

## **MINUTES FROM A REGULAR MEETING ON JANUARY 19, 2012**

The Regular Meeting of the Board of Commissioners was called to order at 6:10 p.m. on January 19, 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  
Vice Chairman Ernest Williams  
Commissioner Lillie Davis  
Commissioner Evelyn Hudson

### **Absent**

Commissioner Coram Rimes  
Commissioner Joseph Juliano  
Commissioner David Rossi

### **Also Present**

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

The Pledge of Allegiance was said

Chairman Ross called for a motion to adopt the agenda. Commissioner Williams moved to adopt the agenda. Commissioner Hudson 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 that the consolidated statement and net assets as he previously reported our cash flow is \$2,273,000.00 with all our programs in unrestricted assets. He said the total assets \$6,760,000.00, total liability \$760,000.00. Mr. McNeil wanted to point out the \$676,324.00 that number has gone down significantly from the \$1,400,000.00 that we had in the previous years. Mr. McNeil said the consolidated statement of operating revenue and expenditures year to date actual expenditures and income \$702,900.00, expense \$6,489,000.00, cash flow from operations \$719,000.00, Mr. McNeil said that is our yearly cash flow from April 2011 until present. It's a significant change in how we've been operating. He said we are still dealing with the situation from HUD when we over spent monies which they approved and came back and said we needed to pay those monies back. That was \$1,400,000.00. He said it went down to \$666,000.00. They are in the process of forgiving that money, if they forgive it we'll be in a really good place. Mr. McNeil said we are scheduled to have Walter G. Alexander open for February 1, 2012. There are a couple of things that need to be taken care of. We still need the Certificate of Occupancy. Faith Moore our new Manager at that site, got security deposits for 23 people we expect to be fully occupied by March 1, 2012. Mr. McNeil said he also has a letter from the Commissioner of the DCA to Commissioner Juliano extending his term which will be now July 11, 2011 thru July 11, 2016 they also included his transcript from Rutgers saying he completed all his classes. Mr. McNeil said he received another letter dated December 20, 2011 from the Mayor's Office effective immediately that Commissioner Ross he is hereby appointed a member of the Board of Commissioners of the Housing Authority of the City of Orange. Mr. McNeil also received a resolution from the City Clerk's office that Commissioner Hudson Dorrah has been reappointed. Her term will be from October 15, 2011 to October 16, 2016. He also stated that on January 3, 2012 Mr. David Rossi was appointed Commissioner to the Orange Housing Authority Board, he is replacing Joseph Seneca.

## **Public Session**

Councilwoman Linda Jones Bell, tenant of 340 Thomas Blvd., Apt. 10-J wanted Mr. McNeil to explain the situation at Walter G. She wanted to know if there is going to be families and seniors.

Mr. McNeil said the development is a tax credit unit. He said 6 units are public housing and there are eligibility requirements.

Councilwoman Jones Bell also said that the residents are not satisfied with the bedbug situation.

Mr. McNeil said we do have a program in place for those that have an issue with bedbugs. They are to contact management and within one week your unit will be exterminated. It has been reported back to me that things have slowed down significantly. He said he recognizes that it's a big issue. Mr. McNeil said if the tenants do not assist on dealing with this issue were not going to resolve it. Mr. McNeil said if the residents feel they have not gotten satisfaction with their individual apartments they should go to the manager if their still not satisfied then they can come to my office.

Councilwoman Jones Bell said I would like to suggest we have a private meeting with the manger to try to get some satisfaction out of this issue.

Mr. McNeil said we can do that. He said for the most part it is important that the residents come in and talk to the manger or register a complaint with me. Mr. McNeil said he speaks to the manager everyday about the issue on bedbugs. He knows there are still some problems, but he's not getting the volume of calls and communication that Councilwoman Jones Bell is getting.

Brenda Sims resident of 340 Thomas Blvd., Apt. 2-N said she moved in May, 2011, and her problem is mice and bedbugs.

Mr. McNeil said did you report that to management.

Brenda Sims said yes she spoke to Mrs. Hammond the day before yesterday.

Marianna DeVincentis, Programs Director asked Ms. Sims if she was on the list for extermination and sticky traps.

Mr. McNeil said make an appointment with me and we'll talk about the issue.

### **Resolutions**

Chairman Ross called for a motion to adopt Resolution No. 5147-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1835. Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

Chairman Ross said surveillance system, \$4,000.00 what is this for?

