

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

September 27, 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
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 - Present

Call to Order

Chairwoman Denman called the meeting to order at 6:03 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 - July 26, 2021

Upon a motion by Commissioner Ballard and seconded by Commissioner Lindsey, the minutes of the July 26, 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 complete at the boxing program area at Manahan Village.
- New cameras continue to be installed at common area locations at all three senior sites.
- Bag to School Book Bag giveaway event at Manahan coordinated by Commissioner Lindsey with other Manahan residents.
- Senior programs continue including NourishNJ fresh market, Nutrition Program meals and bingo. Residents added Saturday to their bingo games at 31 Early Street.

- COVID-19 Booster shots – Plans to meet with Zufall on the potential of administering booster shots for the seniors.

Board Committee Reports

Chairwoman Denman noted the Board Finance Committee met to review the financial resolutions. She noted the resolution related to a recent Family Self-Sufficiency graduate and gave an overview of the program and stated eight (8) residents are currently enrolled.

Old Business

None.

Resolutions

- **2021-036 Resolution: Schedule of Bills**
Motion to approve by Commissioner Umbriac and seconded by Commissioner Ballard, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-037 Resolution: MHA FY2022 Board Meeting Schedule**
Motion to approve by Commissioner Umbriac and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-038 Resolution: Adopt State of New Jersey 2021-2022 Budget**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-039 Resolution: Ratify MHA 5-Year (2017-2022) Capital Plan**
Motion to Approve by Commissioner Oweis and seconded by Commissioner Ballard. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-040 Resolution: New Jersey Joint Insurance Fund (JIF) Membership**
Motion to Approve by Commissioner Ballard and seconded by Commissioner Lindsey. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-041 Resolution: Nelrod Consortium Member**
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-042 Resolution: Mike's Landscaping LLC Resolution Correction**
Motion to Approve by Commissioner Oweis and seconded by Commissioner Umbriac. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- **2021-043 Resolution: Family Self-Sufficiency Escrow Disbursement Sydney Baker**
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 Oweis seconded the motion. All Commissioners voted in favor. The Public Notice was read into the record.

Lenore Scott – On behalf of Zeller Homewood, 29 Ann Street, asked for clarification on the number of cameras being installed and does it include 29 Ann Street. Mr. Kinard stated approximately 19 cameras and Ann Street is included.

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 if there any plans to resume in-person public Board of Commissioner meetings. Chairwoman Denman noted that the Board is following the lead of the Town of Morristown and will resume in-person public meetings when the Town finds it appropriate. Pastor Silva suggested an education campaign to advise Hispanic tenants on MHA processes and services.

Adjournment

With no further business, Commissioner Umbriac motioned and Commissioner Oweis seconded to adjourn the meeting. All Commissioners voted in favor to adjourn at 7:01 pm.