

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
February 9, 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 6:03PM

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
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 ninth day of February 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 6:05PM. Barbara Anderson wanted to thank Kelly Stephens for getting a new flag put up so quickly. Closed to the public at 6:06PM.

Correspondence: None.

Committee Report: No Committees met.

Chairman Report: Chairman Poli will give his report during Executive Session.

Executive Director Report: Executive Director Stephens updated the Board on all the activities at the various senior buildings this month: Chair exercise, Chinese NY celebration, birthday

celebrations, food pantry, Valentine's Bingo, quarter exchange, and Get Connected, a program offered by Newbridge that addresses senior health.

The Housing Authority made it through the freezing weather with just one frozen pipe. Fortunately, there was no significant damage, however, we are looking to update our charges list to include damage from negligence. The Housing Authority has been proactive in sending flyers, instructions, text messages, phone calls in preparation of freezing weather and as a reminder for each cold spell, however some ownership needs to be placed on the tenants.

There is a new HCV staff person starting next week and the office will be fully staffed. We are still short maintenance but have been interviewing so hopefully that department will be set. We have two maintenance staff who will be retiring in the next few years so it's imperative we get people in now to train on the building systems. The Housing Authority will be having a REAC inspection of our public housing sites on February 21st and 22nd. Maintenance has been busy preparing for the inspection.

We have an issue with bed bugs in one of our senior buildings. We are treating the units aggressively as well as the surrounding units and common areas. It's a series of three treatments but if there is still evidence of bed bugs, treatment continues. They can lay dormant for eighteen months before needing to feed.

The Housing Authority has had so many vacancies in the last few months. We currently have or soon will have thirteen. Just when we think we are fully leased, more vacancies arise.

Staff attended training on the Fair Chance Housing Law which went into effect last year. The only denial of eligibility is for Lifetime Sex Offender and Methamphetamine convictions. The Housing Authority cannot ask about other convictions until after a conditional offer.

Executive Director Stephens suggested having department presentations (PH, HCV, Social Services) especially since we have some newer Board members. This will give them a better understanding of the various programs we offer.

The Housing Authority came to an agreement in court with another tenant who has been compliant to vacate by March 15, 2023. We offered to go back retroactive to 2021 if the tenant provided the recertification documents and a payment plan for back rent, however, the tenant refused and stated they were moving out. The court and attorney impressed upon the tenant that the debt would follow them and be entered in the 'Debts Owed System'. In addition, the Housing Authority could pursue legal action for collection.

Lastly, Family Promise invited Executive Director Stephens back to serve as a panelist on another Seminar they will be holding with other affiliates.

Regular Minutes – A motion was made by Commissioner Zaccone and seconded by Commissioner Hall Approving the Regular Minutes for January 12, 2023. The following votes were cast:

AYES

Commissioner Hall
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

Commissioner Bevacqua

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Vice Chairman Meringolo Approving the Schedule of Payments for February 9, 2023. The following votes were cast:

AYES

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney provided assistance with review of the Hatch Act and an employee’s ability to run for office. They also provided assistance with the contracts for the selection of architect and engineer.

There are eighteen pending evictions with court, one tenant has to be out by March 15th, there is one repayment agreement and two complaints in the works. Discussion ensued about repayments and evictions.

Resolution 2023–2 –A motion was made by Commissioner Zaccone and seconded by Commissioner Hall Awarding the Emergency Contract for the Boiler Replacement at Peer Place. The following votes were cast:

AYES

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

New Business – None

Old Business – Executive Director Stephens has been in contact with the new Engineer and will be proceeding with the SACC Application.

Resolution 2023-3 –A motion was made by Chairman Poli and seconded by Commissioner Bevacqua Authorizing Executive Session. The following votes were cast:

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Adjournment:

The public portion of the meeting adjourned at 6:41PM.

3/9/23
Date Adopted

Kelly A. Stephens, Board Secretary