

**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

**December 19, 2022**

**Board of Commissioners**

Martha Ballard, Chairperson  
Luma Oweis, Vice Chairperson  
Nohemy Zabala, Commissioner  
Tina Lindsey, Commissioner - Absent  
Eva Turbiner, 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 6:02 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Ballard, Commissioners Turbiner, Zabala, and McCoy were present. The flag was observed. Commissioner Oweis joined the meeting at 6:35 pm.

**Pledge of Allegiance**

**Moment of Silence Observed**

**Approval of Meeting Minutes – October 24, 2022**

Upon a motion by Commissioner Zabala and seconded by Commissioner Turbiner, the minutes of the October 24, 2022 Board Meeting were approved. Chairwoman Ballard, Commissioners Turbiner, Zabala, and McCoy voted in favor.

**Executive Director Report**

Mr. Kinard reported on the following items:

- 1. RAD Update: RAD Update:** All the apartments at 29 Ann Street have completed renovations. All the residents are back home in the building. The first floor lobby and community rooms are complete, with the exception of the new furniture. We are expecting the furniture by the end of the year or in January 2023. The parking lot repaving is also complete. There are some final items that still remain, such as the new

building sign, and completion of the landscaping. At 31 Early Street, there has been a lot of activity including installation of new windows. Renovation work in the apartments started on the 5<sup>th</sup> floor and the contractor is working their way down each floor. It has been challenging to our residents and everyone on site to have renovations occurring while people are still living in the building. I do not intend to paint a rosy picture. There are certainly issues that come up as this work goes along. It is our goal to address them as they come up and strive to do our best to avoid repeating the same issues moving forward. As it relates to the RAD project for Manahan Village, I am happy to report that we completed the financial closing of the project last week. We will be working with Orbach during a transition management period in which the MHA will continue to manage the site for the next three to six months, and we look forward to starting the renovation work at Manahan next year- potentially late spring or summer.

- 2. Social Service Department:** The social service team has implemented Instagram and Facebook social media sites under the Marion E. Sally Resident Center name. Our sites highlight all the various activities planned or that have taken place at the Center. The team has also been connecting residents to various programs and organizations in the area for assistance.

### **Board Committee Reports**

None

### **Old Business**

None

### **Resolutions**

**- 2022-038 Resolution: Schedule of Bills as of November 28 and December 10, 2022**

Motion to approve was made by Commissioner Zabala and seconded by Chairwoman Ballard. Chairwoman Ballard, Commissioners Turbiner, Zabala, and McCoy voted in favor.

**- 2022-039 Resolution: Office Space Lease – City Hall**

Motion to approve was made by Commissioner Ballard and seconded by Commissioner Zabala. Chairwoman Ballard, Commissioners Turbiner, Zabala and McCoy voted in favor.

**- 2022-040 Resolution: Write-Off Manahan Village Resident Accounts**

Motion to approve was made by Commissioner Turbiner and seconded by Commissioner Ballard. Chairwoman Ballard, Commissioners Turbiner, Zabala and McCoy voted in favor.

**- 2022-041 Resolution: FY2022-2023 Board Meeting Schedule / By-Law Amendment**

Motion to approve only the revised Board meeting schedule was made by Commissioner Turbiner; no seconded motion to approve was made. A motion to table the resolution of the revised Board Meeting schedule as it relates to the proposed amendment to the By-laws was made by Commissioner Zabala and seconded by Commissioner Oweis. Chairwoman Ballard, Commissioners Oweis, Zabala, and McCoy voted in favor to table. Commissioner Turbiner voted no to tabling the resolution for further consideration. The resolution was tabled.

Attorney Borin noted that the Board has now received notice to amend the By-Laws and may

consider voting to amend it at the next meeting. Mr. Kinard agreed notice has now been given in writing to the Board.

**- 2022-042 Resolution: Appoint Executive Director as Fund Commissioner to NJPHA-JIF**

Motion to approve was made by Chairwoman Ballard and seconded by Commissioner Zabala. Chairwoman Ballard, Commissioners Zabala, Turbiner, and McCoy voted in favor.

**- 2022-043 Resolution: Bright Discovery Family Center Inc. Lease – Resident Center**

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

**New Business**

Commissioner Turbiner asked if Mr. McPherson is no longer a Commissioner. Mr. Kinard stated that Mr. McPherson did resign.

**Public Comments**

None.

**Mayor's Comments**

Absent.

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

Absent.

**Adjournment**

With no further business Chairwoman Ballard motioned to adjourn and Commissioner Oweis seconded and all Commissioners voted in favor to adjourn the meeting at 6:56 pm.