

**Board of Commissioners – Housing Authority of the Town of Morristown  
Zoom Meeting Minutes**

**January 25, 2021**

**Board of Commissioners**

Maureen Denman, Chairwoman  
Luma Oweis, Vice Chair  
Nathan Umbriac, Commissioner  
Martha Ballard, Commissioner  
Eva Turbiner, Commissioner  
Nohemy Zabala, 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 to the Morristown Housing Authority

**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 Oweis, Umbriac, Ballard, Turbiner and Zabala were present. The flag was saluted.

**Moment of Silence Observed**

**Approval of Minutes – December 28, 2020**

Upon a motion by Commissioner Ballard and seconded by Commissioner Umbriac, the minutes of the December 28, 2020 Board Meeting were approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard and Turbiner voted in favor. Commissioner Zabala abstained. Chairwoman Denman introduced Commissioner Zabala as the new Board member.

**Executive Director Report**

Mr. Kinard reported on the following matters: The Mayor, Zufall and MHA have been working together to arrange for the Moderna vaccination for our senior residents 65 and over. The first dose will be administered on Wednesday, January 27, 2021. MHA's 2019 Financial Audit is complete and in draft form. Diana Smith, Chief Financial Officer gave an overview of the 2019 Financial Audit, findings, corrective action plan, and MHA's financials to date.

**Board Committee Reports**

No Reports.

**Old Business**

None

### **Schedule of Bills - Approved**

Upon a motion by Commissioner Umbriac and seconded by Commissioner Oweis, the schedule of bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner and Zabala voted in favor.

### **Resolutions**

- **#2021-001 - Resolution Contract Award to RAD Legal Counsel – McManimon, Scotland & Baumann, LLC** Motion by Commissioner Umbriac and Seconded by Commissioner Ballard. Commissioners Denman, Oweis, Umbriac, Ballard, Turbiner and Zabala voted in Favor for Approval.
- **#2021-002 - Resolution Contract Award to RAD Consultant – CSG Advisors** Motion by Commissioner Ballard and Seconded by Commissioner Umbriac. Commissioners Denman, Oweis, Umbriac, Ballard, Turbiner and Zabala voted in Favor for Approval.
- **#2021-003 - Resolution to Procure Human Resources Consulting Services** Motion by Commissioner Oweis and Seconded by Commissioner Umbriac. Commissioners Denman, Oweis, Umbriac, Ballard, Turbiner and Zabala voted in Favor for Approval.

### **New Business**

None.

### **Public Comments**

No public comments were given.

### **Council Liaison's Comments**

Pastor David Silva encouraged continued great work at the MHA and the hard work the administration is doing to correct previous administrative errors, and good to hear the financial report and summary of audit.

### **Adjournment**

The meeting was adjourned by Chairwoman Denman at 7:12 p.m.