

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
September 14, 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 6:02PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Ullah

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Katherine A. Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
Giovanna McClendon, Housing Manager
Austrylynn Aidoo, Community Member
Shinny Hsu, Community Member

A Moment of Silence was held for former Commissioner Russell Hall

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 September 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 6:06PM. No member of the public wished to speak. Ms. Aidoo had a note, but this was her first meeting and wants to see how a meeting is run. The public portion was closed at 6:10PM.

Presentation: Giovanna McClendon provided a presentation on the Public Housing Department, the complexes owned by the Housing Authority and the responsibilities of the Department. Vice Chairman requested a copy of the presentation to be emailed.

Correspondence: None.

Committee Report: Executive Director Stephens reported the Finance Committee will be meeting October 3, 2023 at 6PM. It will be held both in-person and virtually. The Personnel Committee may have to meet to discuss policies and a potential union contract settlement.

Chairman Report: None.

Executive Director Report: Executive Director Stephens reported the Annual Picnic was today. The food was catered by the Roxbury Diner, there was a DJ, the Division on Aging and AHS donated gift bags that were raffled off, Morris Township Town Council, Business Administrator and Clerk attended, Flu Shots were given and our partners from the Jr. League, Girls Scouts and Chabad of NW Jersey were publicly acknowledged. Activities also included Chair Exercise, Quarter Exchange and Food Pantry.

The Municipal Leaders Event is tomorrow, and Executive Director Stephens will be speaking about the Morris County Continuum of Care, homelessness in Morris County and the ALICE population. Current improvements are the lighting, flooring and painting of the Congregate Living Facility, and new parking lot lighting at Bennett Avenue. Executive Director Stephens has been working with maintenance on the budget for next year. The Housing Authority currently has twelve vacancies due to evictions, transfers or tenants passing away.

A reminder that Commissioner Hall’s Memorial Service is this Saturday at 11AM at Hilltop Church in Mendham. Executive Director Stephens said a few words about Commissioner Hall and his dedication to the Housing Authority Board over the last twenty years.

Regular Minutes – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Approving the Regular Minutes for August 10, 2023. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|--|----------------|-------------|
| Commissioner Bevacqua Commissioner Zaccone Vice Chairman Meringolo | Chairman Poli | |

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Zaccone and seconded by Vice Chairman Meringolo Approving the Schedule of Payments for September 14, 2023. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|----------------|-------------|
| Commissioner Bevacqua Commissioner Zaccone Vice Chairman Meringolo Chairman Poli | | |

Chairman Poli declared said motion carried.

Resolution 2023-22 –A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Extending the Agreement for Snow and Ice Removal. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney completed trials, settlement agreements and payment plans, however, some tenants are not complying with the settlement agreements. Two are collection complaints, three have defaulted on their plans, two were evicted, five are new complaints and there are four court dates for November.

The Executive Director sent an email to the clerk at the end of August and again this week, copying the mayor as well. The Housing Authority needs to be added to the agenda for disposal of the property. A letter from the governing body is required for the application. Attorney Kate Coffey will attend as well.

New Business – Chairman Poli requested that the October meeting be moved to the following week. Both he and Vice Chairman Meringolo will be away, and we will not have a quorum. There are several items that need to be passed for the October meeting. All members present will be available for October 19th at 6PM and Executive Director Stephens will place a notice on the website and in the paper regarding the change.

Old Business – None

Adjournment:

The meeting adjourned at 6:49PM.

10 | 12 | 23
Date Adopted

Kelly A. Stephens, Board Secretary