

Board of Commissioners – Housing Authority of the Town of Morristown
Zoom Meeting Minutes - Meeting ID 899 5835 5777, Passcode: 191443
or via Phone 1-646-876-9923

January 24, 2022

Board of Commissioners

Maureen Denman, Chairwoman
Martha Ballard, Vice Chair
Luma Oweis, Commissioner
Eva Turbiner, Commissioner
Nohemy Zabala, Commissioner
Tina Lindsey, Commissioner

Housing Authority

Keith Kinard, Executive Director
Allison Durham, Deputy Director
Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP
Diana Smith, Chief Financial Officer

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Pastor David Silva, Council Liaison - Present

Call to Order

Chairwoman Denman called the meeting to order at 6:08 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Zabala and Lindsey were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes – December 20, 2021

Upon a motion by Commissioner Ballard and seconded by Commissioner Lindsey, the minutes of the December 20, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Zabala, and Lindsey voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

- **RAD Process Update** – The financial closing for the senior units with our partners, Orbach Affordable Housing, NJ Home & Mortgage Finance Agency and HUD occurred on Thursday, December 23, 2021. This transaction is part and parcel with HUD's RAD program including the planned comprehensive renovations. The renovation work has been the forefront of what residents want to talk about but the financial closing is the beginning point of still more work to do under the RAD program. One of the important elements to occur is the transitioning of property management work over to the Orbach management group. There's still a lot of work to do to prepare for renovations at the buildings and the

next couple of weeks will be spent on fine-tuning the renovation plan, the relocation work and the management transition plan. Housing Opportunities Unlimited has met with 98% of the residents at 29 Ann Street to conduct a thorough assessment of their household including getting updated contact information of family members and being sure we have a full understanding of any special accommodation needs. It is our plan to have as little interruption as possible during the construction so we want to be as prepared as possible when we get ready as it relates to tending to our residents.

- **Social Service** - Pleased to announce we have hired two individuals who will be spearheading our focus on social, support services for our senior and family residents. Makeba Barnes joined the team as our Social Services Coordinator in early January. Makeba is a Morristown resident and comes to us with great enthusiasm and knowledge. Working with Makeba is Maria Lopez, another Morristown resident. Her first day on the job was today. Maria is our program assistant. Maria also has a great back ground in social services. Both will be working to set up regular senior activities at all three buildings and the recreation center at Manahan. They will also be working with area agencies to connect residents who need supportive services.
- **31 Early Street** – Recently, we’ve had a vendor at the building performing some work on the water pipe lines throughout the building. They have been flushing out or jetting out the lines to clear the line which are very clogged with years of debris and grease. To my knowledge, these lines have never been flushed out and so as they do this we are running into clogs and backups and a lot of noise for some tenants. We expect these issues and we’re addressing them as they occur.
- Commissioner Turbiner asked if the supply of materials and inflation of materials have an impact on the renovation work planned. Mr. Kinard advised that the project placed a fair amount on contingency into the budget to address such issues and we also have a rate lock on the project cost.
- Chairwoman Denman updated the board on the 31 Early Street resident that was struck by a vehicle in front of the building in December 2021. The resident is in stable condition and still at the hospital. MPD obtained video of the incident. The driver did stop at the scene.

Board Committee Reports

None. Mr. Kinard reported that MHA did not receive a budget to actual report from its Fee Accountant in time to review and supply to the Board.

Old Business

None.

Resolutions

- **2022-001 Resolution:** Schedule of Bills as of January 20, 2022
Motion to approve by Commissioner Turbiner and seconded by Commissioner Zabala, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Lindsey, and Zabala voted in favor.
- **2022-002 Resolution:** Lakeland Bank Depository Services

Motion to Approve by Commissioner Oweis and seconded by Commissioner Lindsey, Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Lindsey, and Zabala voted in favor.

New Business

None.

Public Comments

Chairwoman noted no members of the public appeared to address the Commissioners.

Mayor's Comments

Absent

Council Liaison's Comments – Pastor Silva

Pastor Silva asked for a clear summary of understanding of the transition of the management and name of the firm. Mr. Kinard advised the name is Orbach Affordable Housing Solutions. The transition is an agreement for the firm and MHA to work together on management items such as move-ins-outs, rent collection, etc. This is to help there be a smooth transition to the management firm full time for the senior units. Manahan units will come at a later date. Pastor Silva asked for further information on the clearing of the piping system. Mr. Kinard advised that the financial firms required the inspection and flushing and cleaning of the water pipes as part of the project. Pastor Silva plans to report to Town Council all of the changes occurring at MHA including the hiring of the social services staff to improve on the quality of life for the seniors and Manahan residents. Chairwoman Denman noted the high cost to make the necessary renovations needed at all the facilities. The buildings had not had any significant work done since construction and being apart of the RAD project was the only way to capture enough funding to handle the high capital cost of the work needed.

Adjournment

With no further business, Commissioner Ballard made a motion to adjourn, Commissioner Oweis seconded the motion. All Commissioners voted in favor to adjourn the meeting at 6:35 pm.