

MINUTES FROM A SPECIAL MEETING MAY 17, 2022

A Special 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 May 17, 2022 via ZOOM web-based application. 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
Parliamentarian Joseph Juliano
Commissioner Betty McLeod
Commissioner Hashim Garrett
Treasurer Christopher Jackson (late - 2:32pm)

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha Moore, Esq., Post Polak, PA
Shanda Hammond, Housing Director

Absent

Commissioner Kurt Mills

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Ross moved to adopt the agenda. 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 April 21, 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

Executive Director McNeil stated that we did not have a treasurer's report but will have one next month.

EXECUTIVE DIRECTOR'S REPORT

Executive Director advised the Board that the Audit was official excepted by the clearing house. He reminded the Board that the Auditor Frank Glien presented to the Board and Finance Committee and there were no findings, which was an outstanding audit report. He also reviewed the Public Housing Report.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution 5686-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross questioned NJ advanced media.

We advised him that it was for advertising the audit and RFP in the Star Ledger.

Ross also questioned the invoices from Post Polak. He was advised of the work that was performed.

Ross asked about the laundry cards and was advised that we switched from coins to cards due to the national coin shortage.

Ross asked about the capital fund account, he confirmed who the Metro Company was.

No discussion

A roll call was taken

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt No.5687-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange updating the administrative fee effective June 1, 2022 HUD's current 2022 administrative fee rates in accordance with the updated national probation rate of 88% 4 CI 2022 billing.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked for a brief explanation.

Ms. Hammond, the Housing Director explained what the administrative fee was for.

A roll call was taken

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5688-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Rejecting the Bid for Replacement of Existing Water Softener Units for the Domestic Hot Water at Washington Manor
Commissioner Mills moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil explained that all of the bids are being rejected for non-compliance

Counsel further explained.

No discussion

A roll call was taken

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5689-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending the official position list and amending the salary ranges.

Commissioner Juliano moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

Ross asked if the list was a Civil Service list.

McNeil advised him that we were updating the list that was already in existence.

He explained that the salary ranges were changed to reflect annual salary increases and because of the increase in minimum wage.

Mr. Ross requested we table the resolution until we can get clarity on the positions and salary.

Jackson asked what we expected to change if we table the motion.

Ross wanted to see if we were comparable to other housing authorities.

McNeil stated that we adjusted the minimum wage, and it was necessary and had to be done because the increase took effect on January 2022. We have already adjusted salaries.

Jackson seconded the motion to table.

A roll call was taken

All Commissioners voted against tabling the Motion.

A roll call was taken to pass the Resolution,

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5690-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending payment standards for the Section 8 Housing Choice Voucher Program to be comparable with current fair market rents to include housing types.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Ross questioned how the rents were determined.

McNeil said that we are having a hard time leasing up section 8 vouchers because rents have increased, but HACO's payment standards have not, so they are being increased to align with fair market rents.

A roll call was taken

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5691-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending the Section 8 Administrative Plan and the Five-Year Plan to convert project-based vouchers and attach them to the proposed Walter G Alexander Phase IV Development.

Commissioner Juliano moved to adopt. Commissioner Ross seconded.

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor.

UNFINISHED BUSINESS

Juliano asked if we would be hosting a Father's Day event. He was advised that we would.

NEW BUSINESS

Shanda Hammond requested that the Board be briefed on the meeting with Counsel, Tracey Goldstein regarding Marijuana.

Dawn Edmond advised the Board per Ms. Goldstein, in accordance with HUD and Federal laws, there is no marijuana smoking on or outside of the property for any reasons, not even medicinal.

Motion to close. All in favor.

Meeting was adjourned.

Respectfully submitted,

Dr. Walter D. McNeil, Jr.
Secretary