

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

**November 23, 2020**

**Board of Commissioners**

Maureen Denman, Chairwoman  
Luma Oweis, Vice Chair  
Nathan Umbriac, Commissioner  
Martha Ballard, Commissioner  
Adia Harris, Commissioner  
Eva Turbiner, Commissioner

**Housing Authority**

Keith Kinard, Executive Director  
Allison Durham, Deputy Director  
Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP  
William Katchen, Fee Accountant, William Katchen CPA, LLC

**Town of Morristown Officials**

Mayor Timothy Dougherty – Absent  
Pastor David Silva, Council Liaison to the Morristown Housing Authority – Absent

**Call to Order**

Chairwoman Denman called the meeting to order at 6:05 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Harris and Turbiner were present. The flag was saluted.

**Moment of Silence Observed**

**Approval of Minutes – October 26, 2020**

Chairwoman Denman introduced and welcomed new Commissioner Eva Turbiner to the Board. Upon a motion by Commissioner Ballard and seconded by Commissioner Oweis, the minutes of the October 26, 2020 Board Meeting were approved. Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard and Harris voted in favor – Commissioner Turbiner abstained.

**Executive Director Report**

Mr. Kinard reported on the following matters: Plan to reverse the high unit vacancies and low voucher utilization numbers we've seen over the last several months (many factors affecting each); both areas will have significant adjustments by the end of February 2021. Update on Federal and State and local parameters for evictions and court actions. MHA continues to file cases when necessary however, eviction actions are limited and court cases are backed up. RAD concept call with HUD is planned to review the MHA's plans and another meeting with residents will be scheduled following the call to focus on any outstanding matters with residents. Translation services will again be provided for the non-english speaking population including 42% Hispanics. MHA financial reports to the Board will be adjusted starting January 2021 to include a focus on budget to actuals, a contract register, statement of net position, procurement activities, along with updates on planned activities and challenges.

### **Board Committee Reports**

No Reports.

### **Old Business**

None

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

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

### **Resolutions**

- **#20-19 - Resolution to Adopt the 2019-2020 NJ Budget** MHA Fee Accountant, Bill Katchen, stated the State had not received a budget from MHA five years prior and we requested and was approved for a waiver to move forward with annual submission starting with 2019 as required. Motion by Commissioner Umbriac and Seconded by Commissioner Ballard. Commissioners Denman, Umbriac, Oweis, Ballard, Harris and Turbiner voted in Favor for Approval.
- **#20-20 - Resolution Approving 2020-2021 Board Meeting Schedule** Motion by Commissioner Oweis and Seconded by Commissioner Harris. Commissioners Denman, Umbriac, Oweis, Ballard, Harris and Turbiner voted in Favor for Approval.
- **#20-21 - Resolution Approving 2019 PILOT payment to the Town of Morristown** Motion by Commissioner Umbriac and Seconded by Commissioner Oweis. Commissioners Denman, Umbriac, Oweis, Ballard, Harris and Turbiner voted in Favor for Approval.

### **New Business**

None.

### **Public Comments**

Chairwoman Denman read into the record the Notice for Public Participation. No public comments were given.

### **Adjournment**

The meeting was adjourned by Chairwoman Denman at 6:35 p.m.