

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
May 12, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 873 9346 3272, Passcode: 212279

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

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSENT

Commissioner Ullah

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Manager
Ralph Polcari, Fee Accountant
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 twelfth day of May 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."

Presentation by Fee Accountant on Unaudited Numbers: Ralph Polcari provided the Board a report of the Unaudited numbers that were submitted in REAC for CY2021. While the Housing Authority continues to be in good final shape, Commissioner Hall expressed concerns about the long term pension and OPEB liability. Ralph explained that this was required to be reflected on the books now and unfortunately, this is something all Housing Authorities are facing.

Executive Director Stephens stated that the Housing Authority has been reducing staff and utilizing a temp agency for staffing needs, in an effort to be more cognizant about the issue. Commissioner Meringolo asked if there were a way to increase rents or any conversations amongst colleagues about generating more income. Executive Director Stephens explained that HUD reduced the Fair Market Rents which is why we adopted the Small Area Fair Market Rents

which is based on each municipality. This is for both the Section 8 and Public Housing programs. He also suggested that the Finance Committee should discuss a long-term strategy.

Meeting open to public: Opened at 6:26PM. Barbara Anderson stated she met with Executive Director Stephens the other day and the bench was moved right away. They appreciate it and were sitting on it already. She also stated that Fire Alarm workers did a wonderful job. Ms. Anderson also commended the maintenance staff at India Brook Village because as soon as a work order is called in, it is taken care of. She was concerned about cars coming in the driveway. Although there is a STOP sign, cars speed around the circle and there are older people who are walking and she is concerned someone will get hit. Executive Director Stephens stated she already spoke to the Contracts Administrator, and we would be ordering a speed limit sign. Meeting closed to the public at 6:29pm.

Correspondence: None

Committee Report: No Committees met.

Chairman Report: Chairman Poli reported that he, Executive Director Stephens and maintenance staff walked the Pleasant View Village property and he feels that there is possible room for development. The project would require HUD approval and Executive Director Stephens stated she already sent an email to the Engineer. The site is about 10.4 acres and Chairman Poli stated it was possible to build two triplexes or one sixplex. There are many barriers, however, the area is level and not too many trees. Executive Director will keep the Board updated, however, it is a lengthy process.

Executive Director Report: Executive Director Stephens was happy to report that they found out today they were awarded \$686,570 for CFP 2022, which is about \$120,000 more than last year. They are prioritizing work that needs to be completed. Norwescap utilizes the day care at Peer Place and they would like to upgrade the playground area and flooring. They will provide Executive Director Stephens with drawings and samples, however, she requested any improvements remain if they Norwescap was to leave Peer Place.

The Housing Authority applied for an additional ten Mainstream vouchers which was the maximum amount through the non-competitive NOFA. The sidewalks were completed at India Brook Village and we will be moving on to updating the lighting, painting and cleaning the flooring. At Pleasant View Village the floors are just about complete.

The Housing Authority is hosting a COVID Booster clinic tomorrow at our Morris Mews site. We are working on basic spring clean up items such as cleaning the carpets/floors, power washing/flowers, etc. Lastly, the staff will receive their retroactive pay tomorrow. We were able to pay out just from operations without touching the money markets or Capital Fund monies.

Regular Minutes – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Approving the Regular Minutes for April 14, 2022. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Schedule of Payments for May 12, 2022. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 –11 – A motion was made by Commissioner Feyl and seconded by Vice Chairman Zaccone Awarding the Contract for Dryer Vent Cleaning at Peer Place Family Complex. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 – 12 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Awarding the Contract for Sidewalk Repairs at Morris Mews. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 – 13 – A motion was made by Commissioner Feyl and seconded by Vice Chairman Zaccone Awarding the Contract for Refuse Collection. The following votes were cast:

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey stated Day Pitney reviewed the bid specifications and was present for bid opening of the resolution the Board just awarded. They have also been working with the Authority regarding an issue with a retired employee and their marital status. Day Pitney has participated in litigation for non-compliance issues and there was a judgement of possession and judgement for collections matters. There are two matters for up for complaints and they are also working on a dispute between a Section 8 landlord and tenant. The remaining item will be presented in Executive Session.

New Business – None

Old Business – Was covered under Chairman Poli’s report regarding the PVV Property.

Resolution 2022 – 14 – A motion was made by Commissioner Meringolo and seconded by Chairman Poli Authorizing Executive Session. The meeting will immediately adjourn after Executive Session and no action will be taken. The following votes were cast:

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

ABSTAIN

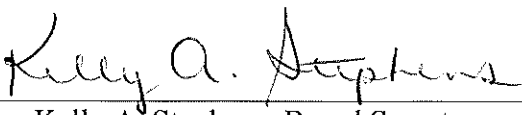
NAYS

Chairman Poli declared said motion carried.

Adjournment of Public Portion:

Meeting adjourned at 6:53PM.

6/9/22
Date Adopted



Kelly A. Stephens, Board Secretary