

**HOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING
ADMINISTRATION BUILDING
MINUTES**

WEDNESDAY, JULY 22, 2020

This meeting will take place via Zoom.us in lieu of the normal scheduled meeting location due to the COVID-19 pandemic. The meeting will be recording live at the Boonton Housing Authority Administration Building, located at 125 Chestnut Street, Boonton, New Jersey at 7:00PM for the public who may attend.

OPEN PUBLIC MEETINGS ACT

ADEQUATE NOTICE of this meeting, pursuant to the requirement of the Open Meetings Act, I direct the Secretary of the Boonton Housing Authority Board of Commissioners to enter the minutes of this meeting an accurate statement to the effect that:

“Notice of this meeting has been provided by filing a Notice of this meeting with the Town of Boonton Town Hall, by posting a Notice of this meeting on the bulletin board of the Boonton Housing Authority’s Riverview Apartments, the Administration Building, and by publication of this Notice in in the **Daily Record on December 18, 2019 and in the Citizen of Morris County Newspaper on January 15, 2020 for the new calendar year of 2020**

CALL MEETING TO ORDER

The meeting will be called to order at 7:04PM at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL

JAMES PLAISTED, CHAIRPERSON	PRESENT
AMJAD RASHID, VICE-CHAIRPERSON	PRESENT
GINNY DOLCE, COMMISSIONER	PRESENT
LYNN D. SCHINMAN, COMMISSIONER	PRESENT
MILDRED ARIEMMA, COMMISSIONER	PRESENT
LEONARDO MOYOLI, JR., COMMISSIONER	PRESENT
DANIEL PICCIONI, COMMISSIONER	PRESENT

OTHERS PRESENT

Sherry Sims, Executive Director, Terrance Corriston, Attorney, John Clark, Consultant, William Katchen, Fee Accountant

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to **TABLE** the Board Minutes for **JUNE 24, 2020**

The May 2020 meeting was cancelled.

Motion: Commissioner Rashid

Second: Commissioner Dolce

Rollcall: A roll call was taken. All Commissioners present voted in the affirmative.

APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by the Board of Commissioners to **APPROVE** the vouchers and bills for BHA Management and the Section 8 Housing Choice Voucher programs for the month(s) of **JUNE 2020**

Motion: Commissioner Dolce

Seconded: Commissioner Schinman

Roll Call: A roll call was taken. All Commissioners present voted in the affirmative.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

See new business

CORRESPONDENCE

An appreciation letter was received from tenant in Riverview Apartment, #4C Letter regarding Kenneth Kelshall timely performance during on tenant issues during COVID 19 pandemic issues at Riverview Apartments.

OLD BUSINESS

Sinkhole at Riverview - Research by Consultant for urgent follow-up and a resolution to thee problem because of the on-going potential damages to building and potential infestation.

Financial disclosures were due April 2020, if you have not completed it, you can contact Ms. Ortvis at Townhall for your password to submit your online status.

Eviction Moratorium for non payment of rent ends 7/24/2020 – virtual hearings if requested in writing to review hardship

AHOM, Inc. the 501C3 non-for-profit arm of the Boonton Housing Authority has been created. The State of NJ has approved the name and the corporate EIN number has been assigned to Affordable Housing Opportunities Matter, Inc. (AHOM, Inc). It is now a legal company. Attorney Borin who is the lawyer for processing the legal documents for our Streamline Conversion application is working with the Town Attorney to negotiate the PILOT position with the transition is complete. The email address for AHOM, Inc. is : ssims.ahom@gmail.com . There are a few outstanding tasks to complete the set up, then we can schedule a Board meeting.

NEW BUSINESS

- HUD granted a waiver so the Audit for FYE 9/30/2019 due date is extended December 31, 2020
- Capital Fund Certification due 8.14.2020
- Document Imaging of all tenant files and applications will be completed by December 31, 2020. This will assist with document access while the staff is on staggered hours and telecommuting from home.
- Hired Risk Manager for NJPHA-JIFF oversight
- Obtaining quotes for camera upgrade at Riverview
- Obtaining Cyber Compliant quotes – requirement for JIFinsurance
- Purchased large Ipad for the public who board meeting – lobby area

RESOLUTIONS

RESOLUTION #2076 RESOLUTION TO APPROVE AND APPOINT SHERRY SIMS AS JIFF FUND COMMISSIONER 2020-2021

Commissioner Rashid motioned to accept Resolution #2076 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2076 was passed.

**RESOLUTION #2077 RESOLUTION TO AUTHORIZE AND APPROVE BHA AMP
BUDGET EFFECTIVE 10/1/2020**

Commissioner Rashid motioned to accept Resolution #2077 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2077 was passed.

**RESOLUTION #2078 AUTHORIZATION TO INTRODUCE THE NJ STATE BUDGET
FOR FYE 9/30/2021**

Commissioner Rashid motioned to accept Resolution #2078 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2078 was passed.

**RESOLUTION #2079 AUTHORIZE STAFF EVALUATIONS TO BE COMPLETED BY
THE EXECUTIVE DIRECTOR 10/2020**

Commissioner Plaisted motioned to accept Resolution #2079 as presented. Commissioner Rashid seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2079 was passed.

RESOLUTION #2080 AUTHORIZED SIGNATURES FOR BOONTON HOUSING AUTHORITY

Commissioner Rashid motioned to accept Resolution #2080 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2080 was passed.

RESOLUTION #2081 AUTHORIZE AND AWARD A/E CONTRACT TO: JOSEPH F. MCKERNAN JR. IN AN AMOUNT NOT TO EXCEED \$60,000.00

Commissioner Piccioni motioned to accept Resolution #2081 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2081 was passed.

RESOLUTION #2082 RESOLUTION TO AUTHORIZE AND APPROVE THE FIVE-YEAR CONTRACT WITH SHERRY SIMS AS THE EXECUTIVE DIRECTOR FOR THE TERM BEGINNING AUGUST 1, 2020 – JULY 31, 2025

Commissioner Plaisted motioned to accept Resolution #2082 as presented. Commissioner Rashid seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Piccioni	x			
Rashid	x				Schinman	x			
Dolce	x				Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioners voted in the affirmative. No one present was opposed. Resolution #2082 was passed.

COMMENTS FROM THE PUBLIC: via ZOOM set up in lobby at 125 Chestnut Street, Boonton, New Jersey

None.

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF BOONTON.

None

ADJOURNMENT

Motion to Adjourn: Commissioner Dolce

Seconded: Commissioner Piccioni

Time: 8:07PM

These Minutes were approved at the meeting held on September 23, 2020.

Sherry L. Sims
Secretary/Executive Director