

## **MINUTES FROM A REGULAR MEETING ON SEPTEMBER 15, 2011**

The Regular Meeting of the Board of Commissioners was called to order at 6:20 p.m. on September 15, 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 Joe Juliano  
Commissioner Lillie Davis  
Commissioner Joseph Seneca  
Commissioner Coram Rimes (**Entered meeting at 6:33p.m.**)

### **Also Present**

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

### **Absent**

Commissioner Evelyn Hudson  
Commissioner Ernest Williams

The Pledge of Allegiance was said

Chairman Ross said we have a new face on the board. I would like for him to introduce himself.

Commissioner Juliano said, I'm here for the residents and I'm extending my cell phone number to you 973-725-9559. If you have any concerns please reach out to me. I'm a lifelong resident of Orange. This is my second term. I'm very proud of the progress that Director McNeil and this Board have made at this Housing Authority. I'm glad to be back.

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.

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 from the regular board meeting on June 16, 2011 and Special Board meetings on June 29, 2011 and August 10, 2011. Commissioner Davis moved to adopt the agenda. Commissioner Seneca seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

### **Executive Director Report**

Mr. McNeil said I want to tell you some exciting news about the Housing Authority. We are having our first ever scholarship golf outing on September 19, 2011. We've got an incredible amount of support from our community. We have a Scholarship Committee that is composed of the Housing Authority and the Housing Development board members. I have some compelling stories to tell you about children who are participants of the Housing Authority who we are going to be able to provide scholarships for. One child graduated 2<sup>nd</sup> in her class at Orange High School and is now attending Rutgers where she is majoring in Public Health. She needs money to finish her schooling. We are able to provide here with a couple of dollars so she can finish her schooling. The other thing I'm really excited about is the progress over at Walter G. Alexander. I've sent pictures to the commissioners, but the development is almost 65% completed. If you get a chance please ride by the area. We are still working with the vendor to make sure that he uses local and minority contractors. . It's going to be a great opportunity for many people but some are not going to qualify. Also we are at 97% lease u rate the only issue is the turn around that were having. Some of it's due to death, move outs or people going to nursing homes. Ms. Hammond is doing a great job with this situation. Our parking lot is full; we have a waiting list for the parking lot. We have 39 people on the waiting list, we received 91 work orders we completed 89, Congregate Housing has 25 participants and we have 83 participants on the Food Bank Program. I also have to applaud the residents for working with us on the Stipend Program. As for Section 8 were at a 98% lease up rate. We also closed on 205 Oakwood Ave which is one of the burn units we believe we will close on 211 and 209 Oakwood Ave in the next week

### **Public Session**

Linda Jones-Bell, Counsel Women said I have an announcement, the Hurricane Relief money was passed down through the county for anyone that suffered floods. If a person is not currently

receiving food stamps they can go down to one of the five sites in Essex County which is Fairfield, Verona, 50 South Clinton in East Orange, 18 Rector Street in Newark and the Turtle Back Zoo. They are not asking for a lot proof. Even teachers I know are getting it. It's being worked out for people who are currently receiving food stamps.

### **Resolutions**

Commissioner Ross called for a motion to adopt Resolution No. 5126-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1832. Commissioner Rimes moved to adopt. Commissioner Seneca 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. 5127-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange thanking Kerry Coley for his years of service to the Orange Housing Authority. Commissioner Seneca 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. 5128-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange thanking Kimberly Cadena for her service as a Student Intern. 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. 5129-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange thanking Shayla Ikner for her service as a Student Intern. 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. 5130-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Establishing a Scholarship Fund

for Youth Participating in our program. Commissioner Seneca moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Commissioner Rimes said it does not state here if it's going to be for anything past secondary education or if a person went to Jr. College or Tech School will that also apply

Mr. McNeil said, I did send out updates in terms of the structure and essentially the committee voted to allow Technical and Vocational Schools to be a part of the scholarship. Yes

Commissioner Rimes said how are the funds going to be disbursed

Mr. McNeil said the committee does not want to disburse any money directly to the students. It will be disbursed to the schools.

Commissioner Rimes said I think it's a good idea. I just want the program to be a success.

Chairman Ross said I have a question for the counsel. The way this resolution reads is maybe these scholarship monies are coming from the Housing Authority funds and not charity. Should it be amended or changed.

Mr. McNeil said I sent out copies of the rules and they are very clear. In order to provide the scholarship we are to raise money it's not coming from any monies we use to do operating it's all coming from tax deductible donations.

Ernest Booker said ok, then put as set forth in exhibit A the rules and regulations

Chairman Ross said, please read that for the record so we can vote on it please

Mr. McNeil said therefore be it resolved that the Board of Commissioners of the Housing Authority of the City of Orange there will be a Scholarship Fund Established through charitable donations with a committee to make recommendations to the board for scholarship awards as set forth in the rules and regulations set forth herein as exhibit A in perpetuity.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

### **Old Business**

Commissioner Rimes said at the last meeting, which was a special meeting we were given some bills. The board asked the director to put the vendor on notice that any bill not received in 6 months we will not pay the bills. I have yet to see that letter from the director. I'm not sure if you forgot about it or you're not concerned.

Mr. McNeil said I do remember that this is Tenmast. I spoke with the vendor. We did send a letter about his bill and he reduced his bill. I think that's what the issue was. I told him that because of the lateness of the bill and also the fact that we weren't getting additional operating funds we didn't think we would be able to afford it. For the record Commissioner Rimes we use Tenmast which is probably the best Housing Management Software Company out there. We bought them in 2001 and it helped us to organize all of our finances. They've been good for us. I don't know how they didn't send the bill. They claimed they did.

Commissioner Rimes said I'm not questioning how well they are. I'm questioning their accounting practices. They should be put on notice that any bill past 6 months we are not going to pay it. It's as simple as that

Chairman Ross said have the letter drafted and send out for the next board meeting

Mr. McNeil said I'll have it, no problem

### **New Business**

Commissioner Rimes said we need a copy of the bylaws

Commissioner Juliano said I have something to tell the director about the new development over at Walter G. Alexander. I happen to have that as a zone for target inspection at the Fire Department. It's exciting to see it all new but about 10 or 12 O'clock at night it's king of open. I would like to see it patrolled and that it be protected until it's finished

Chairman Ross said that was one of my concerns also. I and the Director talked about it. Its still a lot of undesirables over there and for anybody to want to move over there were going to have to get rid of that environment. The Director sent an e-mail to the Mayor so we can sit down and talk with the counsel person in that area and speak to the Director of the Police and he forwarded it to Captain Soui. He said he's been over there, he said he's made some arrest, and he's been patrolling the area. What I want to see is a report from Captain Soui. I also would like to have him come in and sit down with us and lay out a plan as to how he's going to control that area and get rid of the undesirables. He says this is what he's done but I've seen nothing. Get a letter out; get him over here so we can talk to him

Mr. McNeil said ok

Chairman Ross called for a motion to adjourn the meeting. Commissioner Rimes moved to adjourn the meeting. Commissioner Davis seconded.

Chairman Ross called for a discussion?

No Discussion

A roll call was taken.

All Commissioners voted in favor.

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.  
Secretary/Treasurer