

**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

**October 24, 2022**

**Board of Commissioners**

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

**Housing Authority**

Keith Kinard, Executive Director  
Allison Durham, Deputy Director  
Frank Borin, MHA General Counsel

**Town of Morristown Officials**

Mayor Timothy Dougherty – Absent  
Pastor David Silva, Council Liaison

**Call to Order**

Vice Chairperson Ballard called the meeting to order at 6:03 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Vice Chairwoman Ballard, Commissioners Oweis, Lindsey, Turbiner, Zabala, and McCoy were present. The flag was observed.

**Pledge of Allegiance**

**Moment of Silence Observed**

**Approval of Meeting Minutes – September 26, 2022**

Upon a motion by Commissioner Lindsey and seconded by Commissioner Zabala, the minutes of the September 26, 2022 Board Meeting were approved. Vice Chairwoman Ballard, Commissioners Oweis, Lindsey, Turbiner, Zabala, and McCoy voted in favor.

**Executive Director Report**

Mr. Kinard reported on the following items:

- 1. RAD Update:** 29 Ann Street is near completion with the renovations. The 5 last units that are designated as accessible disability apartments have been inspected and passed. All the residents at the Hyatt Hotel have now returned to the building. Finishing work in the building includes the entranceway, lobby, community room, laundry room, and office. At 31 Early Street, there has been a lot of activities including installation of new

windows which has been completed on the 5<sup>th</sup> thru 3<sup>rd</sup> floors. We anticipate the 2<sup>nd</sup> and 1<sup>st</sup> floor to be complete in the next week or so. The trash chute compactor has been replaced, the new roof work is underway. More trailers for materials are being delivered. At 39 Early, the façade work is really shaping up. You can start to see the vision of the what the final look will be. The apartment renovation work will begin in the next week or so at 31 Early Street and a small number of residents will start relocating to the Hyatt starting from the 5<sup>th</sup> floor. As it relates to the RAD project for Manahan Village, it has been a long road and I know residents there are anxious to know when we will start renovation work there. We have been in meetings practically daily with either HUD, our development partner, Orbach Affordable Housing, the State of New Jersey HMFA and other financial sponsors to get all the terms and documents in order to close on this transaction. Currently, it appears we are slated for a November approval by NJHMFA for tax credits and later the Aspire funding program. As such, we continue to strive to close this transaction before the end of 2022. Should that timing work out we hope to be able to get thru the senior buildings by late Spring 2023 and then focus on starting at Manahan soon after that.

- 2. Social Services Department:** The social service team continues to work with several organizations to bring programs to the senior sites and Manahan Village. The team arranged for the Marion Sally Center to be a drop-off site for Toys for Tots this holiday season. They've also implemented an Instagram and Face Book social media sites for the Agency, highlighting all the various activities planned or that have taken place at the center and/or senior buildings. They've been working with several residents connecting them to various programs and organizations for assistance on a number of items.

Commissioner Turbiner asked if the increasing interest rates will have an impact on the RAD project and what is the acquisition amount of the site. Mr. Kinard responded that yes interest rates do have an effect and that the deal did build in some contingency amounts to account for increased interest rates and materials costs. We also had to pursue another tax-credit program, the State Aspire program in an attempt to help offset increasing interest rates and material costs. At this point, the acquisition price will land somewhere between \$13 and \$19 million. Commissioner Lindsey stated that the residents of Manahan Village are excited for the work to occur. Commissioner Oweis stated she had the opportunity to visit 29 Ann and was impressed with the renovation work there.

### **Board Committee Reports**

None

### **Old Business**

Commissioner Turbiner noted that a finance report was not supplied to the Board this month. Mr. Kinard responded that our Chief Financial Officer and Comptroller are moving on from MHA and our Fee Accountant will be taking on the task of preparing the finance budget and other work items instead. We anticipate a report for the next meeting.

**Resolutions**

**- 2022-036 Resolution: Schedule of Bills as of October 20, 2022**

Motion to approve by Commissioner Oweis and seconded by Commissioner Zabala. Vice Chairwoman Ballard, Commissioners Oweis, Turbiner, Lindsey, Zabala and McCoy voted in favor.

**- 2022-037 Resolution: Fiscal Year 2022-2023 Board Meeting Schedule**

Motion to approve by Commissioner Oweis and seconded by Commissioner Lindsey. Commissioner Turbiner noted that Yom Kippur, a major high holiday in the Jewish faith falls on a Board meeting date of September 25, 2023 and asked if there is any ability to move that board meeting date. Deputy Director Durham asked if the Holiday ends at sundown on that date. Commissioner Turbiner replied yes, however, sundown doesn't always fall at 6:00 pm and general it makes it tough for members of the public to attend that Board meeting date and asked if there is leeway on that date. Mr. Kinard said there is leeway and it would be the Board's decision as a whole to alter the date in September. He suggested Commissioner discuss now or send something out next week to see if there is another date that will work for the Commissioners. Commissioner Turbiner stated it would be fine with her if the resolution was passed now and it is looked into at a later date.

Motion to approve by Commissioner Oweis and seconded by Commissioner Lindsey. Vice Chairwoman Ballard, Commissioners Oweis, Turbiner, Lindsey, Zabala and McCoy voted in favor.

**New Business**

None

**Public Comments**

None

**Mayor's Comments**

Absent

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

Pastor Silva stated he attended a meeting at the resident center on Saturday and the topic focused on wanting to improve quality of life and wanting to feel safe at Manahan Village. He encouraged MHA to review security matters such as people gathering with loud music at the site.

**Adjournment**

With no further business Commissioner Oweis motioned and Commissioner Lindsey seconded an adjournment and all Commissioners voted in favor of adjourn of the meeting at 6:41 pm.