

MINUTES FROM A REGULAR MEETING October 21, 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 October 21, 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
Treasurer Chris Jackson (Late 2:50pm)
Parliamentarian Clifford Ross
Commissioner Hashim Garrett
Commissioner Betty McLeod (technical difficulties. Kept being logged off)
Commissioner Kurt Mills (late 3pm)

Absent

Also Present

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

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, except for Commissioner McLeod who was having technical difficulties.

Chairman Williams called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on September 16, 2021. 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 page 3 of the consolidated statement of operating revenues and expenditures, year to date. He discussed the amount of rents owed, the eviction moratorium expiring, and advised the board that HACO is assisting its tenants/participants in apply for rental assistance.

EXECUTIVE DIRECTOR'S REPORT

Dr. McNeil thanked the staff for a tremendous job in dealing with the Covid pandemic. He reminded the Board that HACO employees continued working when other agencies had shut down. He said that the staff continued to service its participants by scheduling meetings, in person or via zoom.

He informed that there were a few issues with WG IV, namely the cost of the materials and supplies has increased by four million dollars and he, along with counsel and architects were looking into whether or not there was assistance available to the agency.

He also advised that he, and well as the architect held a small homes meeting with the community to get input on the WG IV project and the architect's plans.

McNeil said there is a Management Report and Section 8 report for your review in your packets. He said we are doing well in both areas. close to being fully leased up with Section 8 and Public Housing.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5645-21 approving Bills. Commissioner Ross moved to adopt. 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 Resolution 5646-21 Authorizing the Executive Director to provide a performance bonus to employees.

Commissioner McLeod 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 No: 5647-21 authorizing the Executive Director to enter into a Maintenance Contract with Standard Elevator Corporation for the elevators at Washington Manor, 340 Thomas Blvd.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

McNeil advised the board that we have been having problems with the elevator and that Slate Elevator essentially quit on us, so we got proposals for elevator maintenance and Standard Elevators gave us the best price.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5648-21 authorizing the Executive Director to enter into an agreement with FAST Construction to do “Emergency” plumbing line repairs to a break in Maintenance Room in an amount not to exceed \$19,500.00.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked what room, in which building. McNeil advised it was at 340 Thomas Blvd, in the maintenance room. A drainage pipe had busted.

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5649-21 authorizing the buy down of vacation days from the executive director to reduce the Authority’s liability in future years at a higher expense.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked how many days does the executive director have? McNeil replied 99 sick and 35 vacation.

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5650-21 accepting the bid of Corbitt Exterminators to provide regular exterminating services for a one-year period.

Commissioner McLeod moved to adopt. Commissioner Ross 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 No.:5651-21 Rejecting the Public Bids to Provide Bedbug Exterminating Services for a One Year Period at Washington Manor. Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Ross asked why we are rejecting the bids. McNeil advised that the proposed costs were too high. Ross asked about the previous company, McNeil advised him that our prior exterminator passed away and the company became unresponsive to us.

Garrett asked the difference in the old prices, and the ones quoted in the proposals.

McNeil said it was a substantial increase.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.:5652-21 to make a payment to HUD for an amount not to exceed \$34,500 for an amount due from a 2006 audit that suggested that we distributed the cost between Section 8 and Public Housing wrong for legal and accounting fees. This amount will come from non-HUD money.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Ross asked for an explanation.

McNeil advised that we were audited in 2006 and it was found that because we inadvertently charged section 8 for a public housing expense, we have to reimburse the payments. They did not acknowledge this mistake until 2020, they sent a demand for payment. This was sent during the pandemic, and we did not receive it. We are now trying to make arrangements to pay the bill.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.:5653-21 authorizing the executive director to enter into a contract between DLJ Communication and the Housing Authority and the Orange Housing Development Corporation respectively, to provide education and communication services for one year for a fee not to exceed \$4000.00 per month.

Commissioner Juliano moved to adopt. Commissioner Ross seconded.

Chairman Williams called for discussion

Garrett asked for information about DLJ Communication. McNeil reviewed DLJ's resume with the board and explained how they will serve HACO and OHDC. He also advised that DLJ was interviewed by some of the board members.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5654-21 recognizing The Hon. Patricia Julian for Italian Heritage Month.

Commissioner Juliano moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion

Commissioner Juliano thanked the board for recognizing his mother and gave a brief summary of his mothers accomplishments.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5655-21 to renew membership in the New Jersey Public Housing Authority Joint Insurance Fund.

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 No.: 5656-21 adopting the Annual Budget for the fiscal year 2019-2020.

Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

McNeil explained that these resolutions are required to send the state budget to the state of NJ or the states form resolution. The budget was prepared by Tony.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.: 5657-21 adopting the Annual Budget for the fiscal year 2020-2021.

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 No.: 5658-21 adopting the Annual Budget for the fiscal year 2021-2022.

Commissioner McLeod 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 No.: 5659-21 authorizing the Executive Director to execute a contract for the sale of 210 Central Place, Orange, New Jersey.

Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Commissioner Garret asked why we are selling the property.
McNeil stated that since we are unable to develop on the property, it might be better served in the hands of the Harmony Bar so they could use it for parking. We paid \$500, he's purchasing it for \$50,000.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Commissioner Julian inquired about the NJ League of Municipalities.

The Board was advised on the lodging and dates.

Dawn thanked the Board for approving the staff bonuses.

McNeil reminded the Board that there will be no meeting in November, but there could possibly be an emergency meeting if necessary.

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

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Meeting ended at 3:17pm

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary