

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
OCTOBER 10, 2017

**TIME:** 6:00 P.M.

**PLACE:** Morris Mews, 99 Ketch Road, Morristown, New Jersey

**CALL TO ORDER:** Chairman Ricciardelli called the meeting to order at 6:00 P.M.

**ROLL CALL:** Chairman Ricciardelli requested that the roll be called.

**PRESENT**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSENT**  
Commissioner Denecke  
Commissioner Dolan  
Vice Chairman Schramm

**Also attending meeting:**

Roberta L. Strater, Executive Director  
Lucille Favale, Deputy Executive Director  
Helen Laurentino, Executive Assistant  
Douglas Henshaw, Day Pitney LLP

**Chairman Ricciardelli read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this tenth day of October 2017 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6 et.seq. "Open Public Meetings Act."

**Minutes** – A motion was made by Commissioner Hall and seconded by Commissioner Tappen Approving the Minutes of Regular Meeting of September 12, 2017. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**  
Commissioner Koldeyn

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Koldewyn seconded by Commissioner Hall Approving the Schedule of Payments for October 10, 2017. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 40** - A motion was made by Commissioner Tappen and seconded by Chairman Ricciardelli Awarding Exterior Repairs and the Replacement of Storage Room Doors at Green Pond Village Complex to **Howard C. Storer LLC**. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 41**- A motion was made by Chairman Ricciardelli and seconded by Commissioner Tappen Awarding Cleaning Service Contract to **Danny's Cleaning Service**. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 42**- A motion was made by Commissioner Koldewyn and seconded by Commissioner Hall Awarding Contract for Appliance Replacement at Housing Authority Properties to **Haier US Appliance Solutions, Inc. DBA GE Appliances**. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 43**- A motion was made by Commissioner Koldewyn and seconded by Commissioner Hall Approving the Memorandum of Understanding with the Morris County Office of Temporary Assistance. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 44-** A motion was made by Commissioner Tappen and seconded by Commissioner Koldewyn Approving PHA Certifications of Compliance with the PHA Plan. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 45-** A motion was made by Commissioner Koldewyn and seconded by Commissioner Hall Awarding Contract for Tree Cutting Services at the Bennett Avenue and Green Pond Village Family Complexes to **Tree King**. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 46-** A motion was made by Commissioner Hall and seconded by Commissioner Koldewyn Introducing the 2018 Budget. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

**Resolution 2017 - 47-** A motion was made by Chairman Ricciardelli and seconded by Commissioner Koldewyn Authorizing Executive Session. The following votes were cast:

**AYES**  
Commissioner Hall  
Commissioner Koldewyn  
Commissioner Tappen  
Chairman Ricciardelli

**ABSTAIN**

**NAYS**

Chairman Ricciardelli declared said motion carried.

### **Report of Committees**

#### **Finance Committee**

Commissioner Hall reported that the Finance Committee consisting of Commissioner Hall and Vice Chairman Schramm, met with Tony Polcari and Ralph Polcari as well as Ms. Strater, Ms. Favale and Ms. Bozzi to discuss the 2018 Budget. Commissioner Hall provided the Board with a synopsis of the budget.

#### **Personnel Committee**

Chairman Ricciardelli, Commissioner Koldewyn and Commissioner Tappen met with Ms. Strater and Ms. Favale to discuss employment of a Deputy Executive Director.

#### **New Business**

Ms. Strater reported that US Dept. of HUD has a new regulation that allows you to utilize Housing Choice Vouchers for project based properties.

Ms. Strater also announced that US Dept. of HUD also has funding for veterans through the Housing Choice Voucher program. We have requested a letter of support from the Veterans Administration in order for us to provide them Housing Choice Vouchers.

#### **Old Business**

None

#### **Adjournment**

A motion was made by Commissioner Tappen and seconded by Commissioner Koldewyn to adjourn the meeting. All were in favor. Meeting adjourned at 6:30pm.

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Date Adopted

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Roberta L. Strater, Director/Secretary