

STATE OF NEW JERSEY  
SECAUCUS HOUSING AUTHORITY  
700 COUNTY ROAD  
SECAUCUS, NEW JERSEY

APRIL 24, 2025

Condensed transcription of taped minutes - Thursday,  
April 26, 2025 – Kroll Heights, Secaucus, New Jersey  
Commencing at 7:20 P.M.

**ROLL CALL;**

Present: Chairman Michael Harper  
Commissioner Patricia Mondadori  
Commissioner John Bujnowski  
Commissioner Vincent Bennett

Excused: Commissioner Michael Schlemm  
Commissioner Richard Fairman  
Commissioner Raj Pardasani

Also Present: Executive Director Christopher Marra  
Stephen Natoli, Esq.

**OPEN PUBLIC MEETINGS ACT**

“Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Jersey Journal on December 15, 2024.

**FLAG SALUTE**

**ANNUAL REORGANIZATION**

EXECUTIVE DIRECTOR MARRA: Nomination for Chairman.

Nomination of Michael Harper as Chairman of Secaucus Housing Authority Commission made by Commissioner Mondadori; 2<sup>nd</sup> by Commissioner Bennett.

No other nominations were made. Nominations closed for Chairperson.

ROLL CALL VOTE:	Commissioner Harper	Yes
	Commissioner Bennett	Yes
	Commissioner Bujnowski	Yes
	Commissioner Mondadori	Yes

CHAIRMAN HARPER: Nomination for Vice-Chairman.

Nomination of John Bujnowski as Vice-Chairman of Secaucus Housing Authority Commission made by Chairman Harper; 2<sup>nd</sup> by Commissioner Mondadori.

No other nominations were made. Nominations closed for Vice-Chairman.

VOTE: AYES/All Present Commissioners (4)                      Absent: Schlemm/Fairman/Pardasani

CHAIRMAN HARPER: Nomination for Treasurer.

Nomination of Raj Pardasani as Treasurer of Secaucus Housing Authority Commission made by Chairman Harper; 2<sup>nd</sup> by Commissioner Bennett.

No other nominations were made. Nominations closed for Treasurer.

VOTE: AYES/All Present Commissioners (4)                      Absent: Schlemm/Fairman/Pardasani

### **APPROVAL OF MINUTES – March 27, 2025**

Motion to approve minutes of March 27, 2025 made by Commissioner Mondadori; 2<sup>nd</sup> by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (4)                      Absent: Schlemm/Fairman/Pardasani

There are no minutes available from January 30, 2025 meeting.

### **PAYMENT OF CLAIMS – April 2025**

Motion to approve Payment of Claims made by Commissioner Mondadori; 2<sup>nd</sup> by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (4)                      Absent: Schlemm/Fairman/Pardasani

### **FINANCE COMMITTEE**

RESOLUTION #2025-11 and #2025-12

1. RESOLUTION #2025-11 – APPROVAL OF CASH MANAGEMENT PLAN

#### **RESOLUTION #2025-11** ***Adopting Cash Management Plan***

WHEREAS, it is in the best interest of the Housing Authority of the Town of Secaucus to earn additional revenue through the investment and prudent management of its cash receipts; and

WHEREAS, P.L. 1983, Chapter 8, approved January 18, 1983 is an act concerning the Local Fiscal Affairs Law and amends N.J.S.A. 40A:5-2 and N.J.S.A. 40A:5-14; and

WHEREAS, this law requires that each local unit shall adopt a cash management plan,

NOW, THEREFORE, BE IT RESOLVED, that the following shall constitute the Cash Management Plan for the Housing Authority of the Town of Secaucus and the Executive Director shall deposit and manage its funds pursuant to this plan:

#### Definitions

1. Executive Director shall mean the Executive Director of the Housing Authority of the Town of Secaucus.
2. Fiscal Year shall mean the twelve month period ending March 31st.
3. Cash Management Plan shall mean that plan as approved by resolution.

#### Designation of Depositories

At least once each fiscal year the governing body shall by resolution designate the depositories for the Housing Authority of the Town of Secaucus in accordance with N.J.S.A. 40A:5-14. The designated depository will require collateralization of all deposits above the FDIC deposit insurance limit at any individual depository bank. The Housing Authority of the Town of Secaucus designates the, Bogota Savings Bank, TD Bank, BCB Bank, Connect One Bank, Valley National Bank, M&T Bank and other Government Unit Deposit Protection Act (GUDPA) approved banking institutions.

