

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

February 22, 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 to the Morristown Housing Authority

Call to Order

Chairwoman Denman called the meeting to order at 6:00 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes – January 25, 2021

Upon a motion by Commissioner Ballard and seconded by Commissioner Umbriac, the minutes of the January 25, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner and Lindsey voted in favor. Chairwoman Denman introduced and welcomed Commissioner Tina Lindsey as the new Resident Board member.

Executive Director Report

Mr. Kinard reported on the following matters: COVID-19 – Although it is difficult to obtain information on exactly who or how many residents are affected, MHA will continue to monitor closely. MHA was advised by the Department of Health that there is no evidence of an outbreak or high level of cases at our sites including 29 Ann Street. There are two new cases reported there but they are not linked. The MHA Audit is complete and was provided to the Board for review. A resolution will be brought to the March meeting noting their consideration of the report. Should Board members have questions, please contact him. The Chairwoman requested and Mr. Kinard conferred that future Board packets for meetings will be submitted to the Board no later than the Thursday before the Board meeting. Mr. Kinard also reported on recent snow storms and that staff worked diligently to keep the walkways cleared and thanked the Mayor and the Parking Authority

for offering free parking for Morristown residents in the covered garages nearby. Mr. Kinard also noted that the Town Council recently approved the Rental Assistance Demonstration (RAD) Pilot Agreement which will increase the annual Pilot payments over the 30-year term of the agreement and assist in paving the way to provide the finances to rehabilitate our portfolio. Mr. Kinard also noted that the RAD program and conversion of the sites will not result in rent hikes from residents – the law does not allow housing authorities to increase rent in the RAD program. Mr. Kinard also commented that residents will not be charged for utilities and it will continue to be paid by the MHA. The only site which currently pays for electricity and will continue to do so is 29 Ann Street as it was originally constructed with individual electric meters. Ann Street residents have always paid for the electricity they use in their apartments. Mr. Kinard further reported that the MHA had recently added check scanners to each property management office which enables staff to directly process rent checks into our account. MHA will no longer need to make multiple trips to the bank to deposit rent checks. Tenants also benefit, as now their payments are processed timely.

Board Committee Reports

No Reports.

Old Business

Chairwoman Denman noted that she would like to see in the future, under Old Business, updates on resolutions passed by Board. Commissioners Umbriac and Oweis agreed such updates will be helpful in understanding the processes of the agency.

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, Turbiner, Zabala and Lindsey voted in favor.

Resolutions

- **#2021-004 - Resolution Contract Award to Human Resource Consultant – SHB Consulting LLC** Motion by Commissioner Umbriac and Seconded by Commissioner Ballard. Commissioners Denman, Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in Favor for Approval.
- **#2021-005 - Resolution Lease Agreement with County of Morris, Office of Aging, Nutrition Program** Motion by Commissioner Umbriac and Seconded by Commissioner Ballard. Commissioners Denman, Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in Favor for Approval.

New Business

None.

Public Comments

No public comments were given.

Council Liaison's Comments

Pastor David Silva asked what percentage of seniors are vaccinated. Mr. Kinard replied that it is estimated that 45% of seniors from the senior buildings; and if Manahan (65 and older) is factored in, the estimate is lower at 32%. Pastor Silva commented that he's glad to hear the second dose of vaccines is scheduled and prays that more will get vaccinated. He also hopes seniors will be able

to socialize in the near future. Chairwoman Denman noted that Mr. Kinard stated at a previous meeting that he hopes social service agencies can assist with exploring options for seniors. Pastor Silva was pleased to hear the financial audit is complete.

Adjournment

Chairwoman Denman again welcomed Commissioner Lindsey to the Board and requested she reply to the welcome email from her which included the Rutger's class schedule so she can assure the Town Clerk the information was received. Commissioner Lindsey responded she will. With no further business, the meeting was adjourned by Chairwoman Denman at 6:44 p.m.