

MINUTES FROM A REGULAR MEETING ON JUNE 20, 2013

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 6:18 pm on Thursday, June 20, 2013 in the Community Room at Walter G. Alexander Village, 105 Wilson Place, 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 Coram Rimes
Commissioner Lillie Davis
Commissioner Joseph Juliano
Commissioner Clifford Ross
Commissioner David Rossi
Commissioner Ernest Williams

Absent

Commissioner Evelyn Hudson-Dorrah

Also Present

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

Pledge of Allegiance was said

Chairman Rimes called for a motion to adopt the agenda. Commissioner Ross moved to adopted. Commissioner Juliano seconded.

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

Treasurer's Report

Mr. McNeil said that there is no treasurer's report. The end of the year statements are being gathered. We will have report in July once completed.

Reports from the Executive Director

Mr. McNeil wanted to thank everyone for a tremendous year, with the closing of the new development and we have acquired the properties to start Phase III. Our tax credit rating has improved from 93 points to 98 points. We cannot get 100 points because we are not in an historical area. The 98 points put us in the top 3. We are competing with Newark and Camden and other urban areas where there is a great need.

The Community Center has been demolished (85 Wilson Place). The state will let us know if we have been awarded the money by July 31, 2013. We closed on 245 Washington Street and 139 Central Place last week. Within the next week we will own 137. Working on the cost certification correction with the courts. Before the burn out it was appraised at 45,000. After the burn out it was appraised at 10,000. 139 was 13,000. 245 we paid 50,000. 237 Washington Street one week away from closing. When we take them through imminent domain the liens are detached from the property they go directly to the previous homeowner.

(The director explained in detail the process for imminent domain.) 198 Central Place we working on the contract for that property. 194 and 143 Central Place also. We are trying to acquire properties that are abandoned or burnt out that is around our investment. We are going to clean them up and make units that are similar to the ones we have here.

The NSP 3 money, the final letter was done today, the grand total of the voucher is 483,000. The amount of the grand is 560,000. We will be submitting the voucher for more than $\frac{3}{4}$ of the amount due.

I sent most of you copies of the Community Enhancement Application information. Grant from the DCA up to 1.7 million to do follow up development in the area. We can use the money in conjunction with the NSP money. If we are successful with acquiring the grant after doing the application, we can get about 1.3 million from that grant. We can add that to the 560,000 and that will pay for the total project on Oakwood Avenue.

Bad news about Oakwood Avenue we found that we have install underground well systems to test water quality. Bill will be pretty heavy to do all of the testing. Contaminates were found. More testing has to be done. Fuel from tanks leaked for years. NSP grant is time sensitive for spending the money. We have to spend 560,000 by January.

Started survey of area. Doing Window surveys to get an assessment of what has changed over the last two years. Keeping track with what is happening with the properties. Physical and financial condition and ownership. Working with planning and public works to do pilot project so that we can take care of the vacant and abandoned properties in the east ward. Have not worked out details. We will make the proposal to you. Then the City Council. Using local people and staff to cut lawns and things like that.

Father's day program was a huge success. Chair Rimes was there and spoke about fatherhood.

We are going to put up fencing on North Parrow. Using our own staff to maintain the properties.

Public Sessions

Councilman Abdul Rasheed – I have a question about the last resolution No. 5249-13 –

Director McNeil – it is a combination of properties. I will give you a copy of the list.

Councilman Abdul Rasheed – when you fence off the property, how will you monitor who will park there? Director McNeil – tenants have a sticker that identify cars. We have a towing provider that will take care of cars that do not belong.

Public Session Closed

Resolutions

Chairman Rimes called for a motion to adopt Resolution No. 5243-14 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1851. Commissioner Juliano moved to adopt. Commissioner Ross seconded.

Chairman Rimes called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Rimes called for a motion to adopt Resolution No. 5244-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing Execution of the Guaranty Agreement with the County of Essex. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

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

Chairman Rimes called for a motion to adopt Resolution No. 5245-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into contract with Frank Glien, LLC, to perform the Audit of the books and records for the period from April 1, 2012 to March 31, 2013. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

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

Chairman Rimes called for a motion to adopt Resolution No 5246-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing Change Orders to a Contract with Yanuzzi Wrecking & Recycling Corp., Resolution No. 5201-13, for the Demolition of Oakwood Avenue Development. Commissioner Ross moved to adopt. Commissioner Rossi seconded.

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

Chairman Rimes called for a motion to adopt Resolution No. 5247-13 Resolution of the board of Commissioners of the Housing Authority of the City of Orange Authorizing the Rejection of the Bids for the Alterations and Renovations to the Community Room and the Administrative Offices. Commissioner Ross moved to adopt. Commissioner Rossi seconded.

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

Chairman Rimes called for a motion to adopt Resolution No. 5248-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving a Monthly Maintenance Service, Upgrade and Repairs Contract with Clifton Elevator Service Company, Inc. Commissioner Ross moved to adopt. Commissioner Rossi seconded.

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

Chairman Rimes called for a motion to adopt Resolution No. 5249-13 Resolution of the board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to Acquire Properties on the attached list. Commissioner Juliano moved to adopt. Commissioner Ross seconded.

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

Unfinished/New Business

Commissioner Ross said we were in Washington DC. We invited Payne to our city and he said he would come.

Director McNeil said we invited him and asked him about his schedule. We will send another note.

Commissioner Ross said Richard Constable too. We should invite them to our 75th anniversary and our golf outing as well. Since they are in control of the Sandy money, we should talk to them.

Director McNeil said we went on a meeting about the landlord assistance program last week. Only 15 people were there. Waiting for an RFP to come out Neighborhood Enhancement Program due to get back to them by July 16. Waiting to hear from them.

Councilman Abdul Rasheed stated as we know Mr. Constable lives in Orange. I am not speaking for him, I am not a representative, but (inaudible) makes sure Orange gets what it's due. With all of the projected developments, ideally if everything falls in sync, when will you be reaching out to the citizens of Orange for jobs for laborers?

Director McNeil said when we start doing the larger developments, we won't do that until we know we got the money. Around the 31 of July, we will know we have the tax credit money. The other projects as the monies comes through. When we start building, that's when we will start reaching out to the people.

Commissioner Juliano stated he attended a retirement party – they brought up more things about Orange -- and I was at a Newark event. People in Newark are talking about what's going on in Orange.

Commissioner Ross stated we were at the community meeting last night. Not a lot of attendees. Please tell your neighbors to come out. It gives you the opportunity to give your input.

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

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

Meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Walter D. McNeil, Jr., Ph.D.
Secretary/Treasurer