

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

December 28, 2020

Board of Commissioners

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

Housing Authority

Keith Kinard, Executive Director
Allison Durham, Deputy Director
Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP

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 6:04 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, and Turbiner were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes – November 23, 2020

Upon a motion by Commissioner Ballard and seconded by Commissioner Umbriac, the minutes of the November 23, 2020 Board Meeting were approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard and Turbiner voted in favor.

Executive Director Report

Mr. Kinard reported on the following matters: The Mayor arranged for Holiday dinner boxes for all the senior residents during the week of December 14, 2020. It was very well received by the residents. Staff is working hard to lower the agency's vacant unit numbers and increase the number of Section 8 vouchers utilized. COVID-19 has been a challenge for applicants to obtain documents from agencies that have limited hours now which affects their ability to verify their eligibility in a timely manner. We're working through it. Novogradac is completing our 2019 financial audit and in about 3 months we'll be starting our 2020 financial audit. MHA continues to restrict non-essential visitors to our senior buildings as the rate of COVID-19 cases in New Jersey continue to rise. We are in search of an organization to provide electronic (tablet) visits to help residents deal with the isolation impact caused by COVID-19 restrictions.

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 and Turbiner voted in favor.

Resolutions

- **#20-22 - Resolution to Adopt MHA budget 2020-2021** Motion by Commissioner Turbiner and Seconded by Commissioner Ballard. Commissioners Denman, Oweis, Umbriac, Ballard and Turbiner voted in Favor for Approval.
- **#20-23 - Resolution to Ratify Emergency Domestic Hot Water System Repairs** Motion by Commissioner Oweis and Seconded by Commissioner Ballard. Commissioners Denman, Oweis, Umbriac, Ballard and Turbiner voted in Favor for Approval.
- **#20-24 - Resolution to Approve Final 6 Flagler Payment RMD Construction and CPR Restoration** Motion by Commissioner Umbriac and Seconded by Commissioner Oweis. Commissioners Denman, Oweis, Umbriac, Ballard and Turbiner voted in Favor for Approval.
- **#20-25 – Resolution to Appoint Keith Kinard as Commissioner to the New Jersey Insurance Fund** Motion by Commissioner Umbriac and Seconded by Commissioner Oweis. Commissioners Denman, Oweis, Umbriac, Ballard and Turbiner voted in Favor for Approval.

New Business

Chairwoman Denman will be scheduling meetings with each Commissioner and Mr. Kinard for one-on-one meetings in the next few weeks.

Public Comments

No public comments were given.

Council Liaison's Comments

Pastor David Silva noted that he will continue to get in touch with the Chairwoman and Mr. Kinard to determine any pressing issues to bring to the Council's attention. Further stated that the MHA is going in the right direction and looking forward to 2021.

Adjournment

The meeting was adjourned by Chairwoman Denman at 6:32 p.m.