#### Audit Requirement

1. The Cash Management Plan shall be subject to the annual audit conducted pursuant to N.J.S.A. 40A:5-4.

#### Authority to Invest

1. The Board of Commissioners shall pass a resolution at its first meeting of the fiscal year designating the official who shall make and be responsible for municipal deposits and investments. The Executive Director of the Housing Authority of the Town of Secaucus is so authorized.

#### Investment Instruments

1. The Executive Director shall invest at his discretion in any investment instrument as approved by the State of New Jersey in accordance with N.J.S.A. 40A:5-15.1.

#### Records and Reports

1. The Executive Director shall report all investments in accordance with N.J.S.A. 40A:5-15.2.
2. At a minimum the Executive Director shall:
  - a. Keep a record of all investments.
  - b. Keep a cash position record which reveals, on a daily basis, the status of the cash in its bank account.
  - c. Confirm investments with the Board of Commissioners at the next regularly scheduled meeting.
  - d. Report monthly to the Board of Commissioners as to the status of cash balances in bank accounts, revenue collection, interest rates and interest earned.

#### Cash Flow

1. The Executive Director shall ensure that the accounting system provides regular information concerning the cash position and investment performance.
2. All monies, shall be turned over to the Executive Director and deposited in accordance with N.J.S.A. 40A:5-15.
3. The Executive Director is authorized and directed to invest surplus funds of the Housing Authority of the Town of Secaucus as the availability of the funds permit. In addition, it shall be the responsibility of the Executive Director to minimize the possibility of idle cash by depositing the

monies in interest bearing accounts wherever practical and in the best interest of the Housing Authority of the Town of Secaucus.

4. The Executive Director shall ensure that funds are borrowed for Capital Projects in a timely fashion.

#### Signatories

The signatories of the Housing Authority shall be Chairman, Vice Chairman, and Executive Director. Transactions must be supported by at least two of the aforementioned officials.

Cash Management Plan is adopted each year at time of Annual Reorganization. This goes hand in hand with budget recently discussed.

Motion to accept Cash Management Plan made by Commissioner Bujnowski; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

#### 2. RESOLUTION #2025-12 – INDEMNIFICATION RESOLUTION – CIVIL

##### **RESOLUTION #2025-12**

##### ***Indemnification Resolution-Civil***

WHEREAS, N.J.S.A. 59:10-4 permits local public entities to indemnify public employees and officials from damages from civil violations of Federal or State law as long as the governing body believes the acts or omissions did not constitute actual fraud, actual malice, willful misconduct or intentional wrong; and

WHEREAS, the Board of Commissioners of the Secaucus Housing Authority believe that this indemnification should include payment of any deductible from any insurance coverage.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners do hereby grant all commissioners/employees for the Secaucus Housing Authority indemnification in accordance with N.J.S.A.59:10-4 for any and all actions taken on behalf of the Authority for the year beginning April 1, 2025 through March 31, 2026.

Motion to approve Indemnification Resolution – Civil made by Chairman Harper; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

Commissioners have Monthly Account Balances Report for 3/31/25 – re: where monies are, CDs, which will be different next month as a CD matured beginning of April. Commissioners have copy of yearly report from J.A. Montgomery which is sent by NJ Public Housing & Joint Insurance Fund (JIF). Its loss control report with recommendations about things SHA should be doing here: training classes, etc. around the buildings. They help with annual Right-To-Know Survey as well.

Professional Services Committee

3. RESOLUTION #2025-14 – PROPOSAL FROM HABITECH ARCHITECTURE, LLC FOR REMOVAL AND REPLACEMENT OF BEDROOM & BATHROOM DOORS AT 600 COUNTY AVENUE

**RESOLUTION #2025-14**  
**(Award of Contract for A/E Services for Removal and**  
**Replacement of 130 bedroom and bathroom doors at 600 County Avenue)**

WHEREAS, the Secaucus Housing Authority (hereinafter referred to as SHA) has need for A/E services for the removal and replacement of 130 bedroom and bathroom doors at 600 County Avenue; and

WHEREAS, SHA is permitted to contract for such services, pursuant to both the New Jersey Redevelopment and Housing Law and the New Jersey Public Contracts Law; and

WHEREAS, pursuant to SHA's Procurement Policy Guidelines, the SHA solicited a professional service companies for proposals; and

WHEREAS, SHA received a proposal from one A/E firm, and

Habitech Architecture  
12 Pinecrest Drive  
Medford, NJ 08055-9774

BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Town of Secaucus that a contract for A/E services for the removal and replacement of two roofs at 600 County Avenue be awarded to:

Habitech Architecture  
12 Pinecrest Drive  
Medford, NJ 08055-9774

in the amount of \$8,500.00 and

BE IT, FURTHER, RESOLVED that a copy of the proposals are on file in the office of the Housing Authority of the Town of Secaucus and funds for this contract have been declared available by the Executive Director and Fee Accountant.

