

MINUTES FROM A REGULAR MEETING MARCH 17, 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 March 17, 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 Joseph Juliano
Treasurer Jackson
Parliamentarian Ross
Commissioner Betty
McLeod

Absent

Commissioner Hashim Garrett
Commissioner Kurt Mills

Also Present

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

The Executive Director's statement regarding the Sunshine Law

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 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 January 20, 2022. 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.

The Executive Director reviewed the Consolidated Statement of the Budget Analysis with the Board.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reviewed the Section 8/Public Housing Report.

PUBLIC SESSION

No Public discussion

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5672-22 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked about the status of the roof repair on Christopher Street.

McNeil responded that the roof was old and leaking. It was replaced.

Ross also asked if the emergency sewer repairs were completed.

McNeil stated it is not completely done. The residents keep putting paper towels in the toilet which has caused another back up. He is looking to put a large size clean out per the engineer and plumber.

Ross asked about the key fobs. McNeil advised we purchased new key fobs for the side door.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5673-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange updating payment standards for the Section 8 Housing Choice Voucher Program to be comparable with current fair market rents.

Commissioner Jackson moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion.

Mr. McNeil stated that we are updating the payment standards so that we are more competitive in the market and with fair market rents. HUD suggests that we increase our payment standards up to 110%. It gives our tenants who are looking for housing a better opportunity to find housing at a decent rate.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5674-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving a Right of Entry Agreement with PSE&G to conduct Pre-Construction Site Analysis Activities on the property at Washington Manor.

Commissioner McLeod moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

Jackson asked about HACO's rights to termination the Agreement.
Marsha Moore, explained the policy, HACO's rights to terminate and stated that she is still in negotiations with PSE&G,
A roll call was taken
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5675-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to enter into a contract with Marvin Askins to provide Sexual Harassment Training to the HACO staff and Commissioners.

Commissioner McLeod moved to adopt. Commissioner Jackson seconded
Chairman Williams called for discussion

Jackson asked that about the section of NJ law that requires the harassment training. He wants to include the law in the resolution.
Ross questioned why the fee said "amount not to exceed."
Dawn responded that it was in case the staff had to be divided into 2 separate groups for training, and Mr. Askins travel expense was estimated.
A roll call was taken
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No5676-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing Change Order No. 2 to Contract No. 5611-21, with JWS Development for Electrical, Plumbing, and Carpentry.

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

Jackson pointed out the errors on the resolution. Same was corrected.
A roll call was taken
All Commissioners voted in favor

Commissioner McLeod had to leave the meeting.

Chairman Williams called for a motion to adopt Resolution No. 5677-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to offer General Life and Long-Term Disability Insurance to the staff from New York Life Insurance, at a cost not to exceed \$1,000.00 per month.

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

McNeil advised that HACO does not have a long-term disability policy for employees. This policy will kick in after the employee has exhausted its State disability. He advised that the group life insurance policy covers all employees for \$50,000.00.
A roll call was taken
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5678-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending/updating the Personnel Policy.

Commissioner Ross made a motion to table. Chairman Williams seconded.

Motion was tabled.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Jackson asked about the elected officials and the on-line course for risk benefits.

McNeil explained that we get a \$100 credit from our insurance company for each commissioner who takes the course.

Juliano stated that it's women's history month and that his mom's scholarship award is being presented on March 27 at 7pm. and everyone is welcomed to attend.

He stated that Title 9 is 50 years old and that it's something his mother worked on.

Chairman called for a Motion to adjourn the meeting

Commissioner Jackson moved to adopt. Commissioner Juliano seconded

All Commissioners voted in favor

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary