

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
January 8, 2026

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 828 1115 9760, Passcode: 430573

CALL TO ORDER: Executive Director Kelly Stephens called the meeting to order at 6:04PM.

ROLL CALL: Executive Director Kelly Stephens called roll.

PRESENT

Commissioner Oliver
Commissioner Meringolo
Commissioner Poli
Commissioner Somma

ABSENT

Commissioner Ullah
Commissioner Zaccone

Also attending meeting:

Commissioner Tayfun Selen, Morris County
Kate Coffey, Day Pitney
Erin Hodgson, Day Pitney
Carly Clinton, Day Pitney
Kelly Stephens, Executive Director
Gregory Brown, Deputy Executive Director
Gina Bozzi, Finance Director

Greg Brown read adequate notice to the public.

I hereby announce and state that adequate notice of this hybrid meeting being held on this the eighth day of January 2026 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 the notice mailed 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."

Resolutions:

Resolution 2026-1 – A motion was made by Commissioner Meringolo and seconded by Commissioner Somma Appointing Salvatore Poli as Chairman. A motion was made by Commissioner Poli and seconded by Commissioner Somma Appointing Commissioner Meringolo as Vice Chairman. The following votes were cast:

AYES

Commissioner Meringolo
Commissioner Oliver
Commissioner Poli

ABSTAIN

NAYS

Commissioner Somma

Executive Director Stephens declared said motion carried and turned the meeting over to Chairman Poli.

Resolution 2026-2– A motion was made by Vice Chairman Meringolo and seconded by Commissioner Oliver Awarding Architectural/Engineering Contracts on an As Needed Basis. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver		
Commissioner Somma		
Vice Chairman Meringolo		
Chairman Poli		

Chairman Poli declared said motion carried.

Resolution 2026-3 – A motion was made by Vice Chairman Meringolo and seconded by Chairman Poli Awarding Boiler replacement at the Peer Place Family Complex Building 180. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver		
Commissioner Somma		
Vice Chairman Meringolo		
Chairman Poli		

Chairman Poli declared said motion carried.

Meeting open to the public: Meeting was open to public at 6:12PM. No members of the public were present. Meeting closed at 6:12PM.

Correspondence: None.

Chairman Report: None.

Committee Report: None

Executive Director Report: Executive Director Stephens reported that regular activities continue to include bingo, chair exercises, quarter exchange, blood pressure screenings, food pantry services, and Bible study.

Special programs include a *Quit Smoking Workshop* at India Brook Village, which is particularly important due to ongoing issues with residents smoking inside their units at this complex. Additional special bingo events were held in collaboration with the Resurrection Parish youth group and Delta Sigma Theta Sorority.

Holiday parties were held at all three senior sites, and all were well attended. Residents enjoyed food, caroling, and dancing, and everyone had a wonderful time.

Regular Minutes: Commissioner Somma and Vice Chairman Meringolo made a motion to accept the Regular Minutes from the December 11, 2025, meeting. Motion carried by unanimous consent.

Schedule of Payments: A motion was made by Vice Chairman Meringolo and seconded by Commissioner Oliver Approving the Schedule of Payments for January 8, 2025. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver		
Commissioner Somma		
Vice Chairman Meringolo		
Chairman Poli		

Chairman Poli declared said motion carried.

Legal Update: Attorney Kate Coffey reported that Day Pitney has been working on five non-payment matters and one tenant eviction related to failure to maintain the apartment. The court has granted the tenant a hardship stay. Day Pitney has drafted a response accepting the hardship stay, with contingencies in place.

Day Pitney is also reviewing a Memorandum of Understanding from the State of New Jersey related to the Housing Authority's proposed agreement with the Division of Children and Families for Foster Youth to Independence Vouchers.

New Business: None.

Old Business: The Board needs to reach an agreement regarding its requirements for the easement. Attorney Kate Coffey will distribute the materials to the Board for review.

Vice Chairman Meringolo requested an update at the February meeting regarding Day Pitney's review of the existing PILOT agreements and if they should be eliminated based on a tax-exempt status.

Adjournment: The meeting adjourned at 6:24PM.

February 11, 2026

Kelly A. Stephens (Original on File)

Date Adopted

Kelly A. Stephens, Board Secretary