questions on the bills?

10 COMMISSIONER DOUGHERTY: I saw that we
11 got the dryers repaired at 31, and I know we had
12 some questions on Ann Street, but then I was
13 really happy to hear you in the conversations
14 with the residents are addressing the laundry.
15 But for right now are the Ann Street dryers
16 working?

17 MR. ROGERS: I'll find out. I've got
18 the person coming in. We're going to go around
19 the all the laundry rooms tomorrow. And I'm
20 going to make a list of what needs to be done,
21 and what is working, what's not working. And
22 then I'm waiting for the accounting department
23 to give me the total cost of our maintenance of
24 the laundry rooms last year versus the revenue.

25 COMMISSIONER DOUGHERTY: Thank you.

1 CHAIRMAN CHERELLO: I just want to say
2 about Ann Street, the day of the meet and greet
3 for Mr. Rogers, I did go into the laundry room,
4 because we hear a lot of stories about the
5 laundry room. The laundry room was pretty nice.
6 The machines looked very nice. So I don't -- I
7 didn't put any quarters in, but they looked
8 good. They looked in good shape. The laundry
9 room was nice and clean. So after hearing all
10 the stories, I was a little impressed.

11 COMMISSIONER VITOLLO: You spend a lot of
12 time in the laundry room in your house?

13 CHAIRMAN CHERELLO: Yes, I do.

14 MR. ROGERS: The complaints at Ann
15 Street is they want a third machine.

16 CHAIRMAN CHERELLO: Right. Which I
17 don't believe we can squeeze in. They looked
18 good. They looked new. Of course that doesn't
19 tell us how well they're running, but they sure
20 looked new.

21 COMMISSIONER HOLMAN: Anything you can
22 add to it?

23 MR. POUNDER: I go to the laundry rooms
24 maybe every three four days. I have my staff
25 that goes there regularly. They always report

1 to me which machines are down. I call up the
2 vendor, follow up. Whenever there's a report a
3 machine is down, hang a tag on it. Whenever I
4 go empty the coins, I always run each machine.
5 Every machine I empty I start it up and run it.
6 I haven't had no complaints about no machines at
7 Ann Street being down, not recent.

8 COMMISSIONER DOUGHERTY: Thank you.

9 CHAIRMAN CHERELLO: Any other questions
10 on our bills? Just I have a -- it's a large
11 payment to the Town of Morristown. Is that for
12 the first quarter taxes?

13 MS. WASHINGTON: What payment was that?

14 CHAIRMAN CHERELLO: \$42,000.

15 MS. WASHINGTON: It probably was a sewer
16 bill. The one that was paid last month, it was
17 a sewer bill, the first payment.

18 CHAIRMAN CHERELLO: That's with all the
19 different breakdowns in there for the different
20 units I guess?

21 MS. WASHINGTON: I think I put -- I
22 don't have that. That was last month? It's for
23 each location.

24 CHAIRMAN CHERELLO: So we're paying
25 approximately \$42,000 a quarter for sewer bills.

1 MS. WASHINGTON: Yes.

2 CHAIRMAN CHERELLO: And our lieu of
3 taxes only come once a year in the fall?

4 MS. WASHINGTON: That's usually paid
5 towards the end of the fiscal year once all the
6 utilities and everything was calculated. The
7 garbage, all of that, it was one time a year.
8 And usually -- like the one for this fiscal year
9 ending probably won't get paid until like the
10 month after, after everything is closed out.

11 CHAIRMAN CHERELLO: We're still doing
12 our own garbage, correct, paying for our own
13 garbage pickup?

14 MS. WASHINGTON: Yes.

15 COMMISSIONER WHITE: I want to go back
16 to this 35 percent increase, because I think I
17 heard you say this, but I want to be sure, are
18 you kind of going to get these people over here
19 or somewhere where you can gather and explain
20 this to the residents that have the flat rent
21 prior to this coming about? Because this is
22 going to be chaos. I don't want getting phone
23 calls. This is going to be something. That's a
24 lot of money.

25 MR. MANFREDI: We have to have a public

1 hearing with the residents to present everything
2 to them. I understand fully the impact it's
3 going to have. Your concerns are very well
4 expressed.

