

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
November 12, 2020

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 856 0321 3519, Passcode: 696473

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

ROLL CALL: Vice Chairman Zaccone requested that the roll be called.

PRESENT

Vice Chairman Zaccone
Commissioner Hall
Commissioner Meringolo
Commissioner Poli
Commissioner Ullah

ABSENT

Chairman Feyl

Also attending meeting via conference call:

Katharine A. Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Manager
Anthony Polcari – Fee Accountant
Ralph Polcari – Fee Accountant
Barbara Anderson – Tenant
Pam Channel - Tenant

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this twelfth day of November 2020 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, the Housing Authority website 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."

Meeting open/closed to public: 6:04PM

The members of the public did not wish to speak at this time.

Correspondence: None

Regular Minutes – A motion was made by Commissioner Poli seconded by Commissioner Hall Approving the Regular Minutes for October 8, 2020. The following votes were cast:

AYES

Vice Chairman Zaccone
Commissioner Hall
Commissioner Meringolo
Commissioner Poli
Commissioner Ullah

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Hall seconded by Commissioner Poli Approving the Executive Session Minutes for October 8, 2020. The following votes were cast:

AYES

Vice Chairman Zaccone
Commissioner Hall
Commissioner Meringolo
Commissioner Poli
Commissioner Ullah

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

New Business

Anthony and Ralph Polcari were invited to join in this meeting to answer any questions regarding the Audit, Budget and for a brief synopsis of the Rental Assistance (RAD).

Anthony Polcari went into great depth about the Audit. One of the main issues is the OPEB liability must now be on the books, which shows an unrestricted net position deficit. This is not an issue with just Morris County, but Housing Authorities all over NJ and the country. Anthony Polcari suggested that the unaudited year end financials be distributed to the Board for their review in March so they are aware of any issues early on.

Anthony Polcari also provided an explanation of the Rental Assistance Demonstration (RAD) Program. A Personal Needs Assessment would need to be completed of the properties by an Architect/Engineer and a 15-year cash flow projection. There are templates to conduct a preliminary analysis. HUD is pushing for all Housing Authorities to transfer to the RAD program but we are unclear as to the timeline. Anthony Polcari pointed out that RAD would not help with the pension deficits. In addition, there is no operating subsidy or CFP with RAD.

Committee Report –None at this Time

Chairman Report – None at this time.

Executive Director Report – None at this time.

Schedule of Payments – Finance Manager Gina Bozzi explained the Financial Statements. A motion was made by Commissioner Hall and seconded by Commissioner Poli Approving the Schedule of Payments for November 12, 2020. The following votes were cast:

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

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 40 – A motion was made by Commissioner Poli and seconded by Commissioner Hall accepting the Audit Review for Year Ending December 31, 2019. The following votes were cast:

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

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 41 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Adopting the 2021 Annual Budget for the Housing Authority County of Morris. The following votes were cast:

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

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 42 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Awarding the Risk Management Consultant Agreement. The following votes were cast:

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

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 43 – A motion was made by Commissioner Hall and seconded by Commissioner Poli Appointing Attorney Services. The following votes were cast:

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

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 44 – A motion was made by Commissioner Meringolo and seconded by Commissioner Poli Appointing the Accounting Firm. The following votes were cast:

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

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 45 – A motion was made by Commissioner Meringolo and seconded by Commissioner Ullah Appointing the Auditor. The following votes were cast:

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

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Resolution 2020 – 46 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Authorizing Executive Session. No action will be taken after Executive Session and the Board will immediately adjourn. The following votes were cast:

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

ABSTAIN

NAYS

Vice Chairman Zaccone declared said motion carried.

Legal Update

Day Pitney provided assistance to the Authority on abandoned property. She and Kelly A. Stephens discussed updating the Smoke Free Policy with the legalization of marijuana in New Jersey. Federal regulation supersedes State and marijuana is not permitted in Federal Buildings. In addition, Kate’s colleague, Rachel Gonzalez assisted with legal assistance on a personnel item.

Old Business

None

Adjournment

Meeting adjourned at 7:33PM.

Date Adopted

Kelly A. Stephens, Director/Secretary