

MINUTES FROM A REGULAR MEETING ON JUNE 29, 2011

The Regular Meeting of the Board of Commissioners was called to order at 6:15 p.m. on June 29, 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 Kerry Coley
Commissioner Lillie Davis
Commissioner Joseph Seneca

Also Present

Walter D. McNeil, Jr. Executive Director
Ernest Booker
Several Tenants
Several Employees

Absent

Commissioner Coram Rimes
Commissioner Evelyn Hudson
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 Coley seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

A roll call was taken.

All Commissioners voted in favor.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5122-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving the Annual Budget for the fiscal year ending 2010. Commissioner Seneca moved to adopt. Commissioner Coley seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Mr. McNeil said we have to submit this budget before June 30, 2011

Chairman Ross called for a motion to adopt Resolution No. 5123-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the reduction of Administrative Fee payments to receiving Housing Authorities. Commissioner Williams 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. 5118-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to make offers to purchase real property. Commissioner Seneca moved to adopt. Commissioner Coley seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Mr. McNeil said I'm going to give you a list and the offers we made on each property. The big issue is 433 Lincoln Ave. The building is a condo next to the board of education it's \$25,000.00. It's a one bedroom

Commissioner Coley said any work to be done

Mr. McNeil said someone is living there right now but I want to do the bathroom and the kitchen

Chairman Ross said is there any other fees associated

Mr. McNeil said yes, \$264.00 a month maintenance fee

Chairman Ross said are these real offers on all these other properties

Mr. McNeil said yes

Chairman Ross said these are in that loan we need for that NSP

Mr. McNeil said right, 209 & 211 are a part of that 7 building structure on Oakwood Avenue. 173 Oakwood place, Ogden we got a really good deal, \$12 thousand for a 2 bedroom unit. 209 and 211 are going to be demolished.

Vice Chairman Coley said how much time we have to demo the property once we have it.

Mr. McNeil said we want to demo them ASAP. The grant that we just applied for through the Orange Housing Development Corporation; NSP3. We are required to spend half the money by March 12.

DISCUSSION

Chairman Ross said the Board of Education response to 85 Wilson Place community room and provide direction per say.

Mr. McNeil said, I met with the board of education and Reverend Freeman yesterday. Essentially we didn't come to any resolution. I told them we would not accept a deal where we would have to put out any money. I also told them we needed some insurance that they would have the building taken care of when we have out building taken care of. If not were going to tear it down. Reverend Freeman was little mixed up. He was unsure about the parking spaces; he could not clearly identify what his specific needs were. We also talked about 149 Oakwood Ave. They are in discussion with the owner to purchase and demolish it. The church parking lot needs to be re-done its all chipped up.

Chairman Ross said let see what happened is September.

Mr. McNeil said ok

Chairman Ross said results of the tax liens

Mr. McNeil said the Housing Development Corporation bought 9 tax liens because we wanted to get control of certain units. 203 is an empty lost, \$164.00 is due on it. We're going to go through the process of filing the certificate with the county. 207, 204 Central Place we bought

that for \$5900.00, 137 & 139 central place, all these units are on the vacant and abandoned tax list. Because of that within 6 months we can foreclose on them properties

Chairman Ross said, it will be 6 months before these properties are free and clear

Mr. McNeil said yes unless they redeem them

Vice Chairman Coley said what the interest is

Mr. McNeil said its 18%. The tax collector suggested that we bid on these. He thought we got a really good deal. Mr. McNeil then went on to say we closed on Walter G. Alexander Phase II today. It was funded so now we can pay the contractors. We got monies in the Bank under the Walter G. Alexander Villages I & II. The award of the NJ Department of Labor Grant was awarded to us for \$95 thousand. We are doing well with the grant process. This is for the HVAC Course. We are first going to look at the people who are on our Section 8 Program then open it to people within our community. Today we successfully submitted the NSP3 application. Hopefully we'll get that. Also the architect gave me a plan we've been talking about making a conference room in our Community Room where we could do training, we can also make it a board room. I want to send you a copy of the plan

Vice Chairman Coley said is it ok with the residents association?

Mr. McNeil said I spoke with the resident advisory board. People will still be able to utilize the space.

Commissioner Seneca said what about the store

Mr. McNeil said that's part of it.

Chairman Ross called for a motion to adjourn the meeting. Commissioner Coley 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 7:47 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Executive Director/Secretary