5 COMMISSIONER WHITE: Let's get it to
6 them in time. When is this increase going to
7 take place?

8 MR. MANFREDI: We need to have a public
9 hearing, and then we have a time frame after
10 that.

11 MR. ROGERS: I think it's 45 days after
12 the hearing.

13 COMMISSIONER WHITE: So we haven't put
14 the public hearing together yet?

15 CHAIRMAN CHERELLO: Are we going to do
16 that building by building or one general?

17 MR. ROGERS: I probably will have one
18 general public hearing and then go around
19 building to building.

20 CHAIRMAN CHERELLO: Would you notify the
21 board when that's going to be in case any of us
22 have the guts to show up?

23 MR. ROGERS: I'd love to have you there.

24 CHAIRMAN CHERELLO: That way we can
25 eliminate some of the phone calls coming into

1 the house.

2 MS. HARRIS: Can I ask a question? Is it
3 possible you can explain that to the council so
4 when we get our calls we are able to explain it
5 correctly, and have them -- so we don't say the
6 wrong things.

7 MR. ROGERS: It's a good idea.

8 CHAIRMAN CHERELLO: As long as Michelle
9 has brought that up, I did have a brief
10 conversation with the mayor, and he would like
11 to meet you and sit down with you for a few
12 minutes. And then I think that possibly
13 could -- I would like the town council to also
14 be introduced to you at some point. But I'll
15 talk to you after the meeting. And if you don't
16 have a problem with that, I'll set that up with
17 the mayor first, and then maybe we can do
18 something at a council meeting, either before or
19 during, or however. So if you can mention that
20 to the council, I think they would like to meet
21 Mr. Rogers, especially with this going to come
22 up. Maybe we can do that at the same time. But
23 I know the mayor does want to meet with you.
24 And if you don't have a problem I said I would
25 do that.

1 MR. ROGERS: No.

2 CHAIRMAN CHERELLO: To get back to
3 paying our bills. Are we interested in doing
4 that or not?

5 COMMISSIONER VITOLLO: Yes.

6 CHAIRMAN CHERELLO: Roll call, please.

7 (Roll call was taken with all voting in
8 favor.)

9 CHAIRMAN CHERELLO: Resolutions, I see
10 none. Is there any you brought in at the last
11 minute?

12 MR. MANFREDI: There is. You know me
13 well. I have two resolutions this evening.
14 Both are just related to Mr. Rogers coming on
15 board as executive director. And they're
16 housekeeping items. The first one is to appoint
17 Mr. Rogers as our open public records officer.
18 Before this Ms. Gross served in that capacity.
19 We're required to submit a resolution to the DCA
20 designating someone at our agency as our OPRA
21 officer. And typically we've always identified
22 the executive director to serve in that
23 capacity. I'm going to pass that around to the
24 board.

25 The other resolution, and I will put

1 numbers on these on the record, is to designate
2 Mr. Rogers as our contracting officer. This
3 does not give him any additional authority or
4 power, but simply when we do go out to bids we
5 will put in the bid that he is the contracting
6 officer, which makes him the responsible officer
7 at the housing authority to receive all
8 information on bids, process that information,
9 and present it to the board.

10 COMMISSIONER DOUGHERTY: So with that,
11 Joe, always present it to the board before we
12 make any final decision on who to bring on.

13 MR. MANFREDI: Yes, there's no -- this
14 is not a resolution that affords any authority
15 under the local public contracts law to the
16 director. Just by way of reference, there's a
17 provision on the statute the board can do that.
18 This is not that. This is just an
19 administrative designation, because we are
20 required to have someone designated as our
21 contracting officer. Which by the statute is
22 the executive director anyway. But typically we
23 put a resolution in place so that when he deals
24 with contractors and getting bids out, getting
25 information in, we have it in the record, which

1 is the recommended course of conduct to follow.

2 COMMISSIONER DOUGHERTY: Thank you.

3 CHAIRMAN CHERELLO: All right. Joe, do
4 you have a number on that first one?

5 MR. MANFREDI: I do. The number of the
6 first one will be 2015-08, that's the Open
7 Public Records Act designation, and the
8 appointing executive director as the contracting
9 officer is 2015-09.

10 COMMISSIONER DOUGHERTY: Do we want to
11 handle these separately?

12 MR. MANFREDI: We can list them
13 separately and do them each as a separate
14 resolution.

15 CHAIRMAN CHERELLO: All right. I'll
16 entertain -- once I read it I'll entertain a
17 motion to take the first one, and then if
18 there's any questions. So resolution 2015-08, a
19 resolution appointing Roy Rogers as custodian of
20 records pursuant to the New Jersey Open Public
21 Records Act.

