

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
May 11, 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 6:07PM

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
Erin Hodgson, Day Pitney LLP
Gina Bozzi, Finance Director
Tayfun Selen, Morris County Commissioner
Hope Summerset-Neely, Social Service Administrator

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 eleventh day of May 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 6:09PM. No member of the public wished to speak. Closed to the public at 6:09PM.

Presentation: Hope Summerset-Neely, Social Services Department. The board was very impressed with all the wonderful things the department does for the Housing Authority. Chairman Poli suggested putting the pictures on the website.

Correspondence: A letter from the tenants at Pleasant View Village was submitted to the board, however, would be discussed during Executive Session.

Committee Report: The Personnel Committee will meet on May 23, 2023.

Chairman Report: None.

Executive Director Report: The Housing Authority is currently out for Request for Proposals (RFP) for Project Based Vouchers (PBV). Once the proposals are received and reviewed, they must be submitted to HUD for approval.

As presented by Hope Summerset-Neely, during the month of May, there has been chair exercise, quarter exchange, food pantry, Cinco de Mayo celebration, Birthdays of the Month and Grilled Hot Dogs.

We have shut the heat down in the family and senior complexes for the season and notification went out. The landscaper is mulching the week of May 22nd and then we will be planting flowers at the senior buildings. We have updated the lighting at India Brook Village and will be painting and replacing the flooring.

There are many upcoming court dates for non-compliance, non-payment complaints. Erin Hodgson has been the lead counsel on those cases so will talk more about it during her report.

Vice Chairman Meringolo introduced Executive Director Stephens to County Commissioner Mastrangelo at the Board Volunteer Appreciation Reception earlier in the week. Commissioner Mastrangelo was asking a lot of questions and Vice Chairman Meringolo believes the County Commissioners are not fully aware of all the great work the Housing Authority does. As a follow-up to Commissioner Mastrangelo's question, the Housing Choice Voucher Program provides assistance to 1,031 individuals and our public housing serves 692 individuals. Vice Chairman had suggested we invite the Commissioners to one of our meetings or perhaps have Executive Director Stephens do a brief presentation at a County Commissioners meeting. County Commissioner Selen also suggested a tour of our facilities. Will follow-up in the upcoming months.

Regular Minutes – A motion was made by Commissioner Zaccone and seconded by Commissioner Hall Approving the Regular Minutes for April 13, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

Commissioner Hall

NAYS

Chairman Poli 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 May 11, 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 – Erin Hodgson reported that as previously mentioned, there are many court dates scheduled from complaints that were filed back in August. There is one judgement and eleven cases pending between now and June. We have avoided many evictions by developing payment plans. The goal is to keep people housed, however, the back rent needs to be paid off within twenty-four months and the tenant needs to pay their current rent on time. Once the action is settled, the tenant is charged \$850 in legal fees as per the lease.

New Business – None

Old Business – Executive Director Stephens reported that she received one proposal in the amount of \$3,200 from Dykstra Walker immediately. She followed up with a second email requesting proposals for two additional firms and has not heard from them at all. She also contacted a fourth firm and did not receive anything. The Board agreed to pursue the proposal by Dykstra Walker.

Resolution 2023–10 –A motion was made by Chairman Poli and seconded by Commissioner Hall Awarding the Contract for the Rear Roof Replacement of GPV Building E. 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.

Resolution 2023–11 –A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Awarding the Contract for the Replacement of Light Fixtures at Morris Mews Senior Citizen Complex. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Hall

ABSTAIN

NAYS

Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2023-12 –A motion was made by Vice Chairman Meringolo and seconded by Commissioner Hall Authorizing the Purchase of a Vehicle. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Bevacqua Commissioner Hall Commissioner Ullah Commissioner Zaccone Vice Chairman Meringolo Chairman Poli		

Chairman Poli declared said motion carried.

Resolution 2023-13 –A motion was made by Chairman Poli and seconded by Commissioner Zaccone Authorizing Executive Session. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Bevacqua Commissioner Hall Commissioner Ullah Commissioner Zaccone Vice Chairman Meringolo Chairman Poli		

Chairman Poli declared said motion carried. No action will be taken, and the meeting will be immediately adjourned.

Adjournment:

The public portion of the meeting adjourned at 6:55PM.

6/8/23
Date Adopted

Kelly A. Stephens, Board Secretary