

MINUTES FROM A REGULAR MEETING SEPTEMBER 27, 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 September 27, 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 Chairman Clifford Ross
Commissioner Joseph Juliano
Commissioner Betty McLeod

Also Present

Walter D. McNeil, Jr., Ph.D, Executive Director
Marsha Moore, Esq. Post Polak, P.A.
Shanda Hammond, Housing Director
Christina Mateo, Public Housing Manager
Pamela Valdez, Asst. Public Housing Manager
Carlos Cuevas, Superintendent of Maintenance
Amanda Rivera, Accountant
Felicia Dominguez, OHDC Employee

Absent

Commissioner Hashim Garrett
Commissioner Kurt Mills
Treasurer Chris Jackson

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 June 17, 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

Chairman Williams called for a treasurer's report.

McNeil responded that he was happy to present the Board with a report that reflects pretty good numbers for the housing authority. He reviewed the total revenue and expenses. He indicated that we are owed a significant amount of rent due to people not paying rent during covid. A discussion was had regarding what tenants owed and what efforts were being made to collect past due rents.

EXECUTIVE DIRECTOR'S REPORT

McNeil advised that the Golf outing was very successful. We were able to give \$10,000.00 in scholarships and have a \$1000.00 surplus after paying the final bills

He advised that we had 120 attend the reception dinner, and 88 golfers.

Ross acknowledged that it was great that we gave out \$10,000.000 in scholarships.

Williams and Ross acknowledged the hard work of the staff.

McNeil advised the Board that the LT Gov, has confirmed that she will be accepting HACO's humanitarian award, and will be at the 50th celebration on Oct. 20, 2022.

Amanda Rivera gave an update on the preparation and RSVP's.

PUBLIC SESSION

No responders

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5701-22 approving Bills.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

McChairman Williams called for discussion

No discussion was had

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5702-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to use M&T Bank as an official depositor.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Ross requested an explanation for the change in banks.

Amanda Rivera advised that board that we have been having issues with obtaining our cash to fund the ATM's. PNC Bank was requesting that we hire an armored vehicle to deliver the cash, which was not financially feasible. M&T Bank, which is in Orange, can accommodate us. She advised that the majority of our accounts will still be with PNC because our HUD accounts were secured to PNC and it would be difficult and risky to make a change, it could cause delays in our operations.

McNeil said he would like to test M&T Bank out before making that change.

Ross asked about the fees.

Amanda advised that the fees, that we currently pay at PNC are being waived by M&T.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5703-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to provide a performance bonus to employees not to exceed total of \$54,000.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised the board that he would like to provide bonuses to the staff, between 5% and 1%, based on their evaluation rate.

Ross requested the motion be tabled so that the finance committee can have a meeting to discuss the resolution.

The Resolution was tabled.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5704-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing a change order to a contract with IWS Development, Resolution No. 5611-21, for the redevelopment of 198 Parrow Street, Orange, New Jersey.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised the change order is being made because the water line from the curb to the house must be replaced, per the City of Orange.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5705-22 Resolution of the Board of Commissioners of the Housing Authority of the City authorizing the Executive Director to enter into a contract with Giampalo & Associates to provide accounting services for the period from September 1, 2022 to August 31, 2024.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised that Giampalo is our current Accountant and the only one who submitted a bid.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5706-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange rejecting the public bid for cycle painting at Washington Manor and direct the Executive Director to go out to bid again.

Commissioner Juliano moved to adopt. Commissioner Ross seconded.

Chairman Williams called for discussion

Ross asked why the bid is being rejected:

McNeil explained that it is being rejected because the bid wasn't responsive. The bidder gave us an overall cost, instead of a per unit cost.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5707-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to apply for the FSS Grant for the calendar year 2023.

Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

McNeil advised the Board that we are applying for a little more money so that we may increase the number of participants in the program.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5708-22 Resolution of the Board of Commissioners of the Housing Authority of the City authorizing the Executive Director to execute a contract for the sale of 315 Elizabeth Street, Orange New Jersey.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised the Board that we received an offer for \$300,000.00.

Felicia Dominguez advised the Board of comparable sales in the area.

McNeil advised that there was another offer on the table.

Ross inquired about the monthly income we received from the property, and why would we sell it instead of keeping the income?

McNeil advised him that we have owned the property for a significant amount of time, we own it free and clear, and would like to sell it be able to acquire more properties. We are trying to develop the land we own and in order to do it we need to have cash. McNeil advised that the property is vacant at the moment, and when it was being rented it generated \$1800, per month, which times 12 is \$21,000.00, and it will take us 14 years to acquire \$300,000.00. McNeil plans to develop multiple additional units.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

McNeil advised the Board that he is very proud of the staff and that HACO was graded as a high performance housing authority once again, due to the staff and effort they put in managing the properties.

He also spoke to them about the cost-of-living increases that have been happening with Social Security Administration and across the board.

Williams acknowledged the staff and their hard work.

Juliano said he would like to acknowledge former Governor Florio and the late Boxer Galento, who was the 1st resident of 340 Washington Manor, for Italian Heritage Month.

A resolution was walked on the floor. And approved.

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