Mr. McNeil said we had to get a new DVR system for the security system. We used the same vendor and we got 4 new cameras with it.

A roll call was taken  
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5148-11 Resolution of the Board of Commissioners of the Housing Authority Certifying Audit Review for Fiscal Year Ending March 31, 2012. Commissioner Hudson moved to adopt. Commissioner Williams 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. 5149-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to Advertise and holds a public hearing on the Annual Plan for Fiscal Year 2013. Commissioner Hudson moved to adopt. Commissioner Davis seconded.  
Chairman Ross called for discussion?

Mr. McNeil said I'm going to have a Resident Advisory Board Meeting in regards to the annual plan.

A roll call was taken.  
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5150-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Amending the Travel Policy. Commissioner Williams moved to adopt. Commissioner Hudson 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. 5151-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to commence eminent domain proceedings on the attached properties. 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

Mr. McNeil said Demetrius Miles, Esq., from McManimon and Scotland was there to talk about eminent domain.

Mr. Miles said essentially the New Jersey State statute allows governmental entities to acquire properties for public use through the process known as condemnation. Essentially it is an involuntary acquisition. There are two constitutional requirements. To take private property you have for public use and then pay what's known as just compensation. There's a whole procedure that you have to go through. The property has to be appraised for fair market value; you have to make an offer to the property owner. Whatever that appraisal came in at that is the minimum amount that can be paid for the property. If you reach a point where you can't acquire the property through negotiations with the property owner then the state law allows you to file a condemnation complaint. At some point the court will decide what amount is to be paid for the property. At that point either party can appeal the decision of the Commissioner if they're not satisfied. Then it will be sent to the Superior Court of New Jersey. Mr. Miles said that's how the process works.

Commissioner Hudson Dorrah said there are 18 properties, do we have to do them one by one.

Mr. Miles said if they are separate complaints unless there is common ownership.

Commissioner Ross said the City is supposed to be our partner in acquiring these properties and the redevelopment. Why aren't we going to the City to do the eminent domain? Commissioner Ross wanted to know how much money it's going to cost us to acquire these properties through eminent domain.

Mr. Miles said the City doesn't go through eminent domain because it's more feasible for them to do it through foreclosures because they don't have to deposit the just compensation for the property through eminent domain. Mr. Miles said then it's almost as though their paying for the fair market value of that property and they're not getting the tax that is owed on the property once they deposit that money into the court. Even if that money doesn't cover the tax lien they don't get that money back. That money goes to the property owner or anyone who may have an interest in that property. It's not economical for the City to try to acquire the property through condemnation. When you acquire property through condemnation, if there is a tenant or business in the property you are acquiring, you have an obligation to relocate that tenant or business.

Mr. McNeil said I want to mention that Mr. Avram White, Chairman for the Orange Housing Development Corporation is present tonight.

Chairman Ross called for a motion to adopt Resolution No. 5152-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Nomination for Position of Treasurer of the Board of Commissioners for the Housing Authority of the City of Orange. Commissioner Hudson Dorrah moved to adopt. Commissioner Williams seconded. Chairman Ross called for discussion?

Chairman Ross said I would like to nominate Commissioner Hudson Dorrah for Treasurer

Commissioner Davis moved. Commissioner Williams seconded.

All commissioners voted in favor for Commissioner Hudson Dorrah to be Treasurer.

A roll call was taken.

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5153-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Amending the Admissions and Occupancy Policy for Public Housing. Commissioner Hudson Dorrah 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. 5154-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing an updated Utility Allowance Schedule for Section 8 Program. Commissioner Hudson Dorrah 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. 5155-11 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 with property acquisitions. Commissioner Hudson Dorrah moved to adopt.

Commissioner Williams seconded.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor

Mr. McNeil stated that the Orange Housing Development Corporation is going to pay for these actions related to the eminent domain and the acquisition of property.

**Old Business**

Commissioner Ross said we need to come up a plan for the community center.

Mr. McNeil said we are working on a Tax Credit Project with our Development Corporation.

**New Business**

Vice Chairman Williams asked the Housing Authority to consider either sponsoring one of the athletic teams or donating money to the little league organizations. He said it would be good public relations.

Mr. McNeil said the only issue he has is those people have to be connected to the Housing Authority either Pubic Housing or Section 8.

Commissioner Ross wanted to know if we know the dates for the retreat.

Mr. McNeil said March 8, 1012 thru March 10, 2012.

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