

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

July 26, 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
Paul Miller, Esq., DeCotiis, FitzPatrick & Cole, LLP
Diana Smith, Chief Financial Officer

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Pastor David Silva, Council Liaison - Absent

Call to Order

Chairwoman Denman called the meeting to order at 6:10 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, Turbiner, Zabala and Lindsey were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes - June 28, 2021

Upon a motion by Commissioner Oweis and seconded by Commissioner Umbriac, the minutes of the June 28, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Turbiner, Zabala, and Lindsey voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

- Renovation work is planned to begin at the boxing program area in the basement of 8 Flagler Street to get it ready to be used for a boxing program again.
- Security cameras are being installed at three (3) senior buildings.
- New intercom installed at 31 Early Street due to the failure of original intercom that was in place when the building was built.

- Senior Programs: NourishNJ offers fresh food market at all three sites, Nutrition Program plans to re-open in August at 31 Early Street considering social distancing and safety protocols.
- Senator Vin Gopal office donating packed meals for seniors.
- Zufall Health planning fun activities at senior buildings to promote their telehealth medicine program using a tablet to connect with health services at the organization.
- Lease-up Vacant Units – work continues to make ready the number of vacant units at our sites and push to get them leased up. Progress is being made and it is our goal to be at 98% by the end of the year.

Board Committee Reports

Chairwoman Denman noted the Board Finance Committee met to review the financial resolutions and appreciate MHA getting in compliance with getting things done on time. Commissioner Umbriac appreciated Diana Smith efforts on keeping the Finance Committee informed.

Old Business

Chairwoman Denman noted that a boxing event was held at the park at Manahan Village. She's pleased that we are working with an organization to get the boxing/fitness area back up and running.

Resolutions

- **2021-027 Resolution: Schedule of Bills**
Motion by Commissioner Ballard and seconded by Commissioner Umbriac, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-028 Resolution: 2021-2022 MHA Annual Plan Approval**
Commissioner Turbiner asked since the Authority will be converting to RAD, how do we reconcile the continue plan for utilizing Capital Funds in the Annual Plan? Mr. Kinard noted that because the final implementation date for RAD can be a moving target, HUD requires housing authorities to complete an annual plan and outline use of Capital Funds. When housing authorities actually close on RAD, Capital Funds are accounted for in the RAD project. Commissioner also asked for clarification on the waiting list ethnicity numbers as the Hispanic numbers appear to be really low. Mr. Kinard stated he will look into the matter and get in touch with her. Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-029 Resolution: State of New Jersey 2020-2021 Budget Amendment**
Motion to Approve by Commissioner Ballard and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-030 Resolution: MHA HUD 2020-2021 Annual Budget Amendment**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-031 Resolution: State of New Jersey 2021-2022 Budget Approval**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Lindsey.

Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.

- **2021-032 Resolution: MHA HUD 2021-2022 Annual Budget Approval**
Motion to Approve by Commissioner Ballard and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-033 Resolution: Section 8 Funding Applications**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-034 Resolution: Family Self-Sufficiency Escrow Disbursement Courtney Gaskins**
Motion to Approve by Commissioner Ballard and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-035 Resolution: Emergency Contract with AVS Technology for security cameras.**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Zabala. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.

New Business

None

Public Comments

Commissioner Umbriac made a motion to leave business session and open public session; Commissioner Lindsey seconded the motion. All Commissioners voted in favor. The Public Notice was read into the record. No Public Comments were given.

Commissioner Umbriac motioned to close the Public Session of the Agenda and Commissioner Ballard seconded the Motion. All Commissioners voted in favor of closing the public session.

Mayor's Comments

Absent

Council Liaison's Comments – Pastor Silva

Absent

Adjournment

With no further business, Commissioner Zabala motioned and Commissioner Umbriac seconded to adjourn the meeting. All Commissioners voted in favor to adjourn at 7:15 pm.