

MINUTES FROM A REGULAR MEETING ON MARCH 17, 2011

The Regular Meeting of the Board of Commissioners was called to order at 6:28 p.m. on March 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 Lillie Davis
Commissioner Joseph Seneca
Commissioner Evelyn Hudson

Also Present

Walter D. McNeil, Jr. Executive Director
Glenn Scotland, McManimon & Scotland, L.L.C
Several Tenants
Several Employees

Absent

Commissioner Kerry Coley
Commissioner Coram Rimes
Commissioner Ernest Williams

The Pledge of Allegiance was said.

Chairman Ross called for a motion to adopt the agenda. Commissioner Seneca moved to adopt the agenda. Commissioner Davis 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 for the adoption and or correction of the Minutes form a Regular Board meeting on February 17, 2011. Commissioner Seneca moved to adopt the agenda. Commissioner Davis seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Treasures Report

Mr. McNeil said you will be happy with the results on the Treasurers Report he said you will see a net assets HCV Program total net assets \$1.648 million and the central office \$195,674.00, Walter G. Alexander is \$549,000.00, Washington Manor \$1.17 million and the rental properties \$668,000. Mr. McNeil said the settlement with the City of Orange our cash flow for operating budget is \$554,000.00. He said that this is a big difference from previous years, even though this is January what you will see will be reflected in February and March reports because we are not spending anymore than we bring in. He also said that we are paying our bills and we have excess revenue over expenses of \$1.5 million.

Commissioner Ross asked if Mr. Policari that Accountant for the Housing Authority scheduled to come in for our next meeting.

Mr. McNeil said we need to schedule him to come in. He's been sick. He said he was coming in to do February's report. I'll try to schedule a meeting.

Executive Directors Report

Mr. McNeil said that Washington Manor has a 98% reporting rate to PIC, 242 units occupied, 7 vacancies. Mr. McNeil said there were a couple of deaths this month which contributed to the vacancies. There are 48 people on the waiting list, 98 work orders received 98 work orders completed, 36 people on the Congregate Housing Program, 80 people on the Food Bank Program, 20 on the Food Bank waiting list our waiting list is still open. Mr. McNeil said one of the things we've been working on is setting up our screening committee. Section 8 had 9 admissions we terminated two people, 105 outgoing portables and 15 incoming portables. With the portable situation were going to work on that in terms of what we bring in, for every portable we have we end up sending \$64.00 for each person each month, that's a staff person we could have here. Most of those portables are in East Orange, Newark and West Orange.

Commissioner Ross asked Mrs. Shanda Hammond how soon she thinks she'll have the screening committee up and running

Mrs. Shanda Hammond, Housing Assistant Technician said that they were trying to get it done before the end of next month.

Commissioner Ross said there's no screening of prospective applicants

Mrs. Hammond said yes we do screening

Mr. McNeil said we do want people to know we do screen and we check where the people come from and that their age appropriate, we've done criminal background and landlord checks. They will see all of the information that was done.

Chairman Ross said I know they can't see peoples information but, I thought the committee would meet them first and get an idea of who they are and what they're about and know they're a good fit for this building without getting into their personal business

Mrs. Hammond said actually we have Ms. Davis, Ms. Harrison, Ms. Mcloed and Ms. Daniels. I have not spoken to Mr. Wadood

Mrs. DeVincentis, Section 8 Program Director, said we could have a big problem if we deny people because they come before residents and they didn't think they were acceptable. We have to have valid reasons for not accepting someone. It can't be discriminatory

Commissioner Seneca said we will have this problem Mrs. DeVincentis was just talking about.

Mrs. DeVincentis said you can't even ask someone what their disability is. There are certain things that you can and cannot ask them. There are very serious Fair Housing Laws.

Commissioner Seneca said I'm sort of against this. I understand why Commissioner Ross wants it.

Mrs. DeVincentis said Mrs. Hammond and I have spoken about this many times. People come in on their best behavior, they can be here for two weeks and something happens. They come into our office and sit there for a long time. Mrs. Hammond does ask them many questions.

Mr. Glenn Scotland the Attorney for the Housing Authority said, you have to go through criteria and to bring people who are not familiar with the process you're going to run into problems.

Mr. McNeil said we'll sit down and come up with something. The other thing I want to report on is today we had our first construction meeting with AJD. Lance was with me. They have already put down the storm sewer line. They did it in less than a week. This group is really responsive. Mr. McNeil said expect the best out of this group in terms of the building with speed and proficiency. As of this point we have all of our permits now it's just a matter of building it and making sure we have the money. We are scheduled to do a financial closing around April 1st

so we can pay people. Mr. Joe Alpert came out of his pocket, he wrote a check for \$300,000 to complete the demolition. His responsibility is to pay for everything after these items we have paid. Mr. McNeil said we paid for everything up to the last amount that we were negotiating with Fiore Demolition. Fiore Demolition still has the asbestos container on the site. We still haven't paid him the \$230,000 that's due to him. We are waiting for him to sign a few pieces of paper. We'll send the documents to HUD to get reimbursed and then pay him.

Chairman Ross said you want to discuss the affair that we had Saturday.

Mr. McNeil said we had a contractor's event in the morning where we invited local minority and women contractors here to apply and be considered for work at the site. In the afternoon we invited people who would be potential laborers on the project. He said we had close to 69 people who came out. It was a real successful event. People filled out applications, some submitted resume. Chuck Labeckon from Cabinets Direct stayed for the afternoon session because they were starting a second shift and looking for people to hire. Mr. Labeckon ended up hiring two people that were from our session. AJD had been nothing but complementary to us in regards to asking us who we want to work with on the project.

Public Session

Grace Danzler, tenant 340 Thomas Blvd, Apt 8-U asked why she couldn't have a birthday party in the community room. She said it wasn't fair that they want to charge for a birthday party. Also my sister use to live in this building, why can't she come visit me. Ms. Danzler wanted to know why the chairs were moved out of the lobby.

Barbara Price tenant of 340 Thomas Blvd Apt 4-L said she has a problem with that also. There's no place to sit when I'm waiting for my daughter to come and pick me up. If I'm sitting inside then I can't see her. I know your not suppose to be hanging out there.

Chairman Ross said you should be able to sit out there and wait for your ride and anyone who's not security should not speak to them.

Mr. McNeil said theirs a couple of issues going on Chairman. Mr. McNeil said we experienced a situation where somebody had bedbugs on them and they were climbing on the wall and in the pictures so we had to move the chairs and fumigate, so that's when we decided we were going to close sitting in the front for a while. Mr. McNeil said we don't want people to get infected. Mr. McNeil said Mrs. Danzler asked him before about this and he explained to her why and how he was trying to resolve the situation and have it under control.

Commissioner Ross said were going to work on those issues.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5104-11. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1827. Commissioner Davis 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. 5105-11. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into a contract with Frank Glien, LLC to perform the Audit of the books and records for the period ending April 1, 2010 to March 31, 2011. Commissioner Seneca moved to adopt. Commissioner Davis 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. 5106-11. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into a contract with Constellation Energy for Energy Efficiency Financing Feasibility Study and Energy Performance Contracting. Commissioner Hudson moved to adopt. Commissioner Davis seconded.

Chairman Ross called for 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 Hudson seconded.

Chairman Ross called for a discussion?

A roll call was taken.

All Commissioners voted in favor.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,
Walter D. McNeil, Jr.
Executive Director