

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

**June 28, 2021**

**Board of Commissioners**

Maureen Denman, Chairwoman  
Luma Oweis, Vice Chair  
Nathan Umbriac, Commissioner  
Martha Ballard, Commissioner – Absent  
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

**Call to Order**

Chairwoman Denman called the meeting to order at 6:05 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, Turbiner, Zabala and Lindsey were present. The flag was saluted.

**Moment of Silence Observed**

**Approval of Minutes - May 24, 2021**

Upon a motion by Commissioner Oweis and seconded by Commissioner Umbriac, the minutes of the May 24, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Umbriac, Oweis, Turbiner, Zabala, and Lindsey voted in favor.

**Executive Director Report**

Mr. Kinard reported on the following items: RAD update including receiving support letter from the Mayor's office, plan to secure tax credits from NJ Home & Mortgage Finance Agency (NJHMFA) and meetings held with residents of the senior buildings and members from our RAD partner, Orbach; the importance of securing a relocation specialist firm to manage resident relocations during the RAD construction period; improvements in curb appeal at all sites including planting flowers and maintaining the grass and shrubs; programs for the senior buildings have started back up including bingo, Nourish NJ fresh market food and the Mayo Performing Arts bringing live performances to the sites (social distancing is still in place); leasing of the units

continues to be a focus with a goal of reaching 95% occupied by the end of summer. Commissioner Umbriac inquired the status of the Marion Sally Center and when it will re-open. Mr. Kinard noted that although we would like to open for activities very soon, some coordination needs to occur with potential service providers who are slowly ramping up now. However, the Morristown Recreation Summer camp will be using the space on days of inclement weather or extreme heat for their campers. Chairwoman Denman stated that the Town will not be starting in-person meeting until September 2021. Also noted that making sure we have good service providers with proper precautions and liability in place. It is best to be gradual for the recreation center. Also mentioned it was great to see seniors outside enjoying each other's company and is proud of the work happening at MHA. Commissioner Turbiner asked if Mr. Kinard foresees any issue with securing tax credit from NJHFMA as she understands there is a limit to them. Mr. Kinard responded that 9% tax credits are difficult because there's more competition for it; however, we are requesting 4% tax credits and he foresees no issue there.

### **Board Committee Reports**

Chairwoman Denman noted that a Board Executive Session will be held during this meeting, not open to the public, to discuss two (2) items on the Agenda: the Shared Services Agreement and Mr. Kinard employment agreement.

### **Old Business**

None

### **Resolutions**

- **2021-021 Resolution: Schedule of Bills**  
Motion by Commissioner Oweis and seconded by Commissioner Umbriac, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor.
- **2021-022 Resolution: 2020-2021 MHA Annual Plan Approval**  
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Turbiner. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor.
- **2021-023 Resolution: RAD Transactions**  
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor.
- **2021-024 Resolution: RAD Relocation Specialist – Housing Opportunities Unlimited**  
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Zabala. Chairwoman Denman, Commissioners Oweis, Umbriac, 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 Oweis seconded the motion. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor. The Public Notice was read into the record.

- Ms. Lenore Scott, daughter of Zeller Homewood, 29 Ann Street, apt. 203 asked what does HMFA mean and asked if the firm Housing Opportunities Unlimited (HOU) has other branches other than Boston. Mr. Kinard responded HMFA stands for Home & Mortgage Finance Agency and that HOU is headquartered in Boston but has several regional locations nationwide. HOU also plans to hire staff locally on this contract.

With no further public comments, Commissioner Oweis motioned to close the Public Session of the Agenda and Commissioner Umbriac seconded the Motion. All Commissioners voted in favor of closing the public session.

#### Mayor's Comments

Absent

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

Pastor Silva asked how will relocation take place and where will seniors be relocated. Mr. Kinard responded that relocation is complicated but we expect most to occur for the day while work occurs in the unit. The relocation of residents will depend on the level of work to occur in the unit and where and how the resident will be situated either they will be out for the day or to a hotel or a vacant unit, when possible. Each household will be handled based on their needs.

#### Board Executive Session

Commissioner Umbriac motioned and Commissioner Lindsey seconded to leave the general meeting and enter Board Executive Session. All Commissioners voted in favor. Upon return from Executive Session the following resolutions were considered:

- **2021-025 Resolution: Executive Director Employment Agreement**  
Motion to approve by Commissioner Umbriac and Seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor.
- **2021-026 Resolution: Shared Services Agreement with Summit Housing Authority**  
Motion to approve by Commissioner Umbriac and Seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Turbiner, Zabala and Lindsey voted in favor.

#### Adjournment

With no further business, Commissioner Lindsey motioned and Commissioner Umbriac seconded to adjourn the meeting. All Commissioners voted in favor to adjourn at 7:35 pm.