

MINUTES FROM A REGULAR MEETING November 19, 2020

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 2:00 p.m on November 19, 2020 via Zoom web-based application, in light of Governor Murphy's Executive Order 107, and to maintain the necessary social distance to avoid the spread of Covid-19. The Executive Director advised that all requirements of the Sunshine Law were met. A roll call was taken as follows:

Present

Vice Chair Clifford Ross
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Hashim Garrett
Commissioner Kurt Mills

Absent

Chairman Ernest Williams
Commissioner Jackson

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel

The pledge of allegiance was said.

Vice Chair Ross requested a moment of silence for Chairman Williams on behalf of the loss of his mother-in-law.

Vice Chair Ross called for a motion to adopt the agenda. Commissioner Garrett moved to adopt the agenda and Commissioner Juliano seconded.

Vice Chair Ross called for discussion
No discussion
A roll call was taken
All Commissioners voted in favor.

Vice Chair Ross called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on October 15, 2020. Commissioner Garrett moved to adopt the minutes. Commissioner Juliano seconded.

Vice Chair Ross called for discussion
No discussion
A roll call was taken
All Commissioners voted in favor.

TREASURER'S REPORT

The Executive Director reported that 7 months in we collected \$5,994,000.00 - actual year to date - and we had expenses of \$5,825,000.00 and we had a net positive of \$169,000.00. He advised that there are some issues we are still trying to work out based on the change in our financial personnel and staff. He also advised the Board of a scheduled meeting with HUD to discuss a missed payment of one month's subsidy. He advised all of the programs are doing decent. He advised the Board that we are actively communicating with Tony G, our fee accountant.

EXECUTIVE DIRECTOR'S REPORT

Mr. McNeil thanked the Board and the OHDC Board for entertaining the agencies with doing WGIV. He updated the Board on the WG IV project.

McNeil spoke about HACO's relationship with East Orange Housing Authority and the leasing process. He reviewed the Management Report and Section 8 report. He said we 4 vacancies in our Senior Building, and we are fully leased up with Section 8 and Public Housing units.

He advised the Board that due to Covid-19, we will not be hosting our usual Thanksgiving dinner for the seniors, instead we will be delivering prepared meals, that was purchased from a local restaurant (Sandwiches Unlimited), to the units. He invited the Board to come by and assist. He advised that we had 150 units sign up for the meals.

PUBLIC SESSION

RESOLUTIONS

Vice Chair Ross called for a motion to adopt Resolution No. 5596-20 approving Bills. Commissioner Garrett moved to adopt. Commissioner McLeod seconded.

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

Vice Chair Ross called for a motion to adopt Resolution 5597-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange awarding a contract to _____ for the redevelopment of 198 Parrow Street, Orange, NJ 07050.

McNeil called for a Motion to table this resolution.
Commissioner Mills moved to adopt. Commissioner Juliano seconded.
A roll call was taken
All Commissioners voted in favor.
Motion tabled

Vice Chair Ross called for a motion to adopt Resolution No. 5598-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange awarding a one-year contract to Wrench Communications Services for Public Education Services.
Commissioner McLeod moved to adopt. Commissioner Mills seconded.

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

Vice Chair Ross called for discussion
Ross asked for explanation of resolution
McNeil advised that we advertised for a RFP for Public Education services. He stated that our prior firm's contract expired. Wrench Communications was the only Public Education firm to respond. He advised that the payments will be split between HACO and OHDC, upon the passing of a resolution by OHDC. He informed the Board that we have a need for Public Education services, not only for the WG IV project, but for other authority business.
A roll call was taken
All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5599-20 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to advertise and hold a Public Hearing on the Annual Plan for fiscal year 2021
Commissioner McLeod moved to adopt. Commissioner Juliano seconded
Vice Chair Ross called for discussion
Commissioner Jackson asked for an explanation of the annual plan. McNeil explained the annual plan and procedure.
A roll call was taken
All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5600-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Recognizing Carmen "Guy" Juliano on his retirement from his 29 plus career with the Department of Public Works, City of Orange, NJ
Commissioner Juliano moved to adopt. Commissioner Jackson seconded
Vice Chair Ross called for discussion
Vice Chair Ross, on behalf of the Board, thanked Guy for his work, "I'd just like to say on behalf of your brother, we thank him very much for his service with the City. He's been around for a long time, and from what I understand he's done a tremendous and outstand job with the City. We wish him well with his retirement."
Commissioner Juliano thanked the Board.
A roll call was taken
All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5601-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange thanking Carol Flippen for her service to the Board of the Orange Housing Development Corporation.
Commissioner Jackson moved to adopt. Commissioner Mills seconded
Vice Chair Ross called for discussion
Commissioner Jackson thanked the Board and the Executive Director for recognizing the service of Carol Flippen.

McNeil said that Carol was one of the initial members of OHDC and we appreciate her work with the agency. Ross stated that he appreciated her service, she came to all the meetings, and she was a great member to the Board who will be missed.

A roll call was taken

All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5602-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange reappointing Clifford Ross as a member on the Board of Directors of the Orange Housing Development Corporation

Commissioner McLeod moved to adopt. Commissioner Garrett seconded

Chairman Williams called for discussion

Commissioner Garrett told Ross that he is doing an outstanding job. Commissioner Ross thanked the Board for reappointing him.

A roll call was taken

All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5603-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange rejecting all bids for the redevelopment of 198 Parrow Street, Orange, New Jersey

Commissioner Garrett to adopt. Commissioner McLeod seconded

Vice Chair Ross called for discussion

Counsel explained the bid package submission and why the bids are being rejected. One bid was received for \$433K which was above the budget. The second bid was delivered untimely.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Commissioner McCleod questioned the amount of compensation a stipend worker was receiving.

McNeil informed the Board that the worker was doing a special housekeeping assignment for HACO. HACO hired a part time housekeeping team to assist the seniors with housekeeping.

Vice Chair Ross called for a motion to adjourn the meeting. Commissioner McLeod moved to adjourn. Commissioner Mills seconded.

Vice Chair Ross called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary