

MINUTES FROM A REGULAR MEETING SEPTEMBER 17, 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 September 17, 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

Chairman Ernest Williams
Commissioner Clifford Ross
Commissioner Hashim Garrett
Treasurer Joseph Juliano
Commissioner Kurt Mills

Also Present

Walter D. McNeil, Jr., Ph.D, Executive Director
Marsha Moore, Esq.
Brad Leak, Assistant Executive Director

Absent

Commissioner Betty McLeod
Commissioner Kurt Mills

Also Present

Walter D. McNeil, Jr., Ph.D Executive Director
Brad Leak, Assistant Executive Director
Marsha M. Moore, Esq., Post Polak, P.A.

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Ross moved to adopt the agenda and Commissioner Garrett seconded.

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

Chairman Williams called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on June 18, 2020. Commissioner Ross moved to adopt the minutes. Commissioner Juliano seconded.

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

TREASURER'S REPORT

Chairman Williams called for a treasurer's report.

McNeil responded he did have a report, but he was still waiting on information from Tony and Brad. He asked Brad about the consolidated report.

Brad responded that he was still working on the consolidated report, so he provided McNeil with the report in his possession so that he would have a report showing how the individual fund accounts are doing good. Brad stated that other than the RPP, we just have some readjustment to do for the rest of the year in RP, and said he thinks we can get it done. He said that all of the federal programs are doing amazing.

McNeil stated that the voucher program is showing a \$72,000.00 net; Washington manor is showing a \$163,000.00 net, and Central office cost is pretty much even and that's pretty much were we are.

Brad stated they are all on par with the budget that the board approved at the beginning of the year, except for the RPP funds, but they are non-federal funds so we have a little wiggle room with those, and we have the bank account to support it.

EXECUTIVE DIRECTOR'S REPORT

McNeil requested to save his report for later in the meeting.

Chairman Williams: I just want to say that we had a successful Scholarship Event. And I want to thank all the sponsors, the new sponsors and older sponsors that continue to come back to support us.

PUBLIC SESSION

No responders

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5590-20 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5591-00 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange extending the contract of the Executive Director from January 2022 to December 2025. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Vice Chair Ross: We spoke with the accountant and vetted everything out to make sure that HACO could afford this contract and everything will be ok.

Chairman Williams: I messaged everyone yesterday as to our meeting and what took place and that Tony Giampaolo explained to us in detailed that the authority is in great shape now, and that It will be in great shape going forward. There will not be a problem for HACO to afford to continue to pay the Executive Director what his contract states, and upon his retirement we will be in good shape to pay him because he suggested that we open a second account, in which, either on a monthly or quarterly bases we make deposits, so that at the end of the day, there will be money there to pay the Executive Director, plus any interest that's earned during that period would come back to the authority. Cliff and I were satisfied with the response and therefore I had requested during that message that we vote yes on the resolution

Chairman Williams called for Comments.

There were no comments

A roll call was taken

All Commissioners voted in favor

Brad Leak requested to be heard on the topic. Chairman says yes

Mr. Leak: I'm not sure where Tony got that number from. He didn't speak to me when he did that analysis. It's very important to note for the future of the agency, we have a responsibility here to the residents of this community. \$80k a year of Walter's salary comes from non-federal funds. Those non-federal funds will not last until 2025. I'm not sure where Tony's analysis came from, he didn't speak to me. and this is a serious concern for this agency.

McNeil: Brad I'm not sure where your analysis comes from because the non-federal funds that are coming into this agency are definitely the RPP funds, and there are plans for the agency moving forward and they continue to move forward in terms of transitioning

Brad: Where did Tony get that analysis from?

McNeil: He's part of analyzing what is going on and you should be part of that all so, not sure how you could be giving a report to the Board without consulting with him and/or me.

Brad: Well is there a conversation that have been going on with Tony and not with me?

McNeil: There must have been some conversations you were having with Board members without me.

Brad: A Board Member asked me a question and I answered it.

Chairman Williams: Let me intervenes. Brad, I appreciate your efforts, but your comments should have been brought up when I asked were there any comments before closing the resolution. You can have a side bar conversation, but that part of the resolution is closed. You can have a side bar, but no one spoke up when they had the opportunity.

Unfinished Business/New Business

McNeil – HACO had a wonderful golf outing and we did better than we have ever done before. I want to thank all of our sponsors, contributors and participants, the board for continuing to allow us to do it, from the housing authority as well as the housing development corp and I think as we move forward, we could see this as something we could continue to do because not only is supporting itself, it brings dollars to the kids that are sorely need. Thank you all and I look forward to continuing to do the outing,

Commissioner Garrett. Unfortunately, I could not attend the golf outing. I was celebrating my son's birthday. Going forward, how do we expose more young people to the outing. There are a lot of young African American and minority males t from our community who are not exposed to golf. Hopefully, next year we will not have the same situation with the pandemic. I think it will really benefit our young people here in Orange to be exposed to that event, outside of the scholarship component.

Executive Director McNeil: I think that's an excellent idea. The golf scholarship was started 10 years ago so we could assist young people in our community, and certainly, true to form we did just that. we send information out to every participant in our program. We will continue to work with them so that they can get exposure.

Chairman Williams: Perhaps a program can be worked out so that we would be in connection with the sponsors so kids can come in and get some instruction on putting and playing golf and a sponsor can mentor that particular student.

Executive Director McNeil: We will come up with something. We can talk to Commissioner Garrett about certain ideas that he has. You are right, this is something that we need to expose our children to because it has been shown that once we get exposed to something, we excel at it. So, let's sit down and talk about maybe how we can integrate the kids into the game.

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

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Respectfully submitted,

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