

MINUTES FROM A REGULAR MEETING ON OCTOBER 20, 2011

The Regular Meeting of the Board of Commissioners was called to order at 6:26 p.m. on October 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 Lillie Davis
Commissioner Joseph Seneca
Commissioner Evelyn Hudson
Commissioner Joseph Juliano
Commissioner Coram Rimes

Also Present

Walter D. McNeil, Jr. Executive Director

Ernest Booker

Several Tenants

Several Employees

Absent

Commissioner Ernest Williams

Chairman Ross called for the adoption of the agenda. 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 the adoption and /or correction of the minutes from Regular Board meeting on September 15, 2011. Commissioner Davis moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Treasures Report

The treasurer's report is as of September 30, 2011. The consolidated report on page 2 we projected that at this point in the year we would have \$4,700,000.00 in income. We have \$4,800,000.00 in income. We have about \$12,000.00 more than we projected. Our total expense projected as of this point was \$4,689,000.00 the expense was a little less than our income was. Mr. McNeil also said he did a report for HUD today and it outlined that in 2002 we had 23 maintenance people and we now have 3 and a couple of swing people. With fewer properties there's a need for less people. I'm happy to say that the agencies finances are in pretty good condition. This is quite a turnaround for 2004 to this point. Monday HUD will do their final review with forgiveness for the monies that we got in advance. He said he just gave the final report to them and it looks really good. Mr. McNeil said that we may be forgiven for \$1.3 million as far as our net assets are concerned will increase a bit I don't believe its going to have an impact on our revenue to date. He said it looks like things are going to be good.

Executive Director

Mr. McNeil said that we started our New Jersey Build Program which is the HVAC training. He said he is really proud of the staff and their efforts to put together these grant proposals. We are partnering with the YWCA. They are hosting our Youth Build Training there from 9am – 2pm. We have 22 participants in the program some are from Orange. Section 8 will be having a voucher briefing on October 27, 2011. Mr. McNeil said he needs to give out more vouchers. In housing we have 245 occupied units we collected \$68,719.00 in rents, were at 97% lease up rate, we had a number of deaths and number of people move out, congregate housing has 25 participants, food bank has 83. The store is doing pretty good. He is going to give you a report in December. He said the residents appreciate having the store; we just started accepting food stamps. He also put up a couple of pictures because he wanted everyone to see the progress over at Walter G. Alexander. Mr. McNeil said we are anticipating a December completion of the senior development with hopefully a lease up date of January 2012.

Commissioner Ross said I've been getting a lot of calls about the application process. When are we going to start accepting applications?

Mr. McNeil said within the next month. Right now he has been in discussions with our partners.

Commissioner Ross said I want to commend the Housing Authority employees, the Director and this Board. I have been on this board for a while and I see lately the Housing Authority has open

up and have different programs, the store; we have the cash machine, the ATCA Program and other programs. I just want to say keep up the good work.

Public Session

Katherine Plumber, resident of 340 Thomas Blvd Apt 9-B said she has mice in her house and their jumping on the bed.

Mr. McNeil said did you speak to the manager

Katherine Plummer said no

Mr. McNeil said you need to speak to the manager. She will assist you.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5139-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1833. Commissioner Hudson moved to adopt. Commissioner Rimes 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. 5140-11 Resolution of the Board of Commissioners of the Housing Authority of the City Orange requesting permission for the attached list of Commissioners and staff to attend the NJ State League of Municipalities 96th Annual Conference in Atlantic City, New Jersey. 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. 5141-11 Resolution of the Board of Commissioners of the Housing Authority of the City approving Agreement with Local 32 Union Employees and the Housing Authority Effective April 1, 2011 – March 31, 2015. 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. 5142-11 Resolution of the Board of Commissioners of the Housing Authority of the City Orange Authorizing an Amendment to the Regulatory and Operating Agreement for Walter G. Alexander Village Phase I and Walter G. Alexander Phase II. 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. 5135-11 Resolution of the Board of Commissioners of the Housing Authority of the City Orange extending the contract of the Executive Director from February 2012 – January 2017. 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 enter into Executive Session to discuss personnel matters. Commissioner Seneca moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Entered into Executive Session at 7:10p.m.

Returned from Executive Session at 7:45 p.m.

Chairman Ross called for a motion to adjourn the meeting. Commissioner Rimes moved to adjourn the meeting. Commissioner Seneca 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/Secretary