

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
August 10, 2023

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 830 0961 8340

CALL TO ORDER: Vice Chairman Meringolo called the meeting to order at 6:01PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSENT

Commissioner Ullah
Chairman Poli

Also attending meeting via conference call:

Tayfun Selen, County Commissioner
Kelly A. Stephens, Executive Director
Katherine A. Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
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 tenth day of August 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. No member of the public wished to speak. Closed to the public at 6:04PM.

Correspondence: Executive Director Kelly A. Stephens included a thank you from a realtor/family member, thanking the Housing Authority for all their efforts in housing a family that was homeless. This was a true collaborative effort between herself, the HCV staff, Office of Temporary Assistance, Family Promise and the family themselves.

Committee Report: Executive Director Stephens reported the Finance Committee will need to meet at the end of September or first week in October to discuss the 2024 budget and introduce it at our October meeting. The Personnel Committee will be meeting sometime in October to follow-up items from the last meeting.

Chairman Report: None.

Executive Director Report: Executive Director Stephens reported the activities for the month included chair exercise, quarter exchange, blood pressure screenings, food pantry, foot doctor and cook outs at senior buildings.

On Tuesday, she will be attending a press conference in Montclair for Congresswoman Mike Sherill as she highlights the reintroduction of the Homeless Children and Youth Act. On September 15th, there will be an event at Executive Drive for Municipal Leaders to learn about the various non-profits and the Continuum of Care.

The Housing Authority received notification from the software company that the applicant portal will be retired by the end of the year. We are updating the portal which will allow applicants to make changes and upload documents. The Housing Authority is also adding a tenant portal where tenants/participants can complete their annual recertification process, upload documents, message caseworks, enter work orders and make payments. Lastly, the landlord portal will enable landlords to access inspections, payments and 1099's.

Regular Minutes – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Approving the Regular Minutes for July 13, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Schedule of Payments – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Hall Approving the Schedule of Payments for August 10, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Resolution 2023–18 –A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Extending the Agreement between the Housing Authority County of Morris and the Morris County Affordable Housing Corporation. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Resolution 2023-19 –A motion was made by Commissioner Hall and seconded by Commissioner Bevacqua Accepting the Audit Review Certificate. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Resolution 2023-20 –A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Awarding the Contract for Dryer Vent Cleaning. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Resolution 2023-21 –A motion was made by Commissioner Zaccone and seconded by Commissioner Hall Awarding the Preventative Maintenance for the Fire Alarm Systems. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Legal Update – Attorney Kate Coffey reported the courts are moving ahead quicker with trial dates. There are currently seven individuals in repayment settlements, one tenant is due to vacate, we have collected one judgement, five others are in collections and there was one

eviction. Day Pitney also provided assistance regarding the dryer vent resolution and a question about prevailing wage. They also provided guidance regarding law enforcement and releasing a client's personal information.

New Business – None

Old Business – Regarding the PVV Property, there are no compliance concerns regarding the actual property or development. Executive Director Stephens will be meeting with the tenants of the building, and she will need to attend a Town Council meeting to submit to HUD for approval.

Adjournment:

The meeting adjourned at 6:34PM.

9/14/23
Date Adopted

Kelly A. Stephens, Board Secretary