**PROPOSAL FROM HABITECH ARCHITECTURE, LLC FOR PUBLIC SPACE AND**  
**APARTMENT FLOORING UPGRADES AT 600 COUNTY AVENUE**

There are 130 bedroom & bathroom doors at (The Towers) 600 County Avenue. #2025-14 Resolution is for Habitech Architecture for \$8,500.

#2025-15 is for public space and apartment flooring upgrades at (The Towers) 600 County Avenue, also from Habitech Architecture. If your copy says Kroll Heights, it is only for The Towers. Architect was asked to modify and just for The Towers. His fee was then modified from \$28,000 to \$21,000. Resolution #2025-15 is for \$21,000.

Commissioner Mondadori asked about 2 different prices on Page 3 of proposal. ED Marra clarified the \$8,500 and Lee sent a new paper stating \$8,500 on both papers.

**RESOLUTION #2025-15**  
**(Award of Contract for A/E Services for public space and apartment flooring upgrades at 600 County Avenue)**

WHEREAS, the Secaucus Housing Authority (hereinafter referred to as SHA) has need for A/E services for public space and apartment flooring upgrades at 600 County Avenue; and

WHEREAS, SHA is permitted to contract for such services, pursuant to both the New Jersey Redevelopment and Housing Law and the New Jersey Public Contracts Law; and

WHEREAS, pursuant to SHA's Procurement Policy Guidelines, the SHA solicited a professional service companies for proposals; and

WHEREAS, SHA received a proposal from one A/E firm, and

Habitech Architecture  
12 Pinecrest Drive  
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BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Town of Secaucus that a contract for A/E services for the removal and replacement of two roofs at 600 County Avenue be awarded to:

Habitech Architecture  
12 Pinecrest Drive  
Medford, NJ 08055-9774

in the amount of \$21,000.00 and

BE IT, FURTHER, RESOLVED that a copy of the proposals are on file in the office of the Housing Authority of the Town of Secaucus and funds for this contract have been declared available by the Executive Director and Fee Accountant.

Motion made by Chairman Harper to approve Resolution #2025-14 and Resolution #2025-15; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

Personnel Committee

Each summer SHA hires an intern. The young lady we had last 2 years is not available this time. We've hired Isabella Badillo as our intern this summer starting May 19<sup>th</sup>, working to middle of August. Isabella is bilingual as well. Chairman Harper noted he knows Isabella, she's a friend of his daughter, and wonderful addition.

## Policy Committee

Report on Smoking Enforcement Actions – The Elms has a system called WYND. We are having problems as it is overly sensitive to picking up smoking that isn't happening in certain apartments. I'm hoping to make an appointment with them over telephone/internet where we'll go into certain apartments to see why this is occurring. We get a constant notice on Apartment 513, an older Indian person living there, doesn't smoke cigarettes or burn any incense – but we constantly get notification that smoking is happening there, plus other things as well. We will work on it over the next month to rectify that situation.

Secaucus is required to produce a 5-year and Annual Plan for HUD every 5 years. NELROD helping with this; we will be having public hearing on May 15 at SHA, as required. On May 22<sup>nd</sup> Commissioners will be adopting this document. This is one of the **make work items** HUD has ever created; doesn't have any impact on us; doesn't say a lot about what we're doing. It wants certain policies to be addressed and to restate what your purpose/mission is in life as an Authority, but not a document we would follow.

## Building & Grounds

Invitation to Bid in Commissioners' packet will be disregarded, as Lee Mestres working on finalizing that bid; having some issues regarding roof right outside of Community Room, we won't put cinderblock items on there now. Lee thinking ceramic tile or something else. We're working on certain specificity; Lee not able to do in time. It will be delayed a tad longer.

