

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
July 14, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 868 6632 7157, Passcode: 411296

CALL TO ORDER: Chairman Poli called the meeting to order at 6:02 P.M.

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Hall
Commissioner Feyl
Commissioner Ullah (Signed on at 6:22PM)
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSENT

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Manager
Laron Blackwell, Peer Place
Crystal Dinkins, Peer Place
Genee Eddleman, Green Pond Village

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this remote meeting being held on this the fourteenth day of July 2022 provided by the Executive Director of the Housing Authority County of Morris by preparing a notice specifying the time, date and place of this meeting. The electronic notice has been posted on the Authority's website and mailing the notice to the Daily Record for inclusion in the minutes of this meeting, all the above in accordance with N.J.S.A. 10:4-6 et.Seq. "Open Public Meetings Act."

Meeting open to public: Opened at 6:04PM. Executive Director Stephens was excited to share some wonderful news the Housing Authority received last week. NJ/NHARO awarded two of our Public Housing graduating seniors a scholarship, renewable for four years if they meet the criteria.

She first introduced Laron Blackwell and his mother Crystal Dinkins. Laron graduated from Morris Knolls High School where he volunteered for the middle school quadrathlon and the Lift Up Program, where he helped kids with autism learn how to lift weights properly. Laron participated in winter and spring track his junior and senior year. He was ranked #1 in the state in the 110 hurdles and ran at the New Balance Nationals in Philadelphia. Laron will be attending

CCM to study Exercise Science and plans to also attend online courses to earn a spot at a school for lineman. Laron has been awarded a \$2,000 scholarship, renewable for four years. He thanked the Housing Authority and everyone for their support.

Dreveon Eddleman recently graduated from Morris Catholic High School where he participated in football, wrestling and track and held awards in shot put. He volunteered for Operation Smile because he feels your smile is very important and also participated in the Forensics Team where he did public speaking. Dreveon will be attending Monmouth University where he will major in business and possibly minor in law. Dreveon was not able to make the meeting tonight and was represented by his mother, Genee Eddleman, as he started the Monmouth University summer program to get a jump start on preparing for his new journey. Dreveon won a \$2,500 scholarship renewable for four years. Ms. Eddleman thanked the Housing Authority and was excited to share the news with her son.

Executive Director Stephens congratulated both young men. The Housing Authority is very proud of them and knows they will do amazing things. She asked that they keep us updated on their progress and experiences. The paperwork will be mailed out to them. Public portion closed at 6:12PM.

Correspondence: None.

Committee Report: No Committees met.

Chairman Report: None.

Executive Director Report: Executive Director Stephens reviewed the close out meeting with the auditor. Besides the financials, they also reviewed Capital Fund, Housing Choice Voucher and Congregate. There were no findings. The only issue was Executive Director Stephens live signature on the website on minutes and resolutions. Another Executive Director had their signature stolen and a fraudulent letter went out. Discussion ensued regarding alternatives.

HUD Field Office Staff will be coming for a Site Visit next week. It has been at least 5-6 years since they were last out. One of those staff will be the former Engineer (now Division Director) whom she had spoken with about the potential disposition of the PVV property. Once the site visit is conducted, she will proceed as necessary with a plan for development.

Executive Director Stephens and Greg Brown had a phone conference with Hispanic Affairs about possible Weatherization improvements. Hispanic Affairs stated they should be receiving Infrastructure money that they may be able to use for buildings. JCP&L will also be conducting an audit at India Brook Village to see if we are eligible to update lightning, etc.

The Housing Authority is getting ready for Cycle Painting at Morris Mews. Anyone that moved in prior to 2018 is scheduled to be painted. There is an issue at Green Pond Village with a bear pulling all the garbage out of the dumpster. Maintenance has been spraying with bleach and cleaning up daily. Chairman Poli suggested ammonia would work better.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Chairman Poli Approving the Regular Minutes for June 9, 2022. The following votes were cast:

AYES

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

Commissioner Feyl

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Approving the Schedule of Payments for July 14, 2022. The following votes were cast:

AYES

Commissioner Hall
Commissioner Feyl
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022 –20 – A motion was made by Commissioner Meringolo and seconded by Vice Chairman Zaccone Authorizing Staff Attendance in the Rutgers Public Purchasing/QPA Training Program. Discussion ensued about the contract with the staff person and the benefits to the Housing Authority. Commissioner Meringolo stated having a QPA has tremendous benefits in terms of purchasing and contracts as it increases the threshold from \$17,500 to \$44,000. Commissioner Ullah asked if this was part of transition planning when Executive Director Stephens retired which in fact it is. The following votes were cast:

AYES

Commissioner Hall
Commissioner Feyl
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Chairman Poli asked if the new ‘Lead Law’ would affect the Housing Authority. Attorney Kate Coffey will look into it. The Housing Authority does not own any properties prior to 1978, however, the inspector does inspect private properties.

Kate Coffey reported Day Pitney reviewed the Ice Removal specs, provided advice on the contract regarding the QPA Training and advised on how to issue HAP Payments when the a landlord passed away and subsequently the executor passed away.

Day Pitney is continuing to work on tenant collections, termination of leases and tenant violations. They have one settled, two evictions, three collections, one default judgement and thirteen complaints.

New Business – Executive Director Stephens reported that since the last month was consumed with the audit, we are still in the process of evaluating the utility consumption the Morris County Nutrition Project utilizes.

Old Business – None

Adjournment:

Meeting adjourned at 6:43PM.

8/11/22
Date Adopted

Kelly A. Stephens, Board Secretary