

MINUTES FROM A REGULAR MEETING ON FEBRUARY 16, 2012

The Regular Meeting of the Board of Commissioners was called to order at 6:10 p.m. on February 16, 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

Commissioner Lillie Davis
Commissioner Coram Rimes
Commissioner Joseph Juliano
Commissioner David Rossi

Absent

Chairman Clifford Ross
Vice Chairman Ernest Williams
Commissioner Evelyn Hudson

Also Present

Walter D. McNeil, Jr. Executive Director
Amelia Rideau, Esq., McManimon & Scotland
Several Tenants
Several Employees

The Pledge of Allegiance was said

Swearing in of new Board of Commissioner, David Rossi

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

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Treasures Report

Mr. McNeil said this is a nine month report ending December 31, 2011. He said that he had a chance to meet with the Finance Committee and review the treasurer's report. Mr. McNeil said that we are in pretty decent condition. He stated if you look at the combined statement and the year to date actual we collected \$7,200,000.00 and spent \$6,489,000.00, which gives a net cash flow of \$719,000.00. Mr. McNeil said it's a little deceiving because some of it is restricted money. He said that the HAP subsidy even though we collected \$4,700,000.00 we've only spent \$4,400,000.00 and the rest cannot be used for other purposes other than HAP. He said the important thing this year is we're going to see a very positive cash flow in the Walter G. Alexander Complex. They are leasing the land. Some of that money is going to be a direct positive hit on our operation. We're going to be in discussion with our accountants about the best way to book that money based on the restrictions that we have on the actual contract with the federal government. Commissioner Rimes was at the Finance Committee meeting there's other observations he would like to make at this time

Commissioner Rimes said the purpose behind the Finance Committee is taking your time and looked over things carefully and ask questions of the accountants. Commissioner Hudson and Commissioner Ross are also members of the Finance Committee. We will look to bring accurate and timely information to you and to ensure that there is good and prudent spending of the funds at all the sites and programs.

Executive Directors Report

Mr. McNeil said Section 8 leased 50 participants, 48 recerts, 15 seniors, 6 new admissions, 107 outgoing portables, 14 incoming portables. Susan Moore, FSS Coordinator is doing a great job with our FSS Program. The HVAC Program is still at the YWCA.

We received the Certificate of Occupancy for Walter G. Alexander Phase II. People should be moving in as of March 1, 2012. Faith Moore, Manager at that site has about 15 people who are scheduled to move in. Walter G. Alexander Phase I should be ready around April 1, 2012. The application is on the website. Mr. McNeil encouraged everyone to apply.

Public Session

Betty McLeod, Vice President of the Tenant Association said we are having a bake sale tomorrow and would like to invite everyone. We are also accepting donations.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5156-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1836. Commissioner Juliano moved to adopt. Commissioner Rossi 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. 5157-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Appointing Sam Allen III Insurance as the Risk Management Consultant for the Housing Authority of the City of Orange. Commissioner Davis moved to adopt. Commissioner Juliano 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. 5158-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Execution of a funding Agreement by and between the Authority and the Orange Housing Development Corporation in Connection with Property Acquisitions. Commissioner Juliano moved to adopt. Commissioner Rossi seconded.

Chairman Ross called for discussion?

Amelia Rideau, Esq. said the Housing Authority previously passed a resolution authorizing the execution of a funding agreement but subsequently there were some changes made to the funding agreement that the entire NSP3 grant money would be transferred due to the aquisition and some changes to the language in the funding agreement that properly represents the local redevelopment and the Housing Authority there under to acquire the property. This resolution makes those changes that need to be made to clean it up and state what happening more accurately.

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5159-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving the Annual Plan for Fiscal Year 2013. Commissioner Juliano moved to adopt. Commissioner Davis seconded. Chairman Ross called for discussion?

Mr. McNeil said we meet with the Resident Advisory Committee they talked about capital stuff that want to see happen here. ON the back you will see a list of thing we want to accomplish at this building. We submit this electronically to HUD. We added another year of Capital Funding at \$420,000.00. This document supports what we are doing with our funding. They granted us the money before we submitted the documents.

A roll call was taken.

All Commissioners voted in favor

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

Chairman Ross called for a discussion?

No Discussion

A roll call was taken.

All Commissioners voted in favor.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary/Treasurer