Other small repairs being made: fence around The Elms just repairs. Due to many reasons, bottom of fence had decayed. ABOCO Fence just fixed that. When walking into The Elms, on right hand side was an area very green with bushes. Area got destroyed during construction/refacing of The Elms. Jarrod Landscaping is fixing that. Outside window there (indicating) patio has grass and horseshoe pits. In 14 years I've been here, I never saw anyone play horseshoes in that time. We are getting rid of all that and doing corn hole instead, not permanent corn hole but something to see if they're interested. It will be regraded and done, perhaps even bocce. Lighting in hallways here in Kroll Heights, upgrading and using same electric company.

## Housing Choice Voucher (HCV) Program

Commissioners have results through April 1<sup>st</sup> of how many vouchers SHA is funding; how much money being spent.

5. RESOLUTION #2025-13 – APPROVAL OF THE SUBMISSION OF SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FORM TO HUD

### **RESOLUTION #2025-13 FYE ANNUAL SEMAP CERTIFICATION FORM 52648**

WHEREAS, pursuant to 24 CFR Sec 985.101, PHAs administering a Section 8 tenant-based assistance program must submit an annual Section 8 Management Assessment Program (SEMAP) Certification within 60 days after the end of its fiscal year; and

WHEREAS, the information from the housing authority concerns the performance of the housing authority and provides assurance that there is no evidence of serious deficient performance; and

WHEREAS, HUD uses the information and other data to assess housing authority management capabilities and deficiencies, and to assign an overall performance rating to the authority; and

WHEREAS, there are fourteen performance indicators: Selection from the waiting list, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control Inspections, HQS Enforcement, Expanding Housing Opportunities, FMR Limit and Payment Standards, Annual Reexaminations, Correct Tenant Rent Calculations, Pre-Contract HQS Inspections, Annual HQS Inspections, Lease-Up, and Family Self-Sufficiency Enrollment, as well as a Deconcentration Bonus Indicator which shall be assessed individually and then combined by the Real Estate Assessment Center (REAC) into the agency's PHAS score for the purposes of identifying management capabilities and deficiencies; and

WHEREAS, HUD's verification of the accuracy of the information reported shall determine the authority's capacity to administer Section 8 rental assistance within the Federal law and regulations; and

WHEREAS, PHA's can utilize this assessment to conduct internal audits of their operations and correct identified deficiencies. The results of the assessment can be utilized by a PHA's Board of Commissioners and Executive Director, resident organizations, and the community to understand more comprehensively the PHA's operations; and

WHEREAS, the assessment will be based on a certification completed by the office of the Executive Director and submitted covering performance for fiscal year ending March 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Town of Secaucus, New Jersey, that the SEMAP Management Certification Form HUD-52648 to the Real Estate Assessment Center covering performance measurements for the fiscal year ended March 31, 2025 will be submitted by the Housing Choice Voucher Coordinator no later than May 16, 2025, which is before the deadline of May 31, 2025.

Motion to approve Resolution #2025-13 made by Chairman Harper; 2<sup>nd</sup> by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani



## Correspondence

Letter forwarded to Commissioners from ED Marra re: submission of your Financial Disclosure Form. Please fill it out online by May 1<sup>st</sup>.

Often Commissioner Pardasani has asked me what is amount of rent SHA gets on the 3 buildings. Commissioners have in their packet the contract rent, what it was in 2018 and in 2025. What's above it is the Operating Cost Adjustment Factor (OCAF) adjustment, which is amount of money – kind of percentage of rent that gets raised each year that HUD gives you. We raise rents every January 1<sup>st</sup>, which is contract rent, which doesn't impact residents. It just makes the subsidy greater and is how you get an increased HAP each year. Some people pay \$200 for rent in 1-bedroom @ 600 County; meaning HUD sends us \$590 in assistance. Some people at 600 County – 30% of their income is \$825 so they pay \$825 and you receive no HAP. Probably 90% of people who live here, we receive some type of assistance from HUD.

I gave demographic breakdown of people we are assisting. One is for residents of The Elms, Kroll Heights and Imprevduto Towers; other is demographic breakdown of people on Housing Choice Voucher Program.

