

MINUTES FROM A REGULAR MEETING ON JANUARY 20, 2011

The Regular Meeting of the Board of Commissioners was called to order at 6:25 p.m. on Thursday, January 20, 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 Evelyn Hudson

Also Present

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

Absent

Commissioner Lillie Davis

The Pledge of Allegiance was said.

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

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 and/or correct the Minutes from a Regular Board meeting on January 20, 2011. Commissioner Hudson moved to adopt the Minutes.

Commissioner Coley seconded the motion.

Chairman Ross called for discussion.

No discussion

All Commissioners voted in favor.

No Treasurer's Report.

Executive Directors Report

Mr. McNeil reported that the new Walter G. Alexander official name is the Walter G. Alexander Urban Renewal Village 1 with 60 units and Walter G. Alexander Urban Renewal Village 2 which is a senior complex with 48 units. We signed the contract last Friday. Were waiting for permits from the City of Orange, once we receive them we will hand deliver them to the New Jersey Housing and Mortgage Finance and we'll meet the deadline that is required for us to move forward.

Chairman Ross wanted to know if there were any problems getting the information from the City of Orange.

Mr. McNeil said it's in Larry from Code Enforcement's hand that is responsible for this, we met all the requirements. Mr. McNeil also stated that we received \$991,000.00 in stimulus money. He put in the Commissioners packet a spreadsheet to show how every dime was spent. He said he used this money for the demolition. The Senior Housing Report had 244 units occupied, collected \$67,000.00 in rent, and 98% occupied, the waiting list is opened for this building, the list closes on January 26, 2011. Mr. McNeil said they received about 45 applications that are not good. Mr. McNeil said that they maybe we would go out again. He wanted to have about 100 people on the waiting list. Mr. McNeil said it's because we have about a 40 person turnover per year. He wanted to have enough people on the waiting list to draw from. He said that he met the number for young disabled so he is really trying to push for seniors 62 and older. Mr. McNeil said he is asking that our preferences represent this. He said as far as Section 8 is concerned, there is 1 new admission, no terminations, 104 outgoing portables, 15 incoming portables, and are servicing 602 families and expecting 57 units. He said that we are spending our money. A couple of months ago we sponsored a Section 8 Housing Manager Certification Program at the Shauger Group. He said we had 6 to 7 different Housing Authorities participate. There was a trainer from NAHRO come in and do the training. It was five days. Mr. McNeil said all of our employees that participated passed the certification. We are real proud of them. He said that a little bit of money was made by hosting this program. Mr. McNeil had a meeting this week with the Head Start Program in regards to the possible use of the community room at Walter G. Alexander. Mr. McNeil said that he applied for a \$3.5 million Capital Grant to revitalize the community room. He said that we already made a commitment to the School system to put a portion of their school system there. Mr. McNeil said he has a meeting with them on January 25, 2011 at 5:30p.m.

Public Session

Linda Bell Jones, Tenant Association President said On some of these projects that's coming up can we find a way to get people from the community to work on these projects in light of the layoffs. Also, you know there's an ongoing problem with bedbugs.

Barbara Price, tenant of 340 Thomas Blvd said some of the bells don't work and we got a letter saying you have to come down and let them in when you know the bell don't work. I have a problem with that. No one told them if they have Comcast that their bells don't work.

Mr. McNeil said, first to Ms. Bell, we will make every effort to hire local folks.

Mr. McNeil said to Ms. Price, that we put the letter out because people were not following the policy that the Resident Association had recommended. Our Manager was following up on that. What was happening was people were having people come in after 11:00 and they weren't having folks buzz up. We are well aware of the bell situation and we are working on it. It's not an easy fix. It's going to cost about \$10,000.00.

Betty McCloud, tenant of 340 Thomas Blvd said that Ms. Hammond is doing a great job. You can go to her and talk about anything. She also wanted to know why we can't get rid of the bedbugs.

