

BHOUSING AUTHORITY OF THE TOWN OF BOONTON

MONTHLY MEETING

MINUTES

Administration Building

Wednesday, March 23, 2022

ADEQUATE NOTICE of this meeting, pursuant to the requirement of the Open Meetings Act, the Secretary of the Boonton Housing Authority Board of Commissioners is directed 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 January 7, 2022** and in the **Citizen of Morris County Newspaper on January 19, 2022** for the new calendar year of **2022**

If you wish to speak during the comment period (Zoom app) and wait to be recognized by the host. If you are speaking via telephone, unmute your phone when you are called on to speak. The host will un mute you if you are on the Zoom call and you will be allowed to speak during public comment period of the agenda.

Announce yourself when you are speaking with your full name,(spell) address and purpose of your comments. There is a five- minute limit per individual on public comments, unless otherwise extended by the Chairperson.

Pursuant to Open Public Meeting Act and Emergency Remote meeting protocol for Local Public bodies, adequate and electronic notice of this remote Zoom meeting have been provided.

CALL MEETING TO ORDER

The meeting will be called to order at 7:24pm by our, Chairperson Plaisted at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via Zoom until further notice.

ROLL CALL

James Plaisted, Chairperson	PRESENT
Amjad Rashid, Vice Chairperson	PRESENT
Lynn D. Schinman, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Ginny Dolce, Commissioner	ABSENT
Leonardo Moyoli, Jr. Commissioner	PRESENT

VACANT 1/2022

OTHERS PRESENT

Terrance Corriston, Attorney, John Clark, Consultant; Sherry Sims, Executive Director/Secretary

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 **November 2021 and January 2022**

Motion: Chairperson Plaisted

Second: Commissioner Rashid

Rollcall: All voted in the affirmative.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N.V .	A.B .	COMMISSIONER	AY E	NA Y	N.V .	A.B .
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli	x								
Ariemma	x								

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) **January, February 2022**

Motion: Chairperson Plaisted

Seconded: Commissioner Schinman

Roll Call: All voted in the affirmative

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N.V .	A.B .	COMMISSIONER	AY E	NA Y	N.V .	A.B .
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli	x								
Ariemma	x								

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

John Clark, Sunbelt Consultant gave an update on the status of the Streamline Voluntary Conversion as follows:

- All documents have been submitted to the HUD legal department to review the DOT and AC language.
- All resident can remain in their apartments, the conversion does not require relocation. All Tenants will continue to pay 30% of their adjusted gross income. The security deposit will be grandfathered in as they are now. They will not be increased to math the new rental amounts for the units. All new tenants after May 1, 2022 will have to provide 1 month and half security deposit at the time of move-in.
- Target date has been set for May 1, 2022
- The TPV application has been submitted and we are waiting on approval from HUD.
- All CD's have been cashed and deposited in the Management account and spent.

- We are soliciting Insurance quotes for the Streamline conversion on the property and liability from several agencies.

CORRESPONDENCE

None

OLD BUSINESS

- Sink hole issue still pending solution between Town of Boonton and Morris County – still pending resolution between the Town of Boonton and Morris County

NEW BUSINESS

The Authority advertised for RFPs for legal and fee accountants for AHOM, Inc. They are due March 28, 2022

The draft Personnel policy is being revised for legal review.

The Annual report for AHOM, Inc. has been filed with the State of New Jersey.

The Waiting list is currently closed with 600 applicants on file to-date.

The Security Deposit accounts with Lakeland bank have been converted to -on-line access for control of deposits and withdrawals.

Board of Health has been contacted to assist in a providing building codes sighting for poor house keeping and ingress/egress violations.

RESOLUTIONS

Resolution # 2147 AUTHORIZE AND APPROVE THE FINAL AHOM, INC. LEASE AGREEMENT

Commissioner Ariemma motioned to accept Resolution #2147 with amendments. Commissioner Moyoli seconded the motion. Everyone 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								
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

A roll call was taken. Everyone voted in the affirmative. Resolution #2147 was passed with amendments as discussed.

**RESOLUTION # 2148 AUTHORIZE AND APPROVE THE ANNUAL UTILITY ALLOWANCES
SCHEDULE EFFECTIVE FEBRUARY 1, 2022**

Commissioner Rashid motioned to accept Resolution 2148. Commissioner Schinman seconded the motion. Every one 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								
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

A roll call was taken. Everyone voted in the affirmative. No one present was opposed. Resolution 2148 was approved.

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.

None.

ADJOURNMENT

Motion to Adjourn by: Chairperson Plaisted

Seconded by: Commissioner Rashid

Time: 8:06 PM

I certify that these Minutes were approved at the meeting held on April 26, 2022.

Sherry L. Sims
Executive Director/Secretary

I, Sherry Sims, Secretary to the Housing Authority of the Town of Boonton Board of Commissioners, certify that these Minutes were approved at the meeting held on Friday, April 29, 2022.

Sherry L. Sims
Secretary/Executive Director

