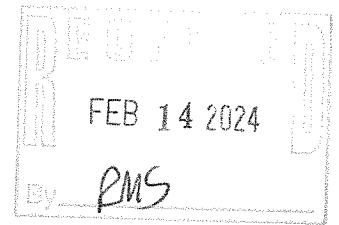


MORRIS HOUSING AUTHORITY
REGULAR MEETING FEBRUARY 12, 2024
Eldridge Community Room



Called to order at 7:06 PM by Mark Halloran

Commissioners present: Mark Halloran, Denise Weik, Michelle Weik, Eugene Savickas

Commissioners absent: Denise Weik

Others present: Executive Director Jim Simoncelli Jr., Gwen Burgess from CGT Financial Services and Morris resident Sharen Clark

Tenants present: Dot Deluca (unit #5)

Reading and Approval of Minutes

Regular Meeting – 1-8-24 - Motion made by Eugene Savickas to approve the minutes from Regular Meeting on January 8, 2024 as presented. Motion seconded by Michelle Weik. Motion passed.

Resident /Public Comment

A resident asked for updates regarding the fog lines, coming up Eldridge Drive and asked for an update regarding the larger apartment numbers could be put on the buildings so ambulances can identify the units on emergency calls.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. reported that he had MHA's alarm company change from a phone line to a wireless controller in the alarm panel. This will allow the MHA to remove the phone line that goes to the panel. Removing the phone line will save MHA approximately \$100 per month.

Jim Simoncelli Jr. mentioned that he and his maintenance staff are actively working on the best option for new apartment numbers at Eldridge.

Unfinished Business

- a. MHA Dwelling Unit Lease – Jim Simoncelli Jr. stated that he had a resident meeting on February 6 to discuss the "Draft" copy of the new lease. This meeting was well attended and was a chance for the residents to ask questions or comment on the new document. Jim Jr. will now organize a lease signing where all residents can sign their new lease.
- b. Critical Needs Grant – Nothing to report at this time.

- c. Development Engagement Process – Nothing to report at this time.
- d. Community Development Block Grant (CDBG)
 - a. Jim Simoncelli Jr. stated that the MHA was officially awarded 1 Million Dollars to conduct infrastructure work on the land at 103 East St.
- e. Tenant Selection Policy / AFHMP
 - a. Nothing to report at this time.

New Business

- a. 2023 Year End Financial Report

Gwen Burgess from CGT Financial Services and Jim Simoncelli Jr. presented the 2023 Year End financial report that will be submitted to CHFA. The report included a Balance Sheet, Budget vs. Actual, and the Interim Statement of Operations all for period ending Dec 31, 2023. After brief discussion, motion made by Eugene Savickas to approve the Interim Statement of Operations. Motion seconded by Michelle Weik. Motion passed.
- b. 2021-2022 Audit

Gwen Burgess distributed the Financial Statements and Reports of Independent Certified Public Accountants For The Years Ended December 31, 2022 and 2021, which was prepared by the Morris Housing Authority's Audit company Maletta and Company. After brief discussion, motion made by Eugene Savickas to approve the Financial Statements and Reports of Independent Certified Public Accountants For The Years Ended December 31, 2022 and 2021 prepared by Maletta and Company. Motion seconded by Michelle Weik. Motion passed.

Executive Session

Motion made by Eugene Savickas to adjourn meeting. Motion seconded by Michelle Weik. Motion passed.
Meeting adjourned at 7:43 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority