

**HOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING**

Administration Building

AGENDA

Wednesday, April 28, 2021



This meeting will take place via Zoom.us in lieu of the normal scheduled meeting location due to the statewide health concerns and meeting restrictions.

ADEQUATE NOTICE

“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 16 2020 and in the Citizen of Morris County Newspaper on January 15, 2020 for the new calendar year of 2021**

The Housing Authority of the Town of Boonton will conduct its January 23 , 2021 meeting electronically, in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2021, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

OPEN PUBLIC MEETINGS ACT STATEMENT OF COMPLIANCE

In accordance with the Open Public Meetings Act and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting were provided by:

- I. sending sufficient notice herewith to the Daily Record and The Citizens newspaper
- II. filing advance notice of this meeting; and
- III. posting notice on the Boonton Housing Authority website – www.boontonhousing.org

Public comment may be made as follows:

- 1. Public comment may be given either during the public comment portion of the meeting or in writing prior to the meeting within 24 hours before the meeting date.
- 2. All members of the public shall be muted during the meeting, except that members of the public shall be unmuted when called upon by the Chairman during the public comment portion of the meeting.
- 3. Any member engaged in disruptive behavior may be muted or removed from the meeting.

Please be advised that this public meeting is being recorded.

CALL MEETING TO ORDER

The meeting will be called to order at _____ at the Boonton Housing Authority's Administration Office, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL

James Plaisted, Chairperson

Amjad Rashid, Vice-Chairperson

Ginny Dolce., Commissioner

Lynn D. Schinman, Commissioner

Mildred Ariemma, Commissioner

Leonardo Moyoli, Jr., Commissioner

Daniel Piccioni, Commissioner

OTHERS PRESENT

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton **to APPROVE the Minutes for December 2020, January 2021, and February 2021**

Motion:

Second:

Rollcall:

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

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) **March and April 2021**

Motion

Seconded

Roll Call:

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

REPORT OF EXECUTIVE DIRECTOR

Verbal

- Waitlist/FSS report
 - Income limits 2021
 - All Tenant files and waitlist are now uploaded to PHA WEB- paperless
 - All Monthly Financials are uploaded to PHA-Web
- Property Manager – no report
- Maintenance Report

- HCV Report
 - Admin Fees 2021 -\$113.83
 - Annual Utility Allowances 2021

Rewriting all leasing documents for the Conversion – Board Approval will be needed

CORRESPONDENCE

4/14/2021 IRS Exemption Letter – Section 501 C3

OLD BUSINESS

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation
- Status on the Streamline Conversion Update -Sunbelt, Inc.

NEW BUSINESS

- Annual NJ State Certification due 4/30/2021
- IRS Exempt Status Letter received for AHOM,INC(Section 501(c) (3) -exempt from Federal Tax

RESOLUTIONS

Resolution #2114 Authorize and Approve the CFP funding ACC iin the amount of \$141,165.00

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

Resolution #2115 Authorize and approve the Income Limits effective April 28, 2021

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

Resolution #2116 Authorize and approve the Utility Allowances effective January 2021

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

Resolution #2117 Authorize and Approve the Write-off for Diana Martinez in the amount of \$951.05

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

Resolution 2118 Authorize and approve the Property Leasing and Management Agreement with AHOM, Inc

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

COMMENTS FROM THE PUBLIC:

Any other business that may properly come before the Board of Commissioners of the Housing Authority of the Town of Boonton.

ADJOURNMENT

Motion to Adjourn by
Seconded
Time