

## **MINUTES FROM A REGULAR MEETING ON JUNE 16, 2011**

The Regular Meeting of the Board of Commissioners was called to order at 6:30 p.m. on June 16, 2011 in the Community Room at Washington Manor, 340 Thomas Blvd, Orange, New Jersey.

The Executive Director advised that all requirements of the Sunshine Law were met.

A roll call was taken as follows:

### **Present**

Chairman Clifford Ross  
Commissioner Lillie Davis  
Commissioner Joseph Seneca  
Commissioner Evelyn Hudson  
Commissioner Ernest Williams

### **Also Present**

Walter D. McNeil, Jr. Executive Director  
Ernest Booker, Esq., Feinstein, Raiss Kelin and Booker  
Several Tenants  
Several Employees

### **Absent**

Commissioner Kerry Coley  
Commissioner Coram Rimes

The Pledge of Allegiance was said

Chairman Ross called for a motion to adopt the agenda. Commissioner Williams moved to adopt the agenda. Commissioner Davis seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

Chairman Ross called for a motion for the adoption and or correction of the minutes from the regular board meeting on May 26, 2011. Commissioner Seneca moved to adopt the agenda.

Commissioner Williams seconded the motion.

Chairman Ross called for discussion?

No discussion.

A roll call was taken.

All Commissioners voted in favor.

### **Executive Directors Report**

Mr. McNeil We was the recipients of the FSS Grant for \$66,000.00. He also put a copy of a check in your folders for the amount of money that the Orange Housing Development Corporation was the beneficiary of which was deposited today. Mr. McNeil said it's for closing the first four of Walter G. Alexander. There's also an article in your folder about the Philadelphia Housing Authority non-profit that lost its tax exemptions. He also said that we are in compliance and that we just got our exemption papers a month ago that was retroactive to April 28, 2008. It took a long time to get it.

Commissioner Seneca said what is the check for?

Mr. McNeil said it's monies in excess of the \$1.7 million that we put into the Walter G. Alexander Village I Development. Mr. McNeil said it's what we had to do to support the development was put an extra \$100,000.00 in it.

Chairman Ross said are we going to use this money to pay off contractors?

Mr. McNeil said yes. The money that we receive from the tax credit we've paid off the architect, engineers and anyone we owed money to except for the lawyers. The reason they haven't been paid is because we're trying to resolve a couple of issues in regards to billing. Once this is settled we'll write a check to them. I also put in your folder a report on FSS participants. Section 8 Program and Public Housing. Over the past two months we had a number of residents pass away. Some were very near and dear to our hearts. That's the reason we had 9 vacancies. Mr. McNeil has been meeting with the Manager and Marianna DeVincentis about filling those spaces. He wanted to let the Board know he has been having meetings with some of our residents. He said that the manager he's proud to say had a meeting with our French/ Creole speaking tenants and on June 21, 2011, she will meet with our Spanish speaking tenants. He said we're setting up a system so we could communicate a little better with them. Mr. McNeil said he really likes the way the manager conducted business with this group. They were happy that they were being recognized. Sometimes they feel left out. Mr. McNeil said we are having a father's day event on Friday and on June 24, 2011 a cookout for the tenants. We closed on Phase I of the Development. All the foundations are built. You're going to see walls up pretty soon. The streets and curbs are already in. They are definitely going to make their deadline. Mr. McNeil said he had a job site meeting today to talk about security systems.

Chairman Ross said any new hires?

Mr. McNeil said no, not as of this point.

Commissioner Seneca said are the sewers hooked up.

Mr. McNeil said, they are installed and hooked into the main system, but they are capped off, we don't want any back flow to come onto the site.

Commissioner Williams said have we gotten any information from the contractors to what sub-contracting positions are coming up in the next phase.

Mr. McNeil said their going to be looking for carpenters. The first people they looked at are the people that were at our event who have those skill sets. They realize their obligation to follow through with Section 3 to do local hiring. They are also looking for security companies.

Commissioner Williams said can we get a task calendar

Mr. McNeil said yes, I'll get it to you.

### **Public Session**

Barbara Price, tenant of 340 Thomas Blvd said, I like to know what difference does it make who names your car is in as long as it has insurance. My daughter took over the insurance of my car so it wouldn't be a burden on me. But because she did they took my handicap parking spot away from me.

Chairman Ross said whoever that car is registered to must be handicap and that's who that sticker goes to. Is the car registered in your name?

Mr. Price said, no.

Mr. McNeil said you have to be a resident here in order to have the car registered with our building. You cannot have someone else car parked here we were having so many problems with parking. We put rules together so people don't just bring in any car and park in our lot.

Chairman Ross said give the Director and the manager a week to work on it. If it's not worked out by then contact me directly.

Abdul Hassan Rasheed, resident of 259 Reynolds Terrace said I heard you say there will be an OHDC meeting. Could you share that information you can e-mail it to me. Could you also share the information the Commissioner asked you earlier about when the contractors will reach out to other contractors? Would it be a conflict if you put that information on the city website? I'll let you discuss it amongst yourselves; you don't have to answer now.

### **Resolutions**

Chairman Ross called for a motion to adopt Resolution No. 5116-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1830. Commissioner Williams moved to adopt. Commissioner Seneca seconded.

Chairman Ross called for discussion?

Commissioner Seneca said Fairfield plumbing supplies, why aren't we using someone in Orange

Lance Hammond, Maintenance Superintendent said we got three quotes and they were the lowest, we bought faucets

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5117-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the reduction of Administrative Fee payments to receiving Housing Authorities. Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5118-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving a temporary monthly service contract with Clifton Elevator Service Company, Inc. Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

Chairman Ross said what the monthly fee is.

Mr. McNeil said \$500.00

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5119-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to apply for the Essex County Division of Housing & Community Development Neighborhood Stabilization Program 3. Commissioner Seneca moved to adopt. Commissioner Williams seconded.

Chairman Ross called for discussion?

It's a \$1.8 million grant. It will allow us to rehabilitate 15 homes in that Walter G. Alexander area. We have to do it by April 12. The application is due by the 29<sup>th</sup> of June. We have to identify the homes. 7 of them are on Oakwood Ave that was burned out. The others are 149, 117 Oakwood Avenue and 5 other homes on Oakwood Place.

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5120-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to Establish a Section 8 Homeownership Program which would allow the use of special Homeownership Vouchers. Commissioner Seneca moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5121-11 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving YWCA memberships for FSS participants and senior residents. Commissioner Davis moved to adopt. Commissioner Williams seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adjourn the meeting. Commissioner Williams moved to adjourn the meeting. Commissioner Seneca seconded.

Chairman Ross called for a discussion?

No Discussion

A roll call was taken.

All Commissioners voted in favor.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.  
Executive Director/Secretary