

**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

**March 28, 2022**

**Board of Commissioners**

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

**Housing Authority**

Keith Kinard, Executive Director  
Allison Durham, Deputy Director  
Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP  
Diana Smith, Chief Financial Officer  
Bakari Lee, Esq., McManimon, Scotland & Baumann, LLC – MHA, Real Estate/RAD Counsel

**Town of Morristown Officials**

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

**Call to Order**

Chairwoman Denman called the meeting to order at 6:00 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, Lindsey, Zabala and McPherson were present. The flag was saluted.

**Pledge of Allegiance**

**Moment of Silence Observed**

**Approval of Minutes – February 28, 2022**

Upon a motion by Commissioner Ballard and seconded by Commissioner Lindsey, the minutes of the February 28, 2022 Board Meeting were approved. Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Lindsey, Zabala and McPherson voted in favor. Chairwoman Denman welcomed new Board Commissioner Kenneth McPherson to the Board.

**Executive Director Report**

Mr. Kinard reported on the following items:

1. **RAD Update:** Residents at 29 Ann Street are gearing up for renovations to begin in their units starting in May. All have received a 30-day notice of the relocation required to

begin the work inside their apartments. Most residents will be relocated for approximately two weeks. More intensive work for ADA compliance units will require relocation for up to eight weeks. Just a reminder, the building has already had new windows installed and the electrical panels in each apartment has been upgraded. We have arranged for the residents to stay temporarily at the Hyatt House Hotel nearby which provides apartment-style rooms with kitchenettes, living room space and bedrooms. The renovations at Ann Street will start on the fifth floor and work its way down to the first floor. Approximately 12 to 15 households will be worked on at a time. As for Manahan Village, we were able to hold a concept call with HUD a couple of weeks ago on this phase of the RAD project. We will now schedule another meeting with the Manahan residents to provide another update on the progress of the project for their site and answer questions. Flyers will be going out in the next week or two on those dates.

2. **Social Services:** Our social services team held several events this past month at the senior buildings including paint and sips (coffee and juice), movie days, senior tech clubs and bingos. All the events were well attended and we expect even more growth in both attendance and activities as the time goes by.
3. **Flag at Manahan Village:** New flag was put up at Manahan Village. The previous rope for the flag was broken. The Fire Department help us place a new rope and flag up.

Commissioner Turbiner asked if transportation will be provided for residents at 29 Ann Street such as grocery store or other appointments. Mr. Kinard responded that he will check on this matter but believes transportation matters will be covered by the relocation firm. Chairwoman Denman asked if social service programs will also be provided at Manahan Village. Mr. Kinard responded that we are reviewing proposals from several service providers and planning to incorporate providers and activities at the Marion Sally Recreation Center in the very near future. Commissioner Zabala ask if a schedule of activities could be shared with the Commissioners so they may attend events when possible. Mr. Kinard responded that a schedule will be provided at the beginning of each month to all Commissioners.

#### **Board Committee Reports**

Chairwoman Denman reported that a finance committee meeting was held with Diana Smith, MHA, CFO. Commissioner Oweis noted that the finance meeting outlined the various activities occurring at the agency, the challenges that are being faced and the magnitude of fixing previous administrative mistakes and working through them with HUD. Chairwoman Denman noted that there is a lot of work that goes into keeping track of HUD's operational funds, low-income public housing and the Voucher Housing program funds and proper reporting back to HUD. Diana has helped reconcile matters with HUD. Commissioner Ballard noted that the meeting was her first and it was eye-opening to learn of all the financial mechanisms of MHA with all that is going on.

#### **Old Business**

None.

#### **Resolutions**

- **2022-007 Resolution: Schedule of Bills as of March 21, 2022**

Motion to move by Commissioner Ballard and seconded by Commissioner Lindsey.

Chairwoman Denman, Commissioners Ballard, Oweis, Turbiner, Zabala, Lindsey and McPherson voted in favor.

**- 2022-008 Resolution: Omnibus RAD – Manahan Village**

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

**- 2022-009 Resolution: MCDC Board of Trustees Appointments**

Motion to move by Commissioner McPherson and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Ballard, Oweis, Lindsey, and McPherson voted in favor. Commissioner Zabala and Commissioner Turbiner abstained. The Resolution passed.

**- 2022-010 Resolution: JLC Housing Consultant - HCV Program Administrator**

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

**New Business**

Chairwoman Denman noted that an outing for the Commissioners will be planned for a walk-thru of the fitness/boxing area at 8 Flagler Street to see the renovations of the area. Mr. Kinard noted that through the RAD transition, there will be staffing changes occurring in the near future. OAHS will be taking over property management and maintenance. OAHS will be interviewing current staff as well.

**Public Comments**

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

**Mayor's Comments**

Absent

**Council Liaison's Comments – Pastor Silva**

Absent

**Adjournment**

With no further business all Commissioners voted in favor to adjourn the meeting at 6:54 pm.