22 COMMISSIONER DOUGHERTY: I'll move it.

23 COMMISSIONER VITOLO: I'll second it.

24 CHAIRMAN CHERELLO: Any questions?

25 Roll call, please.

1 (Roll call was taken with all voting in
2 favor.)

3 CHAIRMAN CHERELLO: Resolution 2015-09,
4 resolution appointing the executive director as
5 the contracting officer.

6 COMMISSIONER DOUGHERTY: I'll move it.

7 COMMISSIONER VITOLO: Second.

8 CHAIRMAN CHERELLO: Roll call, please.

9 (Roll call was taken with all voting in
10 favor.)

11 CHAIRMAN CHERELLO: Moving on to new
12 business, does anyone have any new business
13 they'd like to discuss?

14 MR. ROGERS: Yes.

15 CHAIRMAN CHERELLO: Mr. Rogers?

16 MR. ROGERS: I'd like to -- do I need a
17 motion or anything to go ahead and talk to the
18 gentleman about replacement of lamps, LED?

19 MR. MANFREDI: No.

20 MR. ROGERS: I'd like to retain the
21 inspection group.

22 MR. MANFREDI: You want to hire the
23 inspectors?

24 MR. ROGERS: Because our REAC inspection
25 is coming up. It's not to exceed \$6,000.

1 COMMISSIONER CRIPPEN: Can I have an
2 explanation on the REAC inspection. I thought
3 we just had one. Are the sites done
4 independently, or maybe you can explain that to
5 me.

6 MR. ROGERS: All the sites are done at
7 once. Correct?

8 MS. GROSS: No. The senior sites are
9 done one day, and then the families are the
10 other day.

11 MR. ROGERS: But they're all done within
12 a two to three day span.

13 MS. GROSS: Within the week. In a week.

14 MR. ROGERS: Yes, they're all done at
15 once.

16 COMMISSIONER DOUGHERTY: Didn't we just
17 have one?

18 COMMISSIONER CRIPPEN: Didn't we just
19 have one? I'm confused.

20 MR. ROGERS: You had a REAC inspection.
21 But what I'm doing is I'm hiring a contractor
22 that is going to inspect our properties prior to
23 the REAC inspection.

24 COMMISSIONER CRIPPEN: What is the date
25 for the next REAC?

1 MS. GROSS: We don't know yet.

2 COMMISSIONER CRIPPEN: This is more
3 theoretically ahead of the next --

4 MR. ROGERS: Well, the next REAC
5 inspection should be no later than -- when was
6 our last REAC inspection?

7 MS. GROSS: That was in January or
8 February.

9 MR. ROGERS: It's either going to be in
10 November, December, January at the latest. I'd
11 like to prepare for that REAC inspection. What
12 I'd like to do is send some of our people to a
13 class to be more observant what REAC is looking
14 for. Most of our guys are qualified for that,
15 but the new ones I'd like to have them so when
16 they go into an apartment, oh, REAC, is going to
17 get us on that. And if we have the inspectors
18 come in approximately four months in advance of
19 our next inspection, then we will have four
20 months to address all the work orders that this
21 inspector generates.

22 COMMISSIONER CRIPPEN: Are you going to
23 receive proposals from various vendors or --

24 MR. ROGERS: Because of the short time
25 frame, I'd like to use this one, which I'm very

1 comfortable with, and next year we will go out
2 and get proposals.

3 COMMISSIONER CRIPPEN: Do you have the
4 name of that vendor?

5 MR. ROGERS: I didn't bring it with me.
6 It's U.S. -- I think U.S.E.G. Inspection Group.
7 Again I apologize, I should have brought it with
8 me. I've got the proposal on my --

9 CHAIRMAN CHERELLO: Did I overhear you
10 say it's approximately \$6,000 for that?

11 MR. ROGERS: Yes, not to exceed \$6,000.

12 COMMISSIONER DOUGHERTY: Joe, is there a
13 threshold of cost that we have to go out to bid
14 for?

15 MR. MANFREDI: The New Jersey bid
16 threshold is \$17,500. We don't have a qualified
17 purchasing agent. So under \$6,000, as Mr.
18 Rogers said, we solicit quotes, we document the
19 file that we secured them based on the scope of
20 service, and then the board has to approve him
21 to retain the firm. And I spoke to Mr. Rogers
22 about securing the quotes and proceeding ahead.

