

MINUTES FROM A REGULAR MEETING ON FEBRUARY 17, 2011

The Regular Meeting of the Board of Commissioners was called to order at 6:37 p.m. on Thursday, February 17, 2011, in the Community Room at Washington Manor, 340 Thomas Blvd, Orange, New Jersey.

The Executive Director advised that all requirements of the Sunshine Law were met.

A roll call was taken as follows:

Present

Chairman Clifford Ross
Commissioner Ernest Williams
Commissioner Joseph Seneca
Commissioner Coram Rimes
Commissioner Kerry Coley
Commissioner Lillie Davis

Also Present

Walter D. McNeil, Jr. Executive Director
Mr. Ernest Booker, Feinstein, Raiss, Kelin & Booker
Several Tenants
Several Employees

Absent

Commissioner Evelyn Hudson

The Pledge of Allegiance was said.

Chairman Ross called for a motion to adopt the agenda. Commissioner Rimes moved to adopt the agenda. Commissioner Williams seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Chairman Ross called for discussion.

No discussion

Chairman Ross called for a motion for the Adoption and/or correction of the Minutes from a Regular Board meeting on January 20, 2011. Commissioner Seneca moved to adopt the agenda. Commissioner Rimes seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Executive Directors Report

Mr. McNeil said we have our Section 8 monthly report and to please review it. He said there is no Public Housing report. Mr. McNeil said there is a copy of the Management Plan that was put together for your review for the Tax Credits and also included the Governors report on Transparency. Mr. McNeil said that where making great progress on the Walter G. Alexander Complex. The second demolition contractor is on site and he will be finished with the demolition by the end of next week.

Mr. McNeil said we put an ad in the paper for our waiting list 48 people applied. As of this point where close to 98% occupied. We weren't happy with the results from the newspaper. We've left the waiting list open. Mr. McNeil also wanted to talk about some of the stuff that our project teams are doing. We have the lawyers working and the architects are primarily finished with the job. Mr. McNeil said the engineers are still getting stuff from Passaic Valley Water and they need permits. But we met our deadline of January 28, 2011 and there's not another deadline we have to meet until another 12 months or so. But the internal force deadline is March 14th and that's the day we hope we close financially. It's important for us to close because we want the contractor to build and we need to make steady payments to them on a monthly basis. Mr. McNeil said right now where not closed and some of that is due to the fact that it takes time to get through the volume of materials we have to get through to provide evidence to the bank that we are worthy of going through the process.

Mr. Scotland said there's been a whole host of predevelopment and development activities that's been completed including the cleaning and clearing of the land a host of real estate subdivision issues and environmental issues. Mr. Scotland said it is being considered by all of the finance parties to the transaction. Basically you have for major components to the transaction. The Tax Credit equity which is money that comes from the tax credits, the construction loan which is being provided by TD Bank, the permanent loan which is being provided by Enterprise and that's the loan that's available to take out the construction loan and the HUD process, because this is a mixed finance proposal which includes both private and public finances, it has to get HUD approval in order for the process to move forward and to closing. Mr. Scotland said that we have everything except the TD Bank construction documents. That's what's holding up the submission we have been calling the bank. He also said he has to submit the whole package. HUD will not review it in pieces. HUD has 45 days from the date we submit the entire package

to make its review of the entire financing proposal. Mr. Scotland said that we have worked with HUD to try to shorten that transaction.

Mr. McNeil went on to say this really has been a complex transaction. He hasn't really complained about the time commitment that not only our partners but the staff has put in to try to put things together and we really have been busting our tails. Mr. McNeil also wanted to mention a couple of dates. On February 25th our tenants are having a black history event on the March 12th the Housing Authority along with AJD are going to sponsor a day to talk with potential people who will be hired at the site. Mr. McNeil said that we need to help them meet their Section 3 and the Women and Minority Business goals. In the morning we will have contractors and suppliers and in the afternoon we will have potential people who will work for the site. March 21, 2011 were going to do the ground breaking for Walter G. Alexander Complex. He also said we are looking to have a golf outing. We've asked Debra Hurley to work on this with us in putting together a committee and also the program that will reflect a decent outing. This will be our first golf outing.

Public Session

Edward Wadood, 340 Thomas Blvd., Apt 10R, said that here is a procedure for bedbugs. The tenants come down to the community room for 3 hrs. while their apartments get exterminated. Mr. Wadood said that they are bringing the bedbugs to the community room and then back into their apartments. Also, he said he would like to be on the golf committee. Mr. Wadood wanted to know when a screening committee is going to be in place.

Mr. McNeil said in regards to the bedbugs we just purchased a Crinite machine to use along with the products we've been using. We will use the steam machine for wheelchairs. Mr. McNeil said as far as the screening committee, we just got a new manager and I've spoken with here and we are putting together a screening committee. Mr. McNeil said it is going to happen soon.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5102-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1826. Commissioner Rimes moved to adopt. Commissioner Williams seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5103-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Appointing Sam Allen III Insurance as the Risk Management Consultant for the Housing Authority of the City of Orange Commissioner Coley moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adjourn the meeting. Commissioner Seneca moved to adjourn the meeting. Commissioner Williams seconded.

Chairman Ross called for a discussion?

No discussion

A roll call was taken.

All Commissioners voted in favor.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Executive Director