

MINUTES FROM A REGULAR MEETING SEPTEMBER 16, 2021

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 16, 2021 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
Vice Chairman Joseph Juliano
Commissioner Betty McLeod
Treasurer Chris Jackson
Commissioner Kurt Mills

Also Present

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

Absent

Commissioner Hashim Garrett
Commissioner Clifford Ross

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Juliano moved to adopt the agenda and Commissioner Jackson 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 17, 2021. Commissioner Jackson 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 financial report, but he was advised by Tony that he will have it next Wednesday.

Jackson requested that time be set aside for him to review the bills list and financial report. McNeil agreed.

EXECUTIVE DIRECTOR'S REPORT

McNeil stated that we had a wonderful summer that ended with the golf outing. Salome, the intern, gave a power point presentation of the golf outing.

McNeil advised that we are looking at venues for next year, September 12, 2022. We are considering Shackamaxon again.

He advised that we had 150 attend the reception dinner which was more than expected and more that we had ever had. It was beautiful outside, the event was wonderful, and we were able to give out 3 scholarships. He suggested we consider doing a golf outing/spa day.

McNeil advised the Board that there is sewage ling packing up into the PSE&G utility concrete box. It's backing up because a pipe busted and it's causing a bad odor. The broken line is on our property and its and emergence because of the sewage. We had our engineer do an investigation and he found that the line is broken in 2 places. We got 2 quotes for emergency repairs and will have the work done by Fast Construction as soon as possible.

He advised that one of our elevators is down and the elevator company is trying to figure out how to get it fixed. We have been having issues with getting the elevator company to come out, they claim it's due to the storm, IDA. We are looking into other elevator companies.

McNeil said that every one of our properties had minor water due to the storm, and the insurance companies sent adjuster out to inspect the properties.

PUBLIC SESSION

No responders

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5641-2021 approving Bills. Commissioner McLeod moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

Jackson questioned the comcast bill and what it covered. McNeil stated internet and cable in the community room.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5642-2021 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange requiring all employees to be vaccinated as of October 15, 2021 or to be tested weekly.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Jackson questioned whether we have the legal authority to mandate testing for our employees. Counsel advised him that employees do have the authority to require employees be vaccinated and that our resolution mirrors the similar resolution that the state imposed, and that there was an executive order signed by Governor Murphy stating that all employees should be vaccinated by October 18, 2021 or be subject to weekly testing if they choose not to be vaccinated.

Jackson requested we put the title and text of the executive order in our resolution.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5643-2021 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to negotiate a sale of 210 Central Place, Orange, New Jersey based on the attached appraisal.

Commissioner Juliano moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

Jackson questioned what will be done with the profit from the sale.

McNeil advised that the money would go into our replacement housing fund, and it will be used to acquire other properties or make repairs or additions to other properties that we have. He advised that 210 Central Place is a vacant lot and not big enough for us to develop on so he was advised to sell it.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5644-2021 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to negotiate a sale of 315 Elizabeth Avenue, Orange, New Jersey based on the attached appraisal.

Commissioner Juliano moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

Jackson questioned what will be done with the profit from the sale.

McNeil advised that the money would go into our replacement housing fund, and it will be used to acquire other properties or make repairs or additions to other properties that we have. He advised that 315 is occupied by a participant of our FSS program and she is interested in purchasing the property. He advised that the proceeds from this property will be shared with OHDC because they put up a significant amount of money to acquire the property and due the renovations.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

McNeil advised that we are still dealing with the issue of WGIV, we are still waiting for the Mayor to sign the financial agreement, and he advised that the prices of building materials is coming down.

New Business

McNeil advised that the new Gazebo was delivered and hopefully it will encourage the residents to stop standing in front of the building and sitting at the bus stop.

Chairman Williams called for a motion to adjourn the meeting.

A roll call was taken

All Commissioners voted in favor

Respectfully submitted,

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