

MINUTES FROM A REGULAR MEETING DECEMBER 15, 2022

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 December 15, 2022 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 Chair Clifford Ross
Commissioner Joseph Juliano
Commissioner Betty McLeod
Treasurer Chris Jackson
Commissioner Hashim Garrett
Commissioner Shara Morrow

Absent

Also Present

Walter D. McNeil, Jr., Executive Director
Kathryn A. Kobb, Esq., Counsel
Marsha M. Moore, Esq., Counsel
Carlos Cuevas, Superintendent of Maintenance
Amanda Rivera, Account Clerk
The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Garrett moved to adopt the agenda and 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 and/or correction of the Minutes from a Regular Board Meeting on November 17, 2022. Commissioner Garrett 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

The Executive Director reviewed the October Financial report. Treasurer Jackson advised the Board that he did meet with the Executive Director to review the Financial Report and he is ok with it.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reviewed the Management report – (Section 8 and Public Housing). He advised that there was an offer on 315 Elizabeth for \$320K, the potential buyers requested a few improvements, windows, cracks in basement, electrical, and a few other minor things. He said if all goes well, \$320K will be the sell price. Marsha Moore, Esq., advised the Board where we are in the closing process.

Amanda Rivera reported on the donation of the HACO vehicle, she advised the Board that the car would be donated to Vehicles for Veterans.

A motion was made to approve the donation of the car. It was made by McLeod, seconded by Jackson.

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

McNeil spoke advised the board of the promotional announcements that were publicized by the Civil Service, Shanda Hammond's position, Carlos Cuevas position, the Bi-Lingual Tenant Interviewer, and Tenant Interviewer.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5720-22 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross inquired about RPP outstanding amount due to PSE&G.

Amanda explained that there was a problem with the meter and PSE&G went to the property to look into it and the bills is a result of an adjusted bill for the past 10 months.

Ross inquired about the water bill for Hickory Street.

Carlos advised it was due to a busted pipe.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5721-22 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select official newspapers for 2023 calendar year.

Commissioner McLeod moved to adopt. Commissioner Ross seconded.

Chairman Williams called for discussion

Ross asked about the addition of M&T Bank.

McNeil explained that the bank rates have increased substantially and that we were looking into other banks with lower rates.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5722 22- Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select Banking Institutions for 2023 Calendar Year.

Commissioner Ross moved to adopt. Commissioner Juliano seconded
Chairman Williams called for discussion

A roll call was taken

All Commissioners voted in favor

Commissioner McLeod was unresponsive. Chairman Williams called for a motion to adopt

Chairman Williams called for a motion to adopt Resolution 5723-22 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange appointing Walter D. McNeil, Jr., Ph.D., as fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2023.

Commissioner Julian moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

McNeil explained what the position was for the new members.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5724-22 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving the Annual Plan for Fiscal Year 2023.

Commissioner McLeod moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

McNeil advised the Board that the RAD Board and resident advisory committee did a great job with reviewing the annual plan.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Marsha Moore, Esq., advised the board about the issues with the 197 Chapman property and the City of Orange selling the property illegally. She advised the City did not update its property to indicated that HACO was the owner of 197 Chapman Street. And we are now in a legal battle with the City.

Chairman called for a Motion to adjourn the meeting

Commissioner Mills moved to adopt. Commissioner McLeod seconded

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary