

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

May 27, 2020

Board of Commissioners

Maureen Denman, Chairwoman
Nathan Umbriac, Vice-Chairman
Luma Oweis, Commissioner
Martha Ballard, Commissioner
Caroline Opondo, Commissioner
Adia Harris, Commissioner – Not Present

Housing Authority Personnel

Keith Kinard, Executive Director
Allison Durham, Deputy Director

Housing Authority General Counsel

Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP

Town of Morristown Officials

Mayor Thomas Dougherty – Not Present
Pastor David Silva, Council Liaison to the Morristown Housing Authority – Not Present

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, Vice-Chairman Umbriac and Commissioners Oweis, Ballard and Opondo were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes – February 24, 2020

Upon a motion by Commissioner Ballard and seconded by Commissioner Oweis, the minutes of the prior Board Meeting were approved. Chairwoman Denman, Vice-Chairman Umbriac, Commissioners Oweis, Ballard and Opondo voted in favor.

Executive Director Report

Mr. Kinard reported to the Board of Commissioners on the following matters: COVID-19, Section 8 Waiting List, Congregate Housing, RAD Plan of Action, Vacant Units, and Social Service programs at MHA.

Board Committee Reports

No Reports.

Old Business

Schedule of Bills - Approved

Upon a motion by Vice-Chairman Umbriac and seconded by Commissioner Oweis, the schedule of bills was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

Resolutions

Resolution 20-02: RESOLUTION – UPDATED MHA FLAT RENT

Upon a motion by Vice Chairman Umbriac and seconded by Commissioner Opondo, the resolution was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

Resolution 20-03: RESOLUTION – RENEWAL LEASE FOR NUTRITION PROGRAM AT 31 EARLY STREET

Upon a motion by Commissioner Opondo and seconded by Commissioner Ballard, the resolution was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

Resolution 20-04: RESOLUTION – MRO CONTRACTS

Upon a motion by Vice Chairman Umbriac and seconded by Commissioner Ballard, the resolution was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

Resolution 20-05: RESOLUTION – PROCUREMENT POLICY UPDATE

Upon a motion by Commissioner Opondo and seconded by Commissioner Oweis, the resolution was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

Resolution 20-06: RESOLUTION – HD SUPPLY COOPERATIVE PURCHASE AGREEMENT

Upon a motion by Commissioner Oweis and seconded by Commissioner Ballard, the resolution was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo voted in favor.

New Business

Vice-Chairman Umbriac suggested Wellness Check Calls continue during and potentially after the pandemic crisis. Commissioner Ballard offered to volunteer her time to make wellness check calls and other voluntary assistance needed.

Public Comment

Miriam Banks – 30 Flagler Street

Inquired if all Board meeting minutes were uploaded to MHA website and whether MHA compensates Board members for their positions as Board members based on a document she obtained noting that Chairwoman Denman receives compensation as an MHA Board member. Also, inquired what Board Committees currently exists, who chairs the committees and what are the duties of the committees.

Lorena Inestroza – 39 Early Street

Inquired the level of increase for the updated Flat Rent Schedule and how would it be reflected under RAD; Commented that the cleaning at 39 Early Street was subpar and floors were being cleaned using dirty water.

Kelly Montes – 13 Flagler Street

Commented about the Open Public Records and the availability of Board Meeting Agendas. Inquired who is the custodian of record for the MHA and how to make an OPRA request for information.

Adjournment

The meeting was adjourned by Chairwoman Denman at 7:04 p.m.