

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
August 8, 2024

TIME: 6:00 P.M.

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

CALL TO ORDER: Chairman Poli called the meeting to order at 6:01PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Ullah

Also attending meeting via conference call:

Kate Coffey, Day Pitney
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Director
Barbara Anderson, IBV Tenant
Deborah Barron-Garcie, IBV Tenant
Karin Stark, IBV Tenant
Darlene Perez, DCP&P

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 eighth day of August 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 6:03PM. No one from the public wanted to comment.

Correspondence: None

Committee Report: No Committees met.

Chairman Report: None

Executive Director Report: Executive Director Kelly Stephens reported the activities for the month included chair exercise, blood pressure screening, food pantry and fresh vegetables. The

ice cream truck was coming to the family sites at the end of the month where the Housing Authority would be distributing back to school supplies. There is a Quit Smoking program at Morris Mews and Ennoble Care is conducting a program on ‘At Home Medical Visits.’ Lastly, there will be cook-outs/ice cream truck at all three senior complexes.

The Right to Know was submitted to the State and the Congregate Services Program also had a site visit from the State. At Morris Mews there was a complaint regarding a condenser outside. Executive Director Stephens contacted the Morris County Health Department who came out to do noise testing and found it to be within normal limits.

The Housing Authority is in the process of updating the Administrative Plan and ACOP from beginning to end. There are many new notices, regulations and language, therefore, both plans needed to be updated. Public Housing has been working diligently lately on numerous lease violations – smoking in the units, additional people living in the units, housekeeping issues.

Executive Director Stephens is collaborating with members of the Housing Alliance on a Municipal Engagement Plan. They are putting together a forum to discuss collaborations, funding, alternative options in developing affordable housing and meeting their obligation. She is also working on a CEO Summit for COC providers on how to maximize the number of points for the Continuum of Care application in addressing the homeless needs in Morris County.

Executive Director Kelly Stephens, Finance Director Gina Bozzi and Housing Choice Voucher Manager Mayra Gonzalez met with the HUD Shortfall Team today for the Mainstream Voucher Program. It was explained that when the Housing Authority applied for the Mainstream vouchers, it was based on our regular HCV Housing Assistance Payments (HAP) and not a true reflection of the Mainstream HAP payments. The Housing Authority will not issue any additional vouchers through the end of the year for Mainstream and applied for shortfall funding. Executive Director Stephens also had a meeting with the tenants from India Brook Village today to discuss Capital Improvements and tenant issues.

Regular Minutes – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Regular Minutes for July 11, 2024. The following votes were cast:

AYES

Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

Commissioner Bevacqua

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Schedule of Payments for August 8, 2024. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2024-12 –A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Accepting the Aduit Certificate for the 2023 Annual Audit. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2024-13 –A motion was made by Chairman Poli and seconded by Vice Chairman Meringolo Awarding the Contract for Roof Replacement at India Brook Village. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney is reviewing a contract Kelly Stephens sent over with Norwescap for a bilingual caseworker. They attended the bid opening for the roof replacement project that was awarded tonight. Regarding the eviction matter, there are five non payments, one will be filed shortly for non-compliance and another for a tenant who is violating covenants and was issued a Cease. One tenant reached a settlement agreement, however defaulted and Day Pitney is filing the warrant for removal.

Executive Director Stephens explained that the Housing Authority receives funding for two FSS Coordinators and cannot hire someone at this point. Norwescap administers the FSS program for

the other Housing Authorities in the county and Morris County is looking to contract with them at this time. It is a grant position and therefore, funding could change at any time.

New Business – The Housing Authority will be replacing the central air conditioning in the common areas at India Brook Village. Greg and maintenance met with the Architect who designed the original system back in 2010 and discussed what was needed in the new system. We will hopefully be out to bid in the next few months so the work can be completed over the winter. Temperatures exceed over 180 degrees in the attic over the summer.

Old Business – Commissioner Rubino asked for an update on the bodycams and Attorney Kate Coffey is collaborating with her colleagues to find out the legalities. It also entails her partners in Labor Law. The Housing Authority will be looking to install security cameras at the other senior sites, if not all. It has assisted the office in lease violations and monitoring issues or unsafe conditions. Commissioner Zacone asked if the Housing Authority has been able to conduct a comparability for property loss claims. Executive Director Stephens is aware of a report for Worker’s Compensation but will look to see if there is a report for property loss.

Adjournment: The meeting adjourned at 6:27PM.

9/12/2024

Kelly A. Stephens (Original on File)

Date Adopted

Kelly A. Stephens, Board Secretary