

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
April 13, 2023

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 830 0961 8340

CALL TO ORDER: Chairman Poli called the meeting to order at 6:00PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

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

ABSENT

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
Tayfun Selen, Morris County Commissioner
Ralph Polcari, Fee Accountant

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 thirteenth day of April 2023 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: Opened at 6:03PM. Commissioner Selen stated he is available if the Housing Authority has anything they want to convey to the County Board of Commissioners. Closed to the public at 6:04PM.

Presentation: Ralph Polcari, Fee Accountant, presented the Unaudited Numbers that were submitted to REAC. This year there was no CDBG or Cares Act \$. The major expenses are employee benefits, salaries, maintenance and utilities. The Housing Authority received a 25/25, which is the maximum number of points that can be received in REAC for financial scoring. Ralph Polcari stated the Housing Authority is in good financial shape, and gave further explanation of the OPEB liability. Discussion ensued about the scores and OPEB liability.

Correspondence: A thank you email was included in the package for Executive Director Stephens participating in the Family Promise Landlord/PHA webinar.

Committee Report: No Committees met.

Chairman Report: Chairman Poli is satisfied the County and Housing Authority reached an agreement and business will continue as usual.

Executive Director Report: The Financial Disclosures are due April 30, 2023. All Commissioners are required to complete one. The Volunteer Recognition Reception is May 9th – are any of the Commissioners attending? Commissioners Bevacqua and Hall plan on attending.

Activities at the Senior Sites are chair exercise, food pantry and quarters as well as easter crafts, fire safety, bingo and birthdays and foot screenings at Morris Mews. Heat will need to be on at least through May 1st by state law and after that the HA will need to evaluate the temperatures. We have a new maintenance person that will be starting next week.

Executive Director Stephens also serves on the Permanent Housing Committee and she will be assisting with drafting the engagement plan for municipal stakeholders.

Regular Minutes – A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Approving the Regular Minutes for March 9, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

Commissioner Hall

NAYS

Chairman Poli declared said motion carried.

Executive Session Minutes – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Bevacqua Approving the Executive Session Minutes for March 9, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

Commissioner Hall

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Commissioner Zaccone Approving the Schedule of Payments for April 13, 2023. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2023-6 –A motion was made by Commissioner Zaccone and seconded by Vice Chairman Meringolo Appointing the Morris County Department of Employee Resources Liaison. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2023-7 –A motion was made by Commissioner Hall and seconded by Commissioner Bevacqua Extending the Contract for Information Technology Services. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2023-8 –A motion was made by Commissioner Hall and seconded by Commissioner Zaccone Awarding the Landscaping and Grounds Care Contract. The following votes were cast:

AYES

ABSTAIN

NAYS

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

Chairman Poli declared said motion carried.

Resolution 2023-9 –A motion was made by Chairman Poli and seconded by Vice Chairman Meringolo Authorizing the Transfer of the Current Morris Mews Restricted Reserve Account. The following votes were cast:

AYES

ABSTAIN

NAYS

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

Chairman Poli declared said motion carried.

Legal Update – Day Pitney assisted the authority with the re-bid of the landscape contract that was voted on tonight. They also looked into if the HA can conduct meetings via Zoom now that the health emergency is over. It was determined that meetings can continue virtually.

Day Pitney has also assisted with payment plans in order to avoid eviction. There is one eviction pending, and two complaints being drafted.

New Business – None

Old Business – Executive Director Stephens reviewed the checklist of requirements for the SAC application for the PVV Property. A resident meeting needs to be conducted and approval from the municipality are two items that need to be done. However, an Environmental Review must be completed by an engineer which looks at wetlands, endangered species, etc. The board directed Executive Director Stephens to get pricing for an engineer for the next meeting.

Adjournment:

The public portion of the meeting adjourned at 6:43PM.

5/11/23
Date Adopted

Kelly A. Stephens, Board Secretary