23 COMMISSIONER DOUGHERTY: But this is
24 just the one company we've received the quote
25 from at this point because of the time frame.

1 MR. ROGERS: Yes.

2 CHAIRMAN CHERELLO: And once we
3 establish a purchasing agent we move up to the
4 higher threshold?

5 MR. MANFREDI: You can. It's not always
6 recommended, but you can.

7 CHAIRMAN CHERELLO: We were doing that,
8 weren't we?

9 MR. MANFREDI: We were.

10 MR. ROGERS: If I'm allowed to say it,
11 when you have a certified purchasing agent, all
12 you're really doing is increasing the threshold
13 up to I think \$35,000.

14 MR. MANFREDI: 36.

15 MR. ROGERS: It kind of lends itself to
16 less transparency on the part of management with
17 the board.

18 COMMISSIONER DOUGHERTY: I think in the
19 future I'd like to see several bids though,
20 rather than just one.

21 COMMISSIONER VITOLO: I think what
22 you're hearing is, you know, you're still new to
23 us, and it sounds okay, but we're not 100
24 percent sure. We want to make sure we can do
25 it. And that we're not breaching any of our

1 responsibilities here. That's all.

2 COMMISSIONER WHITE: Under new business,
3 I don't know if you need to go into closed
4 session, I would like to talk about our
5 commissioner board as to whether or not we are
6 in compliance at this time with the HUD rules
7 and regulations.

8 MR. MANFREDI: I would suggest,
9 commissioner, and Mr. Chairman, we discuss that
10 in closed session.

11 MR. ROGERS: I have a couple of more
12 items. The computer contract, that is urgent to
13 keep our system going. And again, I'm relying
14 on the computer individual that the previous --
15 or the employees previously approved, and they
16 still would like to bring him back. And I had
17 to get a new computer through this firm, and we
18 had some additional work done in the accounting
19 department. I really don't have time to go out
20 for bid for that, but I will next year.

21 CHAIRMAN CHERELLO: So that's considered
22 an emergency?

23 MR. ROGERS: Yes.

24 MR. MANFREDI: Apparently the vendor was
25 not performing, and we secured a program for

1 accounting that I guess through another vendor,
2 the accountant, Mr. Rogers had reported to me
3 that I have been using his personal email
4 computer because he didn't have one for several
5 weeks.

6 CHAIRMAN CHERELLO: I don't have a
7 problem with that. If anyone has a problem just
8 speak up.

9 COMMISSIONER WHITE: No, I don't have a
10 problem with that.

11 COMMISSIONER DOUGHERTY: If we can
12 handle something like that the same way as the
13 inspectors for the next --

14 MR. MANFREDI: We are under the bid
15 threshold, so to my knowledge this firm has been
16 very competitive, because it was our prior
17 consultant prior to the recommendation from the
18 vendor, so we would engage in a solicitation of
19 quotes. But in that case if the board approves
20 it, Mr. Rogers can evaluate from the standpoint
21 of price and the most qualified firm.

22 MR. ROGERS: And Mr. Manfredi's office,
23 I already have a contract from him. His office
24 will be reviewing that contract before I sign
25 them.

1 And I apologize, I have three more
2 items. We lost a part-time employee a couple
3 months ago, and we'd like to replace that
4 part-time employee with another part-time
5 employee. Pays \$10.00 an hour. And their
6 primary duties, I think they work approximately
7 five hours a day, and their primary duties is to
8 clean up Manahan Village, pick up Manahan
9 Village.

10 COMMISSIONER WHITE: Will that be
11 another resident? I know we had a resident
12 doing it.

13 MR. ROGERS: No, it's not.

14 COMMISSIONER WHITE: It's not?

15 MR. ROGERS: I'm a big believer in
16 hiring residents, and next time we will.

17 COMMISSIONER HOLMAN: Do you already
18 have an applicant for the position?

19 MR. ROGERS: Yes.

20 COMMISSIONER WHITE: Is he at least from
21 Morristown?

22 MR. POUNDER: No.

23 CHAIRMAN CHERELLO: We did authorize the
24 hiring of a part-time employee, another
25 part-time employee several months ago to pick up

1 the slack. So I mean --

2 MR. ROGERS: This is replacing one the
3 of them?

4 CHAIRMAN CHERELLO: Yes, replacing one
5 of them.

6 COMMISSIONER DOUGHERTY: Was the last
7 one a resident?

8 COMMISSIONER WHITE: Yes, it was.
9 That's not the one we authorized. We authorized
10 two part-timers somewhere else, but not the one
11 they're talking about now. That was a resident.
12 And I think he should have been replaced with
13 one. But that's my personal opinion.

