

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
October 14, 2021

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 867 3565 4729, Passcode:740595

CALL TO ORDER: Chairman Poli called the meeting to order at 6:01 P.M.

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

PRESENT

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

ABSENT

Also attending meeting via conference call:

Kate Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
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 fourteenth day of October 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: 6:03PM

Barbara Anderson of IBV wanted to thank the Housing Authority for the Heritage event at the complex. She also wanted to bring up that when she came home on Sunday night, the parking lot was dark. Ms. Anderson asked if it was on a timer and Executive Director said that it was or could be a photo cell issue. She would have maintenance address it immediately. Executive Director Stephens also reminded Ms. Anderson that she could also call the office or the answering service. Public session closed at 6:05PM.

Correspondence: None at this time.

Committee Report: The Finance Committee, consisting of Commissioner Hall, Commissioner Meringolo and Vice Chairman Zaccone met on October 7, 2021 to review the Audit for FYE

12/31/2020 and the Budget for FY2022. Commissioner Hall reviewed his minutes from the meeting and gave a synopsis of the overall financial picture of the Housing Authority. While the Housing Authority is in a good financial position, long term concerns are the capital repairs that will be needed on the aging buildings and the unfunded pension and benefits. The Finance Committee recommended approval of the Budget and Audit Report.

Chairman Report: Chairman Poli had no report at this time. However, he wanted to clarify the November meeting, which is a government holiday. The November meeting will be held on Wednesday, November 10, 2021 at 6PM and was advertised at the beginning of the year in the paper and on the website.

Executive Director Report: The Housing Authority is working with the insurance company on a mold issue at India Brook Village. It was identified there was an issue and Executive Director Stephens felt the only way to properly address the issue was to relocate the tenant. Once they were out, it was discovered how extensive the mold is. Air quality testing was done and we are working with the adjuster.

The attorneys were able to negotiate an agreement on the sidewalk issue and repairs are beginning this week. The playgrounds were completed and pictures of the playgrounds were emailed to the board as part of their package. Commissioner Meringolo was reappointed to the Board by the County Commissioners until 10/2026 after filling a vacancy. Thank you Commissioner Meringolo for dedicating your time to the Board.

As Ms. Anderson indicated, there was a Hispanic Heritage Month event at India Brook with food, music and dancing. We will be hosting a COVID Vaccine Booster Clinic in November at Morris Mews. We have spoken to Randolph Community Services and they will provide transportation to those tenants at IBV who wish to receive the booster.

Executive Director Stephens explained to the Board that HUD is looking to decrease the Fair Market Rents, which would greatly impact the HCV program. She submitted a letter to the General Counsel for comments and requested that we continue to utilize the current FMR's until it is settled. At Commissioner Hall's suggestion, she forwarded the issue/concern and correspondence to Congresswoman Sherill's Office to see if there is anything they can do at the federal level.

Lastly, the Executive Director of the Madison Housing Authority approached Executive Director Stephens about the possibility of becoming an independent entity for their RAD PBV projects. Responsibilities would be yearly inspections of units and completing a rent reasonableness, as per the information sheet that was emailed to the Board. It would entail about 5 days per year of the inspectors time, and other responsibilities that were assigned to him can be realigned. Madison did receive HUD notice that it was not an issue for their Affordable Housing Corporation to serve as the Independent Entity so it may not be needed. The Board was in full support of MCHA becoming the Independent Entity if Madison needs their assistance.

Regular Minutes – A motion was made by Commissioner Meringolo and seconded by Commissioner Hall Approving the Regular Minutes for September 9, 2021. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
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 Feyl Approving the Schedule of Payments for October 14, 2021. The following votes were cast:

AYES

ABSTAIN

NAYS

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

Chairman Poli declared said motion carried.

Resolution 2021 – 35 – 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 Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2021 – 36 – A motion was made by Commissioner Feyl and seconded by Vice Chairman Zaccone Awarding the Contract for the Replacement of the Fire Alarm System at India Brook Village. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2021 – 37 – A motion was made by Commissioner Meringolo and seconded by Commissioner Hall Introducing the 2022 Housing Authority Budget. Which was reviewed and recommended by the Finance Committee. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2021 – 38 – A motion was made by Chairman Poli and seconded by Commissioner Meringolo Accepting the Certificate of Completion from Picerno-Giordano Construction, LLC. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2021 – 39 – A motion was made by Commissioner Meringolo and seconded by Commissioner Ullah Awarding the Contract for Replacement of Hot Water Heater at Peer Place 100 Building. The following votes were cast:

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Day Pitney has been working with the Authority on four evictions and seven collection matters. They have also provided assistance on repayment agreements to recoup on monies owed to the Housing Authority after tenants/participants have left the program. They also followed up on a question from the Housing Authority if it was permissible to garnish refund checks. Unfortunately, NJ does not permit this. Day Pitney also advised the Board that they can proceed with non-compliance issues with the court.

New Business – None.

Old Business – Commissioner Hall asked if there was any update on the Rockaway project. Executive Director Stephens stated she dropped off the original site plan to Alfred Stewart as the scanned copies were not very clear.

Adjournment

Meeting adjourned at 6:51PM.

11/10/21
Date Adopted



Kelly A. Stephens, Director/Secretary