

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
April 9, 2019

TIME: 6:00 P.M.

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

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

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

PRESENT

Commissioner Feyl (Left at 6:54 PM)
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSENT

Commissioner Ali
Commissioner Ullah

Also attending meeting:

Katharine A. Coffey, Day Pitney LLP
Kelly Stephens, Executive Director
Hope Summerset-Neely, Social Service Administrator and FSS Program Coordinator
Gregory Brown, Administrative Assistant

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this ninth day of April 2019 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."

Meeting open to public: – Public in attendance:

Crystal Dinkins, Tenant
Kristal Elliot, Tenant

Ms. Dinkins voiced concerns over how her Child Support was calculated and handled. Ms. Stephens explained to the Board what the PHA Policy is and what the court order addressed. She will forward the court order to the attorney for guidance.

Ms. Elliott voiced several issues with the Housing Authority over the last year:

1. Cars – Ms. Elliott was told that there was a policy that you cannot have two cars. She had to use the second car because the first one was not working. Ms. Elliott was called at work last December and told that her car was going to be towed and was subsequently fired from her job. Ms. Stephens confirmed that Ms. Elliott was correct that the policy did not clearly specify this and that the Housing Authority would be revising the policy in the Annual Plan.
2. Proof of Income – Felt she was being harassed by the staff when they requested information (ie. Current Child Support).
3. Dog – Ms. Elliott stated that she had told us her dog was an Emotional Support Dog. Ms. Stephens explained that no staff person remembered Ms. Elliott stating this otherwise we would have given her a Reasonable Accommodations Policy Request to complete and would not have accepted the pet deposit. Ms. Elliott provided the proper documentation and the deposit was being refunded to her.
4. Additional Deposits – Ms. Elliott had an issue with the way additional deposits were calculated as income. Ms. Stephens explained to the board that this is a HUD and PHA Policy and if the tenant can show acceptable documentation (receipts, etc.) as to what the additional deposits were, they would not be counted as income.

Minutes – A motion was made by Chairman Hall seconded by Commissioner Feyl Approving the Minutes for March 12, 2019. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Feyl	Commissioner Koldewyn	
Commissioner Zaccone	Vice Chairman Tappen	
Chairman Hall		

Chairman Hall declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Approving the Schedule of Payments for April 9, 2019. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Feyl		
Commissioner Koldewyn		
Commissioner Zaccone		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2019 - 7 – A motion was made by Commissioner Zaccone and seconded by Vice Chairman Tappen Approving the Rejection of Bids for the Replacement of Playground Equipment, Surface and Fencing at the Peer Place Family Complex. The following votes were cast:

AYES
Commissioner Feyl
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 - 8 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Feyl Approving the Change Order NO. GC-01 for the Relocation of Air Conditioning Sleeves at Peer Place. The following votes were cast:

AYES
Commissioner Feyl
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 - 9 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Feyl Approving the Change Order NO. GC-02 for Removing and Replacing Roofs on 52 Bay Windows at Peer Place. The following votes were cast:

AYES
Commissioner Feyl
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 - 10 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Zaccone Approving the Change Order NO. GC-03 for the Removal and Reinstallation of Existing Light Fixtures in Buildings 1, 2 and 3 at Morris Mews. The following votes were cast:

AYES
Commissioner Feyl
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 - 11 – A motion was made by Commissioner Feyl and seconded by Commissioner Koldewyn Approving the Memorandum of Affiliation with The College of Saint Elizabeth. The following votes were cast:

AYES
Commissioner Feyl
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 – 12 - A motion was made by Commissioner Zaccone and seconded by Chairman Hall Authorizing Executive Session. The following votes were cast:

AYES
Commissioner Koldewyn
Commissioner Zaccone
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried. They entered into Executive Session at 6:55PM.

Report of Committees

None

New Business

Hope Summerset-Neely, Social Service Administrator and Family Self Sufficiency Program Coordinator gave an overall review of the services provided and FSS Program. Next month, Giovanna McClendon, Housing Manager, will review the Public Housing Department and its responsibilities

Old Business

None

Adjournment

A motion was made by Commissioner Koldewyn and seconded by Chairman Hall to adjourn the meeting. All were in favor. Meeting adjourned at 7:11 P.M.

Date Adopted

Kelly A. Stephens, Director/Secretary