

MINUTES FROM A SPECIAL MEETING ON OCTOBER 4, 2012

The Special Meeting of the Board of Commissioners was called to order at 6:05p.m. on October 4, 2012 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 Evelyn Hudson-Dorrah
Commissioner Joseph Juliano
Commissioner Coram Rimes
Commissioner Ernest Williams
Commissioner David Rossi

Also Present

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

Pledge of Allegiance was said

Chairman Ross called for the adoption of the agenda. Commissioner Williams moved to adopt. Commissioner Juliano seconded.

Chairman Ross called for discussion.

Commissioner Rimes stated that all Commissioners were not present at both meetings, therefore the minutes should be voted on separately.

Chairman Ross agreed.

A roll call was taken.

All Commissioners voted in favor.

Chairman Ross called for the adoption of the Minutes from the Regular Board meeting on June 28, 2012. Commissioner Rimes moved to adopt the minutes. Commissioner Davis seconded.

Chairman Ross called for discussion.

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Chairman Ross called for the adoption of the Minutes from the Special Board meeting on August 30, 2012. Commissioner Davis moved to adopt the minutes. Commissioner Hudson seconded.

Chairman Ross called for discussion.

No discussion.

A roll call was taken.
All Commissioners voted in favor.

Treasurer's Report

Mr. McNeil, Chairman Ross and Commissioner Rimes met with the accountant for the Orange Housing Authority, Tony Polcari. Commissioner Rimes requested to hold off on the report so he would have his notes available for the next meeting. Mr. McNeil gave a briefing on the report. He said that the agency must spend down reserves. Reserves went from 1.2 million to \$736,000.00. At the beginning of fiscal year, he said that we had 1.5 million. This decrease is not due to bad management. HUD mandated that we must use our reserves. HUD will be in possession of our reserves. They do not want agencies to keep the money. They want to disburse to the agencies. This is not optional. This is a directive by the Secretary of HUD. We are still operating in the black as opposed to the red.

Mr. McNeil refers to the special budget. We will increase the number of units in the scattered sites to 50 units. We presently have 21 scattered site units. The Oakwood Avenue Development will be included in the 50 units.

Commissioner Rimes said we need to factor in upfront costs to determine the true figure (as far as profit).

Walter McNeil stated the operating costs and expense capital, profit on book showing the value of the property. If any of the properties were sold today, we would make a profit. We will do an analysis based on appraisals.

Chairman Ross said the scattered sites have been a win/win. When I spoke with the accountant, he said the budget looked good. We are in the black and doing well.

Executive Director

Mr. McNeil said that we are leased up 100% at Walter G. Alexander Courts.

Mr. McNeil said that we have an issue with the Department of Community Affairs coming in our jurisdiction. The DCA is not supposed to administer vouchers in areas where there is a Housing Authority. He said they have been administering in our area for a long period of time. We need to look at this more closely. He also said that we have been trying to communicate with them. HUD is pushing us to dialogue with them concerning this. Mr. McNeil said that we are working on this.

Mr. McNeil said we will be closing on 189/191 Parrow Street to complete the purchase for the new development. We are looking to purchase the adjacent lots from the city for one dollar.

Mr. McNeil said we need to decide if we are going to rehab or demo 197 Parrow Street to avoid vandalism. We own liens on two other properties on South Street and we are in a position to foreclose on them. These are large lots. We will make a proposal to close on those properties. This development will be as big if not bigger than the Oakwood Avenue development. We are looking to do great work. Grass will be cut, area will be fenced in, and it will look much nicer.

Chairman Ross asked how much it will cost to rehab/demo Parrow Street unit.

Mr. McNeil said our staff will clean out the unit this weekend. With plumbing and electrical about \$25,000. Getting funding for the new development could take up to 22 months.

Chairman Ross asked will we get the money back.

Mr. McNeil said yes. He said we should make \$14,000.00-\$16,000.00 in rental. The property is unsightly now. Once it's cleaned up by Tuesday, you will see a big difference.

Chairman Ross said that he would have no doubt. Oakwood will be beautiful. Parrow Street is blighted. We will make it beautiful and to keep up the good work.

Mr. McNeil said that Oakwood Avenue bids for demo, contractors submitted incomplete applications. One that was complete was \$254,000.00. We added 2 demo projects. One to demo the community room (at Walter G) and 1 for 9 units. We will go out to bid again with more instructions to the bidders.

Chairman Ross asked if there were any minority contractors.

Mr. McNeil said there were two.

Mr. McNeil said they must submit a complete application for consideration. All 14 requirements must be met.

Chairman Ross said aren't they professional contractors, why do they submit incomplete bids?

Mr. McNeil said it happens all the time

Commissioner Williams said they rush to get bids in.

Chairman Ross said in reference to the golf outing, we gave three scholarships to deserving students. Thank you to the Chairwoman, Commissioner Hudson and Co-Chairman Commissioner Williams and all of those who participated in making the event a success.