14 MR. POUNDER: I tried to get a
15 resident. I couldn't find one.

16 COMMISSIONER WHITE: How did you do it?
17 Did you send out flyers? Did the people know?

18 MR. POUNDER: I went to some of the
19 residents that helped us during the snow and the
20 pick-ups, and none of them really responded.

21 COMMISSIONER DOUGHERTY: I agree with
22 having a resident, or at very least a resident
23 of Morristown.

24 MR. MANFREDI: Can I recommend to the
25 board not to discuss this?

1 COMMISSIONER DOUGHERTY: Can we hold off
2 on that?

3 MR. MANFREDI: We can address it in
4 closed session. There's still further concerns
5 of the board.

6 COMMISSIONER DOUGHERTY: Okay.

7 MR. ROGERS: The other two items I have,
8 I've evaluated the county function.

9 MR. MANFREDI: Let's do that in closed
10 session as well since it's an RFP. Same thing.

11 MR. ROGERS: That's all I have.

12 COMMISSIONER DOUGHERTY: Thank you, sir.

13 CHAIRMAN CHERELLO: We have now come to
14 second public comment. Anyone would like to say
15 anything, please step up and give your name.

16 All right. Seeing none, we will move
17 on to mayor's comments, who isn't here. And
18 then we will move on to council liaison's
19 comments or questions.

20 MS. HARRIS: I have nothing to report
21 back from town, but my question is regarding the
22 rent increase. Should I even mention it? And
23 our meeting is tomorrow. Maybe I should hold
24 off until we have that meeting, because I don't
25 want to be -- because it will be televised.

1 MR. MANFREDI: I agree, yes.

2 Councilwoman, let us get you the information and
3 council the information, and also let you know
4 as soon as we can when Mr. Rogers is going to
5 hold the public hearing so we can make sure
6 you're updated in advance, fully updated.

7 MS. HARRIS: Okay.

8 COMMISSIONER VITOLO: I would recommend
9 making a simple fact sheet that's consistent
10 that we give out. I wouldn't do ad hoc. Just a
11 fact sheet.

12 MR. ROGERS: That was my plan.

13 MS. HARRIS: That was it.

14 CHAIRMAN CHERELLO: I guess on the side
15 if you happen to be chit-chatting with somebody
16 you can --

17 MS. HARRIS: I don't think I'm going to
18 do that. When you say one thing it just runs --

19 CHAIRMAN CHERELLO: Okay. At this time
20 I'd like to have a motion to go into closed
21 session.

22 COMMISSIONER DOUGHERTY: I'll move it.

23 COMMISSIONER HOLMAN: Second.

24 CHAIRMAN CHERELLO: Roll call, please.

25 (Roll call was taken with all voting in

1 favor.)

2 CHAIRMAN CHERELLO: Thank you everyone
3 for attending the meeting tonight, and we will
4 go into closed session.

5 (Closed session takes place.)

6 (Open session recommences.)

7 MR. MANFREDI: We have two resolutions
8 after closed session. I will read them into the
9 record.

10 MS. GROSS: The next one would be ten.

11 MR. MANFREDI: I'm going to say 2015-10
12 would be the resolution for hiring Geltrude &
13 Company as the Morristown Housing Authority fee
14 accountant.

15 COMMISSIONER DOUGHERTY: I'll move it.

16 CHAIRMAN CHERELLO: Second.

17 MS. GROSS: Roll call.

18 (Roll call was taken with all voting in
19 favor.)

20 MR. MANFREDI: The next one is 2015-11,
21 which is the resolution to award the contract to
22 LAN Associates.

23 COMMISSIONER DOUGHERTY: I'll move it.

24 COMMISSIONER HOLMAN: Second.

25 CHAIRMAN CHERELLO: Roll call.

1 (Roll call was taken with all voting in
2 favor.)

3 CHAIRMAN CHERELLO: Motion to adjourn.

4 COMMISSIONER DOUGHERTY: So moved.

5 COMMISSIONER HOLMAN: Second.

6 (Proceedings were adjourned.)

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