## **REMARKS OF CITIZENS**

LINDA - #304 – New lobby floor is very nice. Tenant on 3<sup>rd</sup> floor has taken packages from her doorway two times. She's very upset. Is it possible to have cameras and are there are cameras on each floor in other buildings? ED Marra: No, there are no cameras on any floors in any building. There are cameras in elevators and at all entrances and exits of the buildings, but not on floors. This is a common request from residents over the years, but if we were ever to do that, a person would have to be hired to just take requests of residents about "there was something that happened on my floor last night. Can you look at the cameras?" Right now I'm the only one who looks at the cameras, which I did the other day to see the UPS man come in, didn't leave it in the lobby, got on elevator, and went to your door. It would be an expense. No one on your floor has a "ring doorbell".

Linda added she can't accuse anyone of doing it, but her neighbor had surgery and has 2 people helping him – daytime/nighttime – its right across from her doorway. Again, she can't accuse them, but that's what's she's thinking. ED Marra: We can try to contact people on the floors, asking if they saw that or anything, which I'm willing to do, but I don't know we can necessarily install cameras on every floor. There are 25 floors over the 3 buildings. Many cameras would be needed.

Motion to close Regular Meeting and move into Special Meeting to discuss personnel matters made by Commissioner Bennett; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

**ADJOURNMENT TO SPECIAL MEETING**

**SECAUCUS HOUSING AUTHORITY  
RESOLUTION NO. 2025-16  
AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Secaucus Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend, and

**WHEREAS**, the Secaucus Housing Authority has determined that   1   issue is permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on Thursday, April 24, 2025 at 7:45 P.M., and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

1

**“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is

The hiring of outside counsel to conduct an investigation into a personnel matter

;

**WHEREAS**, the length of the Executive Session is estimated to be 20 minutes after which the public meeting of the ~~Secaucus Housing Authority~~ shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Secaucus Housing Authority will go into Executive Session for **only** the above stated reasons;

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Hiring of outside counsel	4/22/25	Passed resolution hiring of counsel

**BE IT FURTHER RESOLVED** that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

**BE IT FURTHER RESOLVED** that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

\_\_\_\_\_  
Michael Harper, Chairperson

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE SECAUCUS HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON April 24, 2025.

\_\_\_\_\_  
Christopher Marra, Secretary

Motion to come back into open session, moved by Commissioner Bennett; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

Motion to approve Resolution #2025-17 made by Chairman Harper; 2<sup>nd</sup> by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

#### **RESOLUTION NO. 2025-17**

#### **Authorizing the Award of a Professional Services Contract to Attorney Nita Raval of Kenny, Florio & Raval to conduct an internal investigation**

**WHEREAS**, the Secaucus Housing Authority (“Authority”) has been made aware of a matter that requires prompt, thorough, and independent investigation: and

**WHEREAS**, the Board of Commissioners deems it necessary and in the best interest of the Authority to retain outside legal and investigative services to evaluate the matter in a confidential and impartial manner: and

**WHEREAS**, Attorney Nita Raval is an attorney licensed to practice law in the State of New Jersey, with demonstrated experience in public sector investigations and government-related legal matters, and has agreed to conduct the investigation at a rate of \$165 to \$185 per hour; and

2025 April 24

**WHEREAS**, the nature of the services to be rendered are of a professional and specialized nature and therefore qualify as a “professional service” under the Local Public Contracts Law, N.J.S.A. 40A:11-5 (l)(a)(i), which exempts such services from public bidding requirements; and

**WHEREAS**, the proposed contract is not anticipated to exceed one year in duration and shall not exceed a reasonable scope and cost as determined by the Board based on the nature of the investigation; and

**WHEREAS**, Attorney Raval shall complete and submit the necessary Political Contribution Disclosure Certification and Affirmative Action documentation, as required by N.J.S.A. 19:44A-20.4 et seq and other applicable laws;

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Secaucus Housing Authority that:

1. Attorney Raval and her firm are hereby appointed and authorized to conduct an internal investigation into the aforementioned matter in accordance with the terms set forth herein.
2. The Chairperson or their designee is hereby authorized to execute a professional services agreement with Attorney Raval and her firm at the hourly rate of \$175-\$185, subject to the terms and conditions approved by legal counsel.
3. This contract is awarded without competitive bidding as a professional service pursuant to N.J.S.A 40A:11 11-5(l)(a)(i)
4. A notice of this contract award shall be published in the official newspaper of the Authority in accordance with the provisions of N.J.S.A. 40A:11-5.

Motion to adjourn Regular Meeting made by Commissioner Bennett; 2<sup>nd</sup> by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (4)

Absent: Schlemm/Fairman/Pardasani

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber