

Board of Commissioners – Housing Authority of the Town of Morristown
Board Meeting Minutes
23 Clyde Potts Drive, Morristown, NJ 07960
February 27, 2023 – 6:00 pm

Board of Commissioners

Martha Ballard, Chairperson
Luma Oweis, Vice Chairperson
Nohemy Zabala, Commissioner
Tina Lindsey, Commissioner
Eva Turbiner, Commissioner
Derrick McCoy, Commissioner
Laura Lutz, Commissioner

Housing Authority

Keith Kinard, Executive Director
Allison Durham, Deputy Director
Paul Miller, Esq., MHA General Counsel Office

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Mr. Robert Iannaccone, Town Council Liaison

Call to Order

Chairperson Ballard called the meeting to order at 6:02 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Ballard, Commissioners Oweis, Lindsey, Turbiner, Zabala, McCoy, and Lutz were present. The flag was observed.

Pledge of Allegiance

Moment of Silence Observed

Approval of Meeting Minutes – January 23, 2023

Upon a motion by Commissioner Zabala and seconded by Commissioner Lindsey, the minutes of the January 27, 2023 Board Meeting were approved. Chairwoman Ballard, Commissioners Oweis, Lindsey, Turbiner, Zabala, McCoy and Lutz voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

Orbach and MHA held several meetings with the tenants at 29 Ann Street to obtain feedback on the renovations and answer questions and concerns. Topics included, but were not limited to, better pest control in the building and units, the need to better understanding the heating system controls and the front door access system and more washers and dryers. It was stated that better instructions will be distributed to tenants and in-person demonstrations will also be given to tenants. Also, the number of washers and dryers will be increased. He stated that a 29 Ann Street renovation celebration is being planned for March 15 at 3:00 pm, hosted by Mayor Tim Dougherty. He discussed the various social services activities that occurred at 29 Ann Street and the Manahan Resident Center.

Board Committee Reports

None

Old Business

None

Resolutions

- 2023-005 Resolution: Schedule of Bills as of February 24, 2023

Commissioner Ballard motioned, Seconded by Commissioner Oweis. Chairwoman Ballard, Commissioners Oweis, Lindsey, Turbiner, Zabala, McCoy and Lutz voted Yes.

- 2023-006 Resolution: HUD RAD Close-out

Commissioner Zabala motioned, seconded by Commissioner Oweis. Chairwoman Ballard, Commissioners Oweis, Lindsey, McCoy, Turbiner, Zabala and Lutz voted Yes.

New Business

Commissioner Lutz asked about what Board Committees exist. The Chair noted that she is currently considering who to assign to Board Committees. Commissioner Lutz noted her interest in serving on a resident engagement committee.

Public Comments

Katy Dempsey from the Morristown Mayo, Community Engagement Division spoke about providing quality arts programming to the MHA tenants. She noted they can apply for AARP grants to benefit the seniors and also offer tickets to shows at their venue, as a couple of specific examples. She stated that the residents may need transportation to the venue. She expressed interest in working with MHA to provide activities for our senior residents.

Mayor's Comments

Absent

Council Liaison's Comments –Robert Iannaccone

Councilman Iannaccone stated he was interested to learn more about the future role of the MHA from the prior direct property management to its new role. Also, Mr. Iannaccone noted that the Board needs to understand the role of MHA moving forward. Tenants should also know they can organize and advocate for their rights and how they may go about that. He further stated that the Council could potentially provide Colonial bus service for seniors to the arts center. He referenced that the Council passed an ordinance regarding tied garbage bags being closed in containers to minimize pest concerns. The Councilman further noted that there are many new affordable residential housing units that have been recently created in Morristown. He is concerned about who is overseeing and monitoring these projects that receive set-aside funds to ensure they are performing as expected. He stated maybe MHA could fit that role in the future.

Adjournment

With no further business Commissioner Ballard motioned and Commissioner Oweis seconded an adjournment and all Commissioners voted in favor to adjourn the meeting at 7:05 pm.