Mr. McNeil said we will never resolve the problem unless we work together and people recognize that it is important to follow the directions that are given to them. If Management recommends that you throw out things you have to throw it out to get rid of the problem. Mr. McNeil had discussions with the Superintendent who's following the Extermination closely. He actually went with the Exterminator a few times to monitor what they were doing. Mr. McNeil also had a discussion with the Resident Association President. He let her know that we are going to get the Crinite Machine which will freeze the bedbugs. We can get all the tools in the world but nothing is going to work unless we get cooperation. If you have bedbugs report it to the Manager so we can have the unit exterminated.

Ronald Jackson tenant of 340 Thomas Blvd said he has more bedbugs now then he had when they first exterminated. He wanted to know who's responsible for the furniture if you have to throw it out.

Mr. McNeil said, the freeze machine may be able to save it. We can't take responsibility for anybodies furniture. He said we don't know where the bedbugs originated. Mr. McNeil said that the Housing Authority does give tenant's mattress covers if requested and also Good Nite spray.

Councilmen Seneca said if their treating an apartment they must treat everything around it including your wheelchair. The bugs get into the corner of it.

Lance Hammond, Maintenance Superintendent said when the exterminator inspected the units they looked for bedbugs. If the tenant had any issues we noted that as well. If you had one bedbug it was a bedbug unit. We are treating those apartments. Right now were being pro-active. People are going to be a little inconvenienced but were sending you things even if you don't come to us. Every Wednesday anywhere between 10 to 15 apartments is being exterminated. Then if anyone comes down we exterminate those also.

Tonia Duboise tenant of 340 Thomas Blvd said she has been living here for two weeks and saw a bedbug on her counter in the kitchen after that she didn't see them anymore. She said she likes it here, it's nice and quiet but she doesn't want to see bedbugs.

Janice Stuart tenant of 340 Thomas Blvd said she wanted to compliment Lance Hammond and the maintenance men on the job they've been doing with the snow.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5089-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1825. Commissioner Rimes moved to adopt. Commissioner Williams seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5090-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Accepting Proposal of Ernest Booker, ESQ. to provide Legal Services for the period January 1, 2011 to December 31, 2011 Commissioner Seneca moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5091-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving a contract between Polcari and Company and the Housing Authority of the City of Orange. Commissioner Seneca moved to adopt. Commissioner Hudson seconded.

Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5092-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange engage the service of Visn-It. Commissioner Coley moved to adopt. Commissioner Hudson seconded.
Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5093-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange certifying the Audit review for fiscal year ending March 31, 2010. Commissioner Hudson moved to adopt. Commissioner Williams seconded.
Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5094-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to advertise and hold a public hearing on the Annual Plan for the fiscal year 2012. Commissioner Seneca moved to adopt. Commissioner Hudson seconded.
Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5095-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing Change Order No. 1 to contract with LS Engineering to provide project management services for the demolition of the Dr. Walter G. Alexander Complex. Commissioner Seneca moved to adopt. Commissioner Williams seconded.

Chairman Ross calls for discussion?
A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5096-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing Changer Order No. 1 and 2 to a contract with D&L Paving Contractors, Inc. for the parking lot paving redesign at Washington Manor. Commissioner Rimes moved to adopt. Commissioner Coley seconded.
Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5097-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing a loan for the Walter G. Alexander Village Urban Renewal Complex 1 and 2 in the amount of \$400,000.00 from the Replacement Housing and Capital Fund. Commissioner Rimes moved to adopt. Commissioner Hudson seconded.

Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5098-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing writing off uncollectable tenant accounts receivables. Commissioner Rimes moved to adopt. Commissioner Coley seconded.

Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5099-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange rejecting the Public Bid for Energy Efficiency Financing Feasibility Study and Energy Performance Contracting. Commissioner Seneca moved to adopt. Commissioner Hudson seconded.

Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5100-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Amending the Admission and Occupancy Policy for Public Housing. Commissioner Williams moved to adopt. Commissioner Hudson seconded.

Chairman Ross calls for discussion?

A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5101-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to enter into a Contract with Professor Lenworth Gunther to speak at the Resident Association's Black History Event for a fixed fee of \$800.00 for the event. Commissioner Hudson moved to adopt. Commissioner Coley seconded.

Chairman Ross calls for discussion?

A roll call was taken

All Commissioners voted in favor

New Business

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 8:24 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Executive Director