

**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

**June 27, 2022**

**Board of Commissioners**

Martha Ballard, Vice Chair  
Eva Turbiner, Commissioner - Absent  
Nohemy Zabala, Commissioner  
Tina Lindsey, Commissioner - Absent  
Kenneth McPherson, Commissioner  
Luma Oweis, Commissioner

**Housing Authority**

Keith Kinard, Executive Director  
Allison Durham, Deputy Director  
Diana Smith, Chief Financial Officer

**Town of Morristown Officials**

Mayor Timothy Dougherty – Absent  
Pastor David Silva, Council Liaison

**Call to Order**

Vice Chairwoman Ballard called the meeting to order at 6:02 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson were present. The flag was saluted.

**Pledge of Allegiance**

**Moment of Silence Observed**

**Approval of Minutes – May 23, 2022**

Upon a motion by Commissioner Oweis and seconded by Commissioner Zabala, the minutes of the May 23, 2022 Board Meeting were approved. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

**Executive Director Report**

Mr. Kinard reported on the following items:

- 1. RAD Update:** Renovation work continues at 29 Ann Street. The fifth floor has been completed, except for the renovation to the ADA unit. The crew is focused now on the 4<sup>th</sup> floor and 3<sup>rd</sup> floor and getting residents relocated to the Hyatt House Hotel. The community room and part of the lobby area is closed for renovations as well. There is a lot of activity on the exterior of the building. The renovation team is also engaged in

some work at 31 Early and 39 Early that does not involve tenant units such as roof work, and window measurements.

2. **Social Services:** Many activities were held at the senior buildings including paint and sip, Father's Day lunch, Senior Tech Club, bingo and a live performance at 31 Early Street courtesy of the MAYO Performing Arts Center of Morristown. Family site activities included kids' movie night at the Marion Sally Resident Center, Women of Encouragement meeting, Young Lion's young boys per group meeting, Nourish NJ fresh market day, Let's Come Together Father's Day barbeque celebration with a motivational speaker and Navigating Hope's mobile outreach van providing social services resources to families at Manahan Village.

### **Board Committee Reports**

None

### **Old Business**

None

### **Resolutions**

- **2022-017 Resolution: Schedule of Bills as of June 21, 2022**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-018 Resolution: MHA FY 2021 Audit Submission to HUD**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-019 Resolution: MHA FY 2021 Audit Submission to State of New Jersey**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-020 Resolution: CVR Associates Contract Renewal**

Motion to approve by Commissioner Oweis and seconded by Commissioner McPherson. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-021 Resolution: McManimon Scotland Contract Renewal**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-022 Resolution: Housing Choice Voucher Program/Rent Increase Policy**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-023 Resolution: Morristown Community Development Corporation Grant**

Motion to approve by Commissioner Oweis and seconded by Commissioner McPherson. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

- **2022-024 Resolution: RAD Subsidy Shortfall Loan to OAHS**

Motion to approve by Commissioner McPherson and seconded by Commissioner Oweis. Vice Chairwoman Ballard, Commissioners Zabala, Oweis and McPherson voted in favor.

### **New Business**

None

**Public Comments**

None

**Mayor's Comments**

Absent

**Council Liaison's Comments – Pastor Silva**

Pastor Silva acknowledged the work the housing authority continues to do for the residents of Morristown. He will present the Executive Director's report to the next Town Council meeting.

**Adjournment**

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