

## **MINUTES FROM A REGULAR MEETING ON SEPTEMBER 19, 2013**

A Regular Meeting of the Board of Commissioners was called to order at 6:07pm on September 19, 2013 in the Community Room at Washington Manor, 340 Thomas Boulevard, Orange, NJ. 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 Ernest Williams  
Commissioner Lillie Davis  
Commissioner Joseph Juliano

### **Absent**

Commissioner David Rossi  
Commissioner Evelyn Hudson-Dorrah

### **Also Present**

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

Pledge of Allegiance was said

Chairman Rimes called for the adoption of the agenda. Commissioner Davis moved to adopt. 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 there was a consolidated Treasurer's Report for July and August. Year to date actual collected income is \$3,434,000. Year to date spent is \$3,726,000. There is a deficit of \$272,000.00 as planned based on HUD's underfunding the Section 8 program. Mr. McNeil said as you are aware, HUD has asked us to spend down our reserves. HUD wants so to keep the reserves in their hands instead of ours. Our rental property program is doing pretty well. No deficit. Net assets at the beginning of the year for that (rental properties) was \$138,000.00. At this point the net assets for operations are \$13,000.00.

## **Executive Director Report**

Mr. McNeil would like to congratulate the Board and the staff on a couple of things. He said first on having a fabulous scholarship golf outing on behalf of the six youths who received scholarships at the outing on Monday at the Greenbrook Country Club. We had participation from not only the staff, volunteers, Board members. We had the children who ended up getting the scholarships. The committee was headed by Commissioner Ernest Williams who deserves a great round of applause. Part of that committee was the scholarship committee where Commissioner Hudson- Dorrah and Director Carol Flippen worked very closely with our staff, Marianna DeVincentis, and Susan Moore, to determine who was going to get the scholarships. It was not easy. They had to sift through scholarships (applications), interview people. It took a lot of time. It was all volunteer work. We need this kind of stuff in order to make things work for our community. Thank you very much Marianna DeVincentis to you and to your committee.

Commissioner Williams said as Chairman of the event, he wanted to express his appreciation for the diligent work the staff has done to put this whole event together and make it the success that is was. The selection committee, the winners were absolutely outstanding and deserving. You did a great job in vetting out and getting good selections. Thank you.

Walter McNeil said his next report is based on the 1.35 million dollars we received from the Department of Community Affairs. This is not to put into miscellaneous stuff. This is the work on our Oakwood Avenue Project. I just wanted to put it on the record that we were one of the few selected groups to get some of the Sandy money. It is a testament to the Board, staff community working together. Everybody did not get these awards. It was a very competitive process. Our plan is to move towards applying for a second one. This will allow us to finish the Oakwood Avenue Development without actually having a loan. This means that the project will be flush. Mr. McNeil said thank everyone for working cooperatively together to get this done.

Chairman Rimes asked when the project had to commence.

Mr. McNeil said he just signed a letter today saying that we accept the money.

Chairman Rimes asked when does the shovel have to be in the ground.

Mr. McNeil said the shovel is already in the ground. Next phase is to review the final architectural plans. Once we have them we will go out to bid on the work. It is a shovel ready project that is one of the reasons we were selected. We should be finished in 6-8 months.

Commissioner Juliano asked about CDBG monies.

Mr. McNeil said this is passed through money. It's a grant to the State government from the Federal government because of Sandy. Special Neighborhood Enhancement Program Grant that allows us to revitalize communities that were impacted by Sandy which Essex County was one of them.

Mr. McNeil said that he will send you additional reports on section 8 and Public Housing. Things are pretty steady. We have collected more rental income than in previous years.

### **Public Session**

Barbara Price had a lot of complaints about no air conditioning in hallways.

Mr. McNeil said we had a discussion about this. Mr. McNeil reminded her they spoke about it.

Betty McCloud, Apt. 10L, 340 Thomas Boulevard. She said that there is a situation regarding home health aide. Security has 15 aids waiting to ring tenant's doorbells. She said she spoke to Cristina Mateo and Marianna DeVincentis and their answers made no sense. She then spoke to Lance Hammond and he took care of it right away.

Mr. McNeil told her we work as a team here and we try to resolve issues. I am glad that Mr. Hammond resolved the issue.

Ms. McCloud said that at our last Tenant Association meeting we talked about the progress being made about the creepy crawlers and the rodents we are very pleased.

Mr. McNeil said he didn't mention in his report that they met with the contractors for the community room. Community room work may begin on the 15<sup>th</sup>. Talk to us about events you are planning and how much space you needed.

Mr. McNeil said you will be pleased with the plan.

### **Resolutions**

Chairman Rimes called for a motion to adopt Resolution No. 5253-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1853. Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Rimes called for discussion

No discussion

A role call was taken

All Commissioners voted in favor

Chairman Rimes called for a motion to adopt Resolution No. 5254-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Adopting the attached Relocation Plan and Authorizing the Executive Director to provide Relocation Assistance to Residents of 109-111 Oakwood Avenue and 88 Parrow Street, Orange, New Jersey with an amount not to exceed \$24,350.00 to come from the Section 8 Administrative Fee Reserves. Commissioner Williams moved to adopt. Commissioner Juliano seconded.

Chairman Rimes called for discussion

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

Chairman Rimes called for a motion to adopt Resolution No. 5255-13 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 Davis moved to adopt. Commissioner Juliano seconded.

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

**Unfinished/New Business**

Walter McNeil spoke about the issue of controlling the bedbug issue. He thanks the staff for all of their help. We have a new exterminator and it appears the situation is getting under control. Mr. McNeil said based on what the staff and residents are saying it appears it is getting under control. Mr. McNeil said thank you residents and thank you staff.

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

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

Meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.  
Secretary/Treasurer