

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
NOVEMBER 13, 2012

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

CALL TO ORDER: Chairman Hall called the meeting to order at 6:05 P.M.

ROLL CALL: Chairman Hall requested that the roll be called.

PRESENT

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Commissioner Ricciardelli
Vice Chairman Tappen
Chairman Hall

ABSENT

Also attending meeting:

Lucille Favale, Deputy Executive Director
Kelly Stephens, Director of Operations
Gregory Ricciardi, Porzio, Bromberg & Newman, P.C.

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this thirteenth day of November 2012 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Denecke seconded by Commissioner Schramm approving the minutes of October 9, 2012. The following votes were cast:

AYES

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

ABSTAIN

Chairman Ricciardelli

NAYS

Chairman Hall declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Dolan and seconded by Vice Chairman Tappen Approving the Schedule of Warrants for November 13, 2012. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2012 - 33 - A motion was made by Commissioner Dolan seconded by Commissioner Denecke Awarding the Appointment for Attorney to the firm of **Porzio, Bromberg & Newman, P.C.** The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke	Vice Chairman Tappen	
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2012 – 34 – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Awarding the Appointment for Accounting Services to the firm of **Polcari & Company**. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2012 – 35 – A motion was made by Vice Chairman Tappen seconded by Commissioner Dolan Awarding the Appointment for Auditor to the firm of **Hymanson, Parnes & Giampaolo**. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2012 – 36 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Approving to Write Off Uncollectible Tenant Accounts Receivable. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2012 – 37 – A motion was made by Commissioner Koldewyn seconded by Commissioner Ricciardelli Approving Housing Authority County of Morris Website Content in Compliance with A3908 Mandates. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2012 – 38 – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Approving Meeting Dates of the Board of Commissioners of the Housing Authority County of Morris. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2012 – 39 – A motion was made by Commissioner Koldewyn seconded by Commissioner Dolan Introducing the State Budget for Fiscal Year January 1, 2013 to December 31, 2013. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Morris County Affordable Housing Corporation

Peer Place

Ms. Favale reported that there are three more units to close on and we intend to close on Unit C by the end of the month.

Carlton Street

Ms. Favale reported the Mr. Rawding revised the plans and that we are going through with the application for Morris Township.

Morris Plains

Ms. Favale reported that Morris Plains took a tour of Jeff Rawding's properties. Morris Plains provided us with the type of units and amenities they would like to see in the development of this project. All the units will be one bedroom. The building will be no more than three stories. They will be rental units for people fifty-five years of age and older.

Hazel Street

Hoping to close soon.

Franklin Road

The property is ours but it is going to be awhile before any development begins.

Committee Reports

Chairman Hall reported about the Finance Committee meeting held on October 18, 2012. Attending the meeting were committee members, Commissioner Schramm, Vice Chairman Tappen and myself, In addition, Ms. Sue Wang, Ms. Roberta Strater and Mr. Paul Matturro of Polcari and Company met to review the Budget. The committee had a higher level of confidence on the expense side of the budget as opposed to the revenue side. There are concerns about the voucher program and what can possibly be taken away. We will not know this until HUD provides us our funding. Additionally, there was \$450,000 in recapture funds that we will not have in 2013. The Housing Authority intends to make a lot of capital improvements this year, so the monies will be spent.

New Business

Commissioner Dolan suggested putting in generators in the Senior Buildings with Capital Fund monies. Discussion was held and Commissioner Koldewyn believed it could cost several hundred thousand dollars. Ms. Favale indicated that Dover Housing Authority does have a generator; however, it controls only certain things such as the fire panel, hallway lights and exit lights. Vice Chairman Tappen suggested that we put out a proposal to see what the cost would be or perhaps we could just isolate certain areas (community rooms) to use as warming stations. Ms. Favale reported that she did ask our electrician on Friday as to what we would need, etc., however, she has not heard back from him yet. She will follow-up.

Chairman Hall reviewed minutes from the Housing Alliance Meeting that also involved Frank Pinto (Head of Morris County Department of Human Services) and FEMA. It is believed that there are approximately 160 – 300 people who will need housing because theirs in uninhabitable. There is a Long-Term Recovery Group who will be working with Human Services and FEMA. HUD is also working with FEMA to perhaps put people displaced by Hurricane Sandy ahead on the waiting list for Vouchers/Vacant Units. However, this is just a possibility at the time. Commissioner Ricciardelli inquired about time frames for the next step, but no immediate action needs to be taken at the moment.

Old Business

None.

Roberta L. Strater, Director/Secretary

Date Adopted