

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
June 11, 2026

TIME: 6:00 P.M.

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

CALL TO ORDER: Chairman Poli called the meeting to order at 6:06PM.

ROLL CALL: Deputy Executive Director Greg Brown called roll.

PRESENT

Commissioner Oliver
Commissioner Ullah
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Zacccone
Commissioner Somma

Also attending meeting:

Kate Coffey, Day Pitney
Kelly Stephens, Executive Director
Gregory Brown, Deputy Executive Director
Gina Bozzi, Finance Director

Gina Bozzi read adequate notice to the public: I hereby announce and state that adequate notice of this virtual meeting being held on this the eleventh day of June 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."

Old Business: Liz DeCoursey, CEO of Greater Middlesex and Morris Habitat for Humanity, attended the meeting to discuss a potential collaboration with the Housing Authority regarding the Pleasant View Village property in Rockaway Township. She provided background on Morris Habitat for Humanity and highlighted its history of partnerships with the Affordable Housing Corporation and various municipalities, noting that Housing Authorities have traditionally contributed to such projects by providing funding, land, or acquiring homes for rehabilitation.

The board discussed its expectations for the proposed project and expressed interest in setting aside some units for Family Self-Sufficiency participants. Ms. DeCoursey explained that including such a preference would make the project ineligible for state or local Affordable Housing Trust Fund monies. Members also considered offering a veterans' preference, which she indicated would be permissible under program rules.

Executive Director Stephens added that although a potential development at the site had been included in a previous Annual Plan, a new application would need to be submitted to the Special

Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) to pursue homeownership opportunities, and the project is among those identified for consideration under that process.

The board expressed strong interest in moving forward with the partnership. Attorney Kate Coffey will prepare a resolution authorizing the board to enter into a Memorandum of Agreement with Morris Habitat for Humanity, and the Executive Director will forward the Environmental Review to Ms. DeCoursey for further review and next steps. The Board thanked Ms. Decoursey for attending and all the information she provided.

Meeting open to the public: Meeting was open to public at 6:43PM. No members of the public were present. Meeting closed at 6:43PM.

Correspondence: None.

Chairman Report: Chairman Poli expressed that it has been a pleasure working with Executive Director Stephens, noting that she will be greatly missed, and extended his best wishes to her in her retirement.

Committee Report: None.

Executive Director Report: Deputy Executive Director Greg Brown reported activities for the month included chair exercise classes, movie screenings, a quarter exchange, food pantry services, blood pressure screenings, and vegetable pickups. We also hosted ice cream socials at all three senior housing complexes and are looking forward to a Father's Day cornhole event at Morris Mews.

In addition, Social Services is distributing farm vouchers through the New Jersey SNAP program. Eligible seniors receive \$40 in vouchers that can be used at participating local farm stands, helping to increase access to fresh, locally grown produce.

The annual audit was conducted today and included a review of the Public Housing Operating Fund Program, Public Housing Capital Fund Program, Morris Mews Program, and the Tenant-Based Rental Assistance (TBRA) Program administered through an agreement with the County. No deficiencies were identified.

Auditors also reviewed 40 Public Housing tenant files, 10 Morris Mews tenant files, and 2 TBRA files. All files were found to be in compliance with HUD requirements. Additionally, all policies and procedures were confirmed to be current and up to date.

Mr. Brown was pleased to report that, after submitting additional documentation, he has been certified by the New Jersey Department of Community Affairs to serve as Executive Director.

A flood occurred at Morris Mews several weeks ago, resulting in the temporary displacement of four residents. Two residents have since returned to their units, and the remaining two are

expected to return within the next few weeks. The damages are being addressed through an insurance claim.

Regular and Executive Session Minutes: Vice Chairman Meringolo seconded by Chairman Poli made a motion to accept the Regular Minutes from the May 14, 2026 meeting. The following votes were cast:

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

Chairman Poli declared said motion carried.

Schedule of Payments: A motion was made by Vice Chairman Meringolo and seconded by Commissioner Oliver Approving the Schedule of Payments for June 11, 2026. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolutions:

2026-19– A motion was made by Chairman Poli and seconded by Vice Chairman Meringolo Awarding an Emergency Contract to Replace the Air Conditioning at the Congregate Living Facility. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2026-20 – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Ullah Authorizing the Standard Board Resolution with the NJ Department of Human Services. The following votes were cast:

AYES

Commissioner Oliver
Commissioner Ullah
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update: Attorney Kate Coffey reported that Executive Director Stephens requested that Day Pitney review the Personnel Policies and Procedures Manual, which is currently under review by labor staff to ensure compliance with Joint Insurance Fund (JIF) Employment Practices Liability coverage requirements. She also noted that Day Pitney is evaluating the status of a retiree's eligibility for medical insurance coverage, specifically considering whether marital status (such as divorce) affects benefits eligibility, and is awaiting final documentation to reach a resolution.

Regarding litigation matters, Attorney Coffey reported that one complaint related to non-compliance has been dismissed, and that one non-payment matter remains pending. Lastly, there was another non-payment matter which was settled and the tenant can remain in the unit and is complying.

New Business: None.

Adjournment: The meeting adjourned at 7:00PM. Executive Director Stephens expressed her gratitude to the Board and Attorney Kate Coffey.

July 9, 2026

Date Adopted

Gregory Brown

Kelly A. Stephens, Board Secretary