

**HOUSING AUTHORITY OF TOWN OF BOONTON
REGULAR MEETING
MINUTES**

Wednesday June 26, 2024



This meeting will take place via Zoom.us and/or those who attend in-person at the Administration Building ,125 Chestnut St, Boonton, NJ 07005. The statewide health concerns and meeting restrictions still in effect to allow for hybrid attendance

Sherry Sims is inviting you to a In-person meeting and/or the Zoom meeting in case you cannot attend in-person.

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 on the Boonton webpage; with the Town of Boonton Town Hall, by posting a Notice of the meetings on the bulletin board of Riverview Apartments and the Administration Building bulletin board. Also publication of this Notice is in the **Daily Record on January 26 , 2024** and in the **Citizen of Morris County Newspaper on January 30, 2024.**

CALL MEETING TO ORDER

Chairperson Plaisted called the meeting to order at 7:10PM at the Boonton Housing Authority's Administration Office, 125 Chestnut Street, Boonton, NJ 07005 in-person and/or via Zoom.

ATTORNEY

Swear-in Commissioner: Angela Russo

ROLL CALL 2024

James Plaisted, Chairperson	PRESENT
Amjad Rashid, Vice-Chairperson	PRESENT
Robert DiVincent, Commissioner	PRESENT
Lynn D. Schinman, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Leonardo Moyoli, Jr., Commissioner	PRESENT
Angela Russo, Commissioner	PRESENT

OTHERS PRESENT

Sherry Sims, Executive Director; Terrance Corrison, Attorney; John Clark, Sunbelt Consultant; Kenneth Kelshall, Boonton Housing Chief Operating Officer

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of to approve the Minutes for the months of May 22, 2024.
There was no meeting in April 2024.

Motion: Commissioner Rashid

Second: Commissioner Russo

Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.	x			
Rashid	x				Schinman	x			
DiVincent	x				Russo	x			
Ariemma	x								

APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by the Board of Commissioners to approve the vouchers and bills for May and June, 2024
(distributed at the meeting)

Motion: Commissioner Rashid

Seconded: Commissioner Schinman

Roll Call:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.	x			
Rashid	x				Schinman	x			
DiVincent	x				Russo	x			
Ariemma	x								

REPORT OF EXECUTIVE DIRECTOR

The Executive Director discussed the proposed implementation dates of the new HUD

Attorney Report

Attorney Corriston explained the Low Income Tax Credit funding program access to the Board of Commissioners.

CORRESPONDENCE

Letter from Senator Bucco, Jr. to the Family Self Sufficiency participants who graduated from the program.

Letter from Senator Booker, US Senator to the Family Self Sufficiency participants who graduated the program.

NEW BUSINESS

- HOTMA training to be scheduled and Admin Regulations to be amended and implemented by October 1, 2024 and no later than January 1, 2025
- HUD Require all Recertification for the calendar year 2024 to be completed by 9/30/24 during there transition from REAC to HIP
- HCV Admin Fees quarterly proration for June – Oct, 2024 was 91%

OLD BUSINESS

- NSPIRE Inspections completed at Riverview and Chestnut St – to be rescheduled
- Fire Code Inspection at Riverview Apartments – repairs started and next deadline is 7/31/2024
- BHA is considered to be a “Qualified Housing Authority” we only have to submit Civil Rights Certification Form for PHA Annual Plan 2024 by July 18, 2024
- Audit submission will be completed and submitted by 6/30/2024

- Chestnut Drainage Problem – Creating Bid Packet is in progress
- Riverview Mailboxes replacement and upgrade Bid Packet – in progress
- Riverview Sink-hole status – pending update from the Town -

CONSENT RESOLUTIONS #2234 – #2235

Vice-Chairperson Rashid motioned to Table the Cash Management Plan; void Resolutions 2235,2238 and 2240 and hold Resolution 2236 as presented and

Discussed until July Board meeting. All other resolutions were approved as discussed and presented. Commissioner Russo seconded the Motion.All Commissioners present voted in the affirmative. No one present was opposed

RESOLUTION #2224 APPROVAL OF THE CASH MANAGEMENT PLAN 2024 – (TABLED)

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.	x			
Rashid	x				Schinman	x			
DiVincent	x				Russo	x			
Ariemma	x								

RESOLUTION #2234

RESOLUTION TO AUTHORIZE BOONTON HOUSING AUTHORITY SIGNATORS FOR LAKELAND (PROVIDENCE)BANK, BOONTON, NEW JERSEY

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.	x			
Rashid	x				Schinman	x			
DiVincet	x				Russo	x			
Ariemma	x								

RESOLUTION #2235

RESOLUTION TO AUTHORIZE AND APPROVE EMERGENCY PLUMBING CONTRACT TO SEANJAK CONSTRUCTION TO FIX BUSTED WASTE PIPE FLOODING THE MAINTENANCE ROOM AT RIVEVIEW - VOID

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.	x			
Rashid	x				Schinman	x			
DiVincet	x				Russo	x			
Ariemma	x								

RESOLUTION # 2236 RESOLUTION TO AUTHORIZE AND APPROVE ALL BOONTON HOUSING AUTHORITY BANK ACCOUNTS WITH THE GENERAL

DEPOSITORY AGREEMENT WITH LAKELAND BANK BOONTON, NEW JERSEY

RESOLUTION #2237 RESOLUTION TO AUTHORIZE AND AMEND THE PERSONNEL POLICYBY INCLUDING JUNETETEENTH AS A FEDERALY

APPROVED HOLIDAY FOR THE BOONTON HOUSING AUTHORITY

RESOLUTION #2238 RESOLUTION TO AUTHORIZE AND APPROVE DRAFT AUDIT FIR FISCAL YEAR ENDING SEPTEMBER 30, 2023 FOR FINAL

SUBMISSION (HOLD FOR FINAL APPROVAL AT THE JULY 24, 2024 BOARD MEETING)

RESOLUTION #2239 RESOLUTION TO AUTHORIZE AND APPROVE STAFF, COMMISSIONERS TO ATTEND THE NJAHARA CONFERENCE AT

THE HARDROCK HOTEL, ATLANTIC CITY, NEW JERSEY ON SEPTEMBER 15-17, 2024

RESOLUTION # 2240 RESOLUTIO TO REVIEW AND APPROVE CONTRACT AWARDS AS EMERGENCIES DUE TO THE FACT THE FIRE BUREAU HAS

CONSIDERED 39 VIOLATIONS IN THE RIVERVIEW HOUSING SUCH AS HEALTH AND SAFETY VIOLATIONS THAT WITH EXPECTED

DEADLINE OF JULY 31, 2024 (VOID)

PUBLIC COMMENT

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.

Comments limited to 3 minutes.

NONE

ADJOURNMENT

Motion to Adjourn: Vice-Chairperson Rashid

Seconded: Commissioner Moyoli, Jr.

Time: 7:45PM

I, Sherry Sims, Secretary hereby certify that these Minutes were reviewed and approved at the meeting held on October 24, 2024.

Sherry Sims

Secretary/Executive Director