

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
June 9, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 886 6492 3953, Passcode: 045951

CALL TO ORDER: Chairman Poli called the meeting to order at 6:03 P.M.

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSENT

Commissioner Feyl
Commissioner Ullah

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Manager
Barbara Anderson, IBV Tenant

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 ninth day of June 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 6:05PM. No one from the public was on when the meeting opened. Meeting closed at 6:06PM. Ms. Anderson signed on at 6:07PM and Executive Director Stephens stated they just closed the public portion but if there was anything she would like to say. Ms. Anderson said there was nothing at this time. The speed limit/slow sign was installed at India Brook and Ms. Anderson has not heard anything about it.

Correspondence: A letter was sent to the Commissioners which did not require follow-up.

Committee Report: No Committees met.

Chairman Report: Will be covered in Executive Director Stephens report.

Executive Director Report: Executive Director Stephens reported the audit will be conducted on July 7th and 8th. The Housing Authority is currently down three office staff and everyone is pitching in, including Executive Director Stephens, to get the work completed.

Regarding the PVV Property, Executive Director Stephens met with the Engineer and Portfolio Specialist from HUD. The Engineer feels it is doable, however, he would need to speak to the Special Applications Center (SAC) at Demolition and Disposition. Commissioner Meringolo requested a Business Plan, with Foundation Documents and a synopsis of what we are trying to accomplish, since we will be spending money down the line. This should be completed prior to soliciting proposals.

Lastly, Executive Director explained to the Board that the Morris County Nutrition Project utilizes space at the Congregate Building and Pleasant View Village for a nutrition site and home delivered meals. They are onsite from approximately 6AM-1PM Monday through Friday. No rent is charged and the Housing Authority is incurring costs for utilities. The board may want to explore the possibility of charging to cover basic utilities down the road. Commissioner Meringolo suggested this item should be under 'New Business' and would like additional information on Lease Term, Space, Utilities and Mission. Executive Director Stephens will work on gathering the information.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Regular Minutes for May 12, 2022. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Hall Commissioner Meringolo Vice Chairman Zaccone Chairman Poli		

Chairman Poli declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Executive Session Minutes for May 12, 2022. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Hall Commissioner Meringolo Vice Chairman Zaccone Chairman Poli		

Chairman Poli declared said motion carried.

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

AYES

ABSTAIN

NAYS

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022 –15 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Extending the Agreement for Property and Financial Management Services Between the Housing Authority County of Morris and the Morris County Affordable Housing Corporation. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022 – 16 – A motion was made by Chairman Poli and seconded by Commissioner Meringolo Authorizing the Agreement with NJ Department of Human Services. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022 – 17 – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Awarding the Emergency Contract for the Replacement of the Main Board for the Congregate Elevator. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022 – 18 – A motion was made by Chairman Poli and seconded by Commissioner Hall Awarding the Emergency Contract for the Replacement of the Dry Suppression System at the Congregate Building. The following votes were cast:

AYES
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022 – 19 – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Awarding the Contract for the Installation of Attic Stairs at Pleasant View Village. The following votes were cast:

AYES
Commissioner Hall
Vice Chairman Zaccone

ABSTAIN

NAYS
Commissioner Meringolo
Chairman Poli

Chairman Poli declared said motion was not carried. A motion was made to table the resolution for a future date until additional pricing outside the ECSNJ was received. All commissioners were in agreement.

Legal Update – Attorney Kate Coffey reported Day Pitney worked with the Authority on a HCV question where the landlord is deceased and gave options about releasing the HAP payment. They also are researching an issue with spouses/dependents and medical benefits. Day Pitney is working on a tuition payment agreement to send an employee to QPA training.

Day Pitney is continuing to work on tenant collections, termination of leases and tenant violations. They have four judgements they are currently in the process of collecting. The Public Housing Manager send over a slew of non-payments which Day Pitney will be filing complaints.

New Business – None

Old Business – None

Adjournment:

Meeting adjourned at 6:49PM.

7/14/22
Date Adopted

Kelly A. Stephens, Board Secretary