

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
SEPTEMBER 12, 2017

TIME: 6:00 P.M.

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

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

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

PRESENT

Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSENT

Commissioner Denecke
Commissioner Koldewyn

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 twelfth day of September 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 Tappen and seconded by Commissioner Hall Approving the Minutes of Regular Meeting of August 8, 2017. The following votes were cast:

AYES

Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm

ABSTAIN

Commissioner Dolan
Chairman Ricciardelli

NAYS

Chairman Ricciardelli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Dolan seconded by Commissioner Hall Approving the Schedule of Payments for September 12, 2017. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 35 - A motion was made by Commissioner Hall and seconded by Chairman Ricciardelli Extending the Snow and Ice Removal Contract to **Ruch Services, LLC**. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 36- A motion was made by Vice Chairman Schramm and seconded by Commissioner Tappen Extending the Contract for Labor Rates for Plumbing and Heating Services at Housing Authority County of Morris Properties to **William Hearn Plumbing and Heating**. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 37- A motion was made by Commissioner Tappen and seconded by Chairman Ricciardelli Awarding Commercial Kitchen Renovation at Congregate Living Facility to **Walkill Group**. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 38- A motion was made by Chairman Ricciardelli and seconded by Commissioner Hall Awarding the Architectural Contract for Resurfacing Pavement at Peer Place Family Complex to **LSEA Corporation**. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 39- A motion was made by Commissioner Hall and seconded by Commissioner Dolan Awarding Contract for Tree and Bush Cutting Services at India Brook Village Senior Citizen Complex to **Tree King**. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Morris County Affordable Housing Corporation

Monroe Street

Ms. Strater reported we are still waiting to get the water company issues resolved so we can move forward with the project. The siding, windows and porches were installed. The building looks great.

Property Adjacent to Morris Mews

Ms. Strater and Mr. Henshaw agreed that we should wait on this project until we hear that Morris Township COAH plan is approved.

Report of Committees

None

Occupancy Report

Chairman Ricciardelli requested clarification of the report. Ms. Strater stated that \$1,500 of the \$9,402 of tenant's accounts receivable is still owed. We will go to court with the tenants that are habitually late. If a tenant is late every month, we will do a cease. If they continue being late for the next 3 months after receiving the cease, we will issue a quit.

New Business

Ms. Strater reported that Lucille Favale will be retiring by the end of December 2017. Ms. Strater requested a Personnel Committee meeting. She will contact the members to schedule a meeting.

Old Business

Ms. Strater reported that we received \$53,550 of CDBG funds from Morris County Community Development to replace the playground equipment and ground cover at Peer Place.

Adjournment

A motion was made by Commissioner Tappen and seconded by Commissioner Hall to adjourn the meeting. All were in favor. Meeting adjourned at 6:20pm.

Date Adopted

Roberta L. Strater, Director/Secretary