

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 20, 2021

Board of Commissioners

Maureen Denman, Chairwoman
Luma Oweis, Vice Chair
Nathan Umbriac, Commissioner
Martha Ballard, Commissioner
Eva Turbiner, Commissioner
Nohemy Zabala, Commissioner
Tina Lindsey, 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 - Present

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, Turbiner, Zabala and Lindsey were present. The flag was saluted. Chairwoman Denman thank Commissioner Nathan Umbriac for his service on the Board and congratulated him on his election as a Town of Morristown Councilman which will begin in January 2022.

Moment of Silence Observed

Approval of Minutes – October 25, 2021

Upon a motion by Commissioner Umbriac and seconded by Commissioner Oweis, the minutes of the October 25, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Turbiner, Zabala, and Lindsey voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

- RAD Process Update – Senior buildings transaction closing in December and property management transitioning to Orbach management will occur shortly after. It's has been a long road to get to this point but we are that much closer to the renovation work starting for the senior buildings. There's still a lot of work to do to prepare for renovations at the

buildings and the next couple of weeks will be spent on fine-tuning the renovation plan, the relocation work and the management transition plan.

- Board Retreat – Board Retreat was held in December and we discussed the RAD program including the financing and legal aspect of the program and transactions. Thank you, Commissioner Oweis for use of office space.
- Spring Street Community Development Corporation – Conducted a Bingo event at 29 Ann Street for the first time in years. They will be back in January 2022. Many residents participated and it was successful.
- Mayor’s Office / Zufall – Conducted COVID-19 booster shots for seniors from 31 Early, 39 Early and 29 Ann Street. We were able to set up at 31 Early Street for the residents to come in and get their booster shots. It was very successful and approximately 90 residents received a shot.
- Mayor’s Office – Holiday Meal program. The Mayor’s office donated and supplied really nice Thanksgiving holiday meals for all the seniors. The senior residents were very appreciative and we thank the Mayor’s office for always thinking of our senior residents.
- Meal Donations – Morristown area restaurants are planning to again get together to provide more prepared hot meals for our senior residents in December. They previously donated meals over the summer. We expect to receive approximately 125 meals to distribute to some of the most vulnerable senior residents. We are thankful to 1776, Chef Freddy’s and The Committed Pig.
- Housing Opportunity Unlimited LLC – HOU is the firm that will be handling the relocation of our senior residents during the RAD renovation and construction work to make sure their needs are met as this work occurs. In December they start meeting with residents one-on-one to assess each household’s needs to make sure we address them.

Board Committee Reports

Old Business

None.

Resolutions

- **2021-046 Resolution:** Schedule of Bills as of December 20, 2021
Motion to approve by Commissioner Umbriac and seconded by Commissioner Lindsey, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-047 Resolution:** Family Self-Sufficiency Graduate Elderle Vaughn Escrow
Motion to Approve by Commissioner Turbiner and seconded by Commissioner Umbriac. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-048 Resolution:** Fiscal Year 2020 Audit Submission to HUD
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-049 Resolution:** Fiscal Year 2020 Audit Submission to NJ Local Finance Board
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Lindsey.

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

New Business

None.

Public Comments

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

Mayor's Comments

Absent

Council Liaison's Comments – Pastor Silva

Pastor Silva thanked the administrative staff and Board Commissioners for their hard work. He said it is great to see progress for the residents especially what is planned for the senior buildings. He's looking forward to the developments coming in 2022.

Adjournment

With no further business, all Commissioners voted in favor to adjourn the meeting at 6:37 pm.