

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
MAY 8, 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 6:00 P.M.

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

PRESENT

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

ABSENT

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, 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 eighth day of May, 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 Dolan approving the minutes of April 10, 2012. The following votes were cast:

AYES

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

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Koldewyn and seconded by Commissioner Dolan Approving the Schedule of Warrants for May 8, 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 – 16 – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Awarding Contract for Floor Finish Replacement for Turnover Apartments for the Housing Authority of the County of Morris Complexes to **Freddy's Floor Covering, Inc.** 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 – 17 – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Accepting Certificate of Completion from Bayshore General Contractors, Inc. 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 – 18 – A motion was made by Vice Chairman Tappen seconded by Commissioner Koldewyn Accepting Certificate of Completion from Bayshore General Contractors, Inc. 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 – 19 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Denecke Approving Change Order No. 4 for Pleasant View Village. 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 – 20 – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Awarding Contract for New Interior Finishes at Congregate Living Facility to **Carolina Blue Painting**. 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.

Morris County Affordable Housing Corporation

Peer Place

Ms. Strater reported that Morris Habitat for Humanity sent out a "Save the Date" announcement for the dedication on June 6, 2012. It will be postponed. According to Ms. Blair Bravo, they were not able to get as many volunteers in the beginning of construction. Now they have volunteers scheduled every day.

Hazel Street

Ms. Strater reported that the contractor is working on getting it completed. We are hoping it will be completed by next week.

Carlton Street

Mr. Henshaw reported that we have a Technical Coordinating Committee Meeting scheduled for May 17, 2012. We will review the plans with the committee to see if they will feel we can develop a five unit townhouse structure on the property.

Franklin Road

Mr. Henshaw reported a Motion of Final Judgement was filed and we are still waiting to hear from the State of NJ. Ms. Strater stated that we did not receive the funding from Community Development. We will rework the numbers to see how we can develop this property.

Baker Street, Dover

Ms. Strater reported that we were notified that a family in Dover was selling this condominium. This unit is across the street from the condominium we rehabilitated previously with Habitat a few years ago. The condo is a two bedroom, living room, kitchen, dining area, bathroom and semi-finished basement. The Town of Dover visited the condo with us. Dover has \$75,000 of Housing Trust funds that they have to commit by the end of June. They are interested in using the funds for this project. They would like us to do the project with Morris Habitat.

Committee Reports

None.

New Business

Ms. Strater reported that the auditor explained a program that the Rockville Housing Authority in New York is currently administering. Present at this meeting were, Chairman Hall, Vice Chairman Tappen, Mr. Henshaw, Ms. Strater and Ms. Favale. This program allows you to purchase public housing buildings and use Section 8 Project Based vouchers to subsidize the units. The downfall is that the Housing Authority will no longer receive a subsidy for these units through the Public Housing Program. The total number of public housing units will decrease reducing your capital fund program allocation also. In addition, the rents are set lower than market value.

Old Business

None.

6/12/12
Date Adopted



Roberta L. Strater, Director/Secretary