Commissioner Williams said Thank you to Mr. Booker for getting us the facility and for getting the two cars for the hole in one.

Chairman Ross asked Marianna DeVincentis, Program Director to update on the HVAC Program

Mrs. DeVincentis said technical and training program ended with 15 graduates. This is a success. Susan Moore is working with the students to do job searches for employment. We have applied for some new grants. Adult Basic Education (Basic literacy), a program for Juniors and Seniors in high school who wish to go into to trade. Both applications are due early November. We must get a grant writer and begin working on it now.

Public Session

Thelma G., Apt. 9G said that her kitchen cabinets are in disrepair, corroded, stripping on doorway is coming up. Matter addressed to Mr. Hammond.

Terrance Bragman, Apt. 6U had a complaint about bedbugs.

Mary Battle, Apt. 6R said that the store prices are too high.

Commissioner Davis said when the store first opened up, all items were underpriced. We were at a deficit. Our prices have to at least meet the vendors cost.

Cathleen Plummer, Apt. 9B said that her balcony door is broken again

Mr. McNeil told her to put in a work order.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5191-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1843. Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Ross called for any discussion.

Commissioner Rimes and Commissioner Hudson asked about the property, 170 Taylor Street asked why is the water bill so high.

Mr. McNeil said he will look into it.

Commissioner Rossi asked what is the cost for Core Logic?

Ms. Wade, Section 8 Department stated the cost is per verification which is \$16.00

Chairman Ross asked if there was any more discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5192-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange thanking Ashley Hill for her services with the Orange Housing Authority. Commissioner Hudson moved to adopt. Commissioner Davis seconded.

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 Resolution No. 5193-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving the Authority's participation in the recently announced City of Orange Tax Lien Sale. Commissioner Hudson moved to adopt. Commissioner Rossi seconded.

Chairman Ross called for discussion

Mr. McNeil said in an area we are developing, I personally saw all of the properties. The sale is 10/17/2012.

Chairman Ross said have you been successful in the past.

Mr. McNeil said yes. We will foreclose on South Street for \$13,000

Chairman Ross asked if there was any more discussion

No discussion
A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5194-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director Authorizing the Executive Director to enter into a contract with the County of Essex to effectuate deed restrictions and mortgages on the following properties related to our NSP3 Grant. Commissioner Hudson moved to adopt. Commissioner Rimes seconded.

Chairman Ross called for discussion

Commissioner Rimes would like to defer to our legal counsel for synopsis.

Mr. McNeil said this is the background for NSP3; we will receive \$563,000.00 from the County. We are doing the deed restriction we bought for the property for the OHDC. Funds will be returned to us OHA. The County will not pay until deed restrictions are on properties. It must state low to moderate housing for 15 years. It outlines our responsibilities as the recipient agency.

Commissioner Rimes asked what happen if the OHDC does not comply?

Mr. McNeil said the property will revert to OHA.

Commissioner Rimes asked of this might be a conflict of interest.

Mr. Booker said perhaps the OHDC Members should abstain.

Mr. McNeil said he doesn't see a conflict.

Mr. Booker said wanted to know what the intent on the other side?

Commissioner Hudson said that they should abstain from this item with the OHDC.

Chairman Ross asked for if there is any more discussion
A roll call was taken
All Commissioners voted in favor except for Commissioner Rimes who abstained.

Chairman Ross called for a motion to adopt Resolution No. 5195-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange honoring Ms. Ruby Forney for achieving the age of 101 Years. Commissioner Hudson moved to adopt. Commissioner Rimes seconded.

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 Resolution No. 5196-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the rejection of the bids for demolition of existing structures of Oakwood Avenue Development. Commissioner Rimes moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion
No discussion
A roll call was taken
All Commissioners voted in favor

Unfinished/New Business

Commissioner Rimes wanted to thank Faith Moore for a good job on National Night out and would like to see it on our calendar for both sites next year.

Mr. McNeil said that the Governor's Conference at the Convention Center in Atlantic City is on October 15th, 6:00pm 2012 and that we may be getting an award for Walter G. Alexander for design.

Commissioner Williams suggested fundraiser ideas like the staff against management bowling contest and he also said even compete against other agencies. Mrs. Peggy Wade will help coordinate.

Commissioner Hudson suggested Casino night for a fund raiser and it should be sometime during the year before the golf outing.

Councilman Hassan Abdul Rasheed asked maybe it possible to do a fundraiser with the Administration.

Commissioner Ross congratulated Councilman Rasheed on being the liaison between the Housing Authority and the City Council.

Mr. McNeil sent a notice about bonus; he would like Board to review. Chairman Ross, Commissioner Rimes and Commissioner Hudson met after to discuss the bonuses.

Chairman Ross called for a motion to adjourn the meeting. Commissioner Davis 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 7:39 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary/Treasurer