

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
March 14, 2024

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 863 8786 1313, Passcode: 805751

CALL TO ORDER: Vice Chairman Meringolo called the meeting to order at 6:03PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo

ABSENT

Chairman Poli

Also attending meeting via conference call:

Tayfun Selen, County Commissioner
Kelly A. Stephens, Executive Director
Erin Hodgson, 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 fourteenth day of March 2024 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 6:06PM. No member of the public wished to speak. The public portion was closed at 6:06PM.

Correspondence: Executive Director Stephens attached an email she received from a Morris County Adult Protective Service worker. The Housing Authority worked collaboratively with APS and Zufall Health Center in housing a homeless elderly couple.

Committee Report: The Personnel Committee will be meeting on Tuesday, March 19, 2024 at 6PM.

Chairman Report: None

Executive Director Report: Activities for the month included chair exercise, food pantry blood pressure screening and bible study. The Housing Authority also hosted a Black History Month lunch and upcoming St. Patrick’s Day luncheons at all three senior sites. The Living Harmoniously workshop was postponed to March 15th. Employment and Training Services is holding a workshop for our adults and young adults on improving job skills, obtaining your GED or ESL training and finding employment.

Executive Director Stephens served as a panelist for the Mimi Washington Starrett/FM Kirby Foundation event with the Directors from Morris Habitat, Family Promise and Community Hope. The topic was ‘Common Grounds, Common Goals. She also attended the statewide Continuum of Care meeting and is looking at how other counties can engage their local PHA’s.

Executive Director Stephens also met with Family Promise and the Director of Sales at TownePlace Suites Hotels in Rockaway/Dover. With the limited availability of units in the county, this is a potential way to help place families in apartment style rooms, which have studios, one bedroom, two bedrooms and kitchens.

The Section 8 Management Plan (SEMAP) was submitted to HUD. Executive Director Stephens is working with the Housing Alliance and Permanent Housing Sub-Committee on a municipal engagement plan. She is participating in the Mt. Olive Cares Fair to educate the community on affordable housing in April.

Commissioners will receive the Ethics Financial Disclosure to be completed in the next few weeks. Executive Director Stephens and some of her staff will be holding a training for Nourish NJ. They have referred several clients to them for back rent and repayments to avoid an eviction, so it is beneficial to streamline the process and identify families before it gets to court.

Lastly, one of the Public Housing staff had a baby last week.

Regular Minutes – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Regular Minutes for February 8, 2024. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Bevacqua and seconded by Commissioner Zaccone Approving the Schedule of Payments for March 14, 2024. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Resolution 2024-3 –A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Awarding the Contract for Security Lighting and Fencing at the PP Basketball Court. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo

ABSTAIN

NAYS

Vice Chairman Meringolo declared said motion carried.

Legal Update – Attorney Erin Hodgson reported Day Pitney participated in the bid opening for Security and Lighting voted on tonight. The firm has been able to close out on all the eviction cases. There were six non-payments, two vacated and the rest entered into payment plans. There was also a lease violation for health code issues but fortunately they were able to reach an agreement where the tenant vacated prior to being evicted. Two tenants breached their settlement agreement that was entered into, and one was issued a warrant for removal and the second has until Monday to pay in full.

New Business – None

Old Business – Executive Director Stephens sent pictures of the parking lots that were requested. She discussed in depth the snow removal process. The Housing Authority was able to secure three volunteers from Resurrection Parish for the India Brook Village site and are working on Pleasant View Village. They will reach out again late summer/early fall. Commissioner Zaccone asked about volunteer liability and Executive Director Stephens will follow up with the attorney.

Adjournment: The meeting adjourned at 6:30PM.

April 11, 2024

Kelly A. Stephens

Date Adopted

Kelly A. Stephens, Board Secretary