

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

May 23, 2022

Board of Commissioners

Maureen Denman, Chairwoman
Eva Turbiner, Commissioner
Nohemy Zabala, Commissioner
Tina Lindsey, Commissioner
Kenneth McPherson, Commissioner
Martha Ballard, Commissioner Absent
Luma Oweis, Commissioner Absent

Housing Authority

Keith Kinard, Executive Director
Allison Durham, Deputy Director
Paul J. Miller, Esq., DeCotiis, FitzPatrick & Cole, LLP
Greg Hazley, Esq. DeCotiis, Fitzpatrick & Cole, LLP
Diana Smith, Chief Financial Officer
Makeba Barnes, Social Services Coordinator

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Pastor David Silva, Council Liaison

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 Turbiner, Lindsey, Zabala and McPherson were present. The flag was saluted.

Pledge of Allegiance

Moment of Silence Observed

Approval of Minutes – April 25, 2022

Upon a motion by Commissioner McPherson and seconded by Commissioner Lindsey, the minutes of the April 25, 2022 Board Meeting were approved. Chairwoman Denman, Commissioners Turbiner, Lindsey, Zabala and McPherson voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

1. **RAD Update:** Most of the apartments on the fifth floor of 29 Ann Street have been completed and some residents are in the process of returning from the Hyatt House Hotel. Renovations is now focused on the rest of the units on the fifth floor and the relocation of

some residents from the 4th floor to the Hyatt House Hotel. We held a meeting at Manahan Village to update residents on the RAD project for their development. We held a Spanish only meeting and then an English meeting afterwards. Both meetings were very well attended; in fact, it was a record number of tenants from Manahan at a community meeting. We went over the plan for the site and advise that HUD had approved the plan for the site. We answered various questions such as how to pay rent during the renovation, relocation and current issues at the site. Also, formally introduced the social services staff and programming plans for the Marion Sally Resident Center planned.

2. **Social Services:** Our social services team held several events in May including a Mother's Day brunch at the senior buildings and had roses donated by Stop & Shop, bagels donated by the Bagelry. They continue to assist residents to sign up for SNAP, Medicaid and securing service providers for the Marion Sally Resident Center. Three service providers have been identified and resolutions are on tonight's agenda to approve lease agreements with these three service providers. This team also made it possible for the Morristown Housing Authority to be awarded a \$15,000 grant from the New York Jets Foundation to purchase computers for the Marion Sally Resident Center.
3. **Morristown Police Department (MPD) Meeting:** A meeting was held recently with the Director, Chief and a Captain of the MPD, the Morristown Business Administrator Jillian Barrick, Commissioner Lindsey, and Councilwoman Cotten to discuss many items including loitering, double parking and noise disturbances affecting general quality of life matters at Manahan Village, especially during the Spring and Summer months. The Police Department has complete access to MHA cameras at their station and can view activity from all the cameras. MHA also provided keys to the Marion Sally Resident Center to utilize as a sub-station for their officer while on the site.

Chairwoman Denman noted previous meetings with the MPD and their concern about no loitering signs and that the signs are in place at all the buildings. The Chair also thanked Commissioner Lindsey for advocating for the residents. Commissioner Lindsey asked if the landscaping vendor is supposed to trim the bushes at Manahan. Mr. Kinard said the landscaper plans to trim the bushes in June.

Board Committee Reports

None

Old Business

None.

Resolutions

- 2022-014 Resolution: Schedule of Bills as of May 18, 2022

Motion to approve by Commissioner Zabala and seconded by Commissioner Lindsey.

Chairwoman Denman, Commissioners Turbiner, Zabala, Lindsey and McPherson voted in favor.

- 2022-015 Resolution: Lease Agreements with NORWESCAP, Spring Street Community Corporation/New Life Recovery & Reentry, Morris County Organization of Hispanic

Affairs

Motion to approve by Commissioner Turbiner and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Turbiner, Zabala, Lindsey and McPherson voted in favor.

- 2022-016 Resolution: Settlement Agreement – D. Pounder

Commissioner McPherson motioned and Commissioner Zabala seconded to leave the public session and open Executive Session. All Commissioners voted in favor. Commissioner McPherson motioned and all Commissioners seconded and approved to leave the Executive session and return to the Public Session.

Upon return to public session Commissioner McPherson motioned to approve and Commissioner Zabala seconded the motion. Chairwoman Denman, Commissioners Turbiner, Zabala, Lindsey and McPherson voted in favor.

New Business

None.

Public Comments

None.

Mayor's Comments

Absent

Council Liaison's Comments – Pastor Silva

Pastor Silva glad to hear the process being made with the renovations at 29 Ann Street. Also asked for a summary of the services on the three providers leasing space at the Marion Sally Resident Center so information can be shared with the community. Mr. Kinard offered to send Pastor Silva a summary of the list of services. In addition, Pastor Silva requested a copy of the Executive Director's Report to the Board.

Adjournment

With no further business Commissioner McPherson motioned to adjourn and Commissioner Turbiner seconded, all Commissioners voted in favor to adjourn the meeting at 7:09 pm.