

MINUTES FROM A REGULAR MEETING DECEMBER 17, 2020

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 December 17, 2020 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 (entered late)
Vice Chair Clifford Ross
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Hashim Garrett
Commissioner Jackson

Absent

Commissioner Kurt Mills

Also Present

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

The pledge of allegiance was said.

Vice Chair Ross called for a motion to adopt the agenda. Commissioner Garrett moved to adopt the agenda and Commissioner Juliano seconded.

Vice Chair Ross 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 November 19, 2020. Commissioner McLeod moved to adopt the minutes. Commissioner Ross seconded.

Chairman Williams called for discussion
No discussion
A roll call was taken
All Commissioners voted in favor.

TREASURER'S REPORT

The Executive Director reported that he did not have a treasurer's report, but he would forward it to the Board the next day. However, he did have the opportunity to speak with the Auditor and

the Fee Accountant and things are in order. It's the end of the year and the audits are due and both the fee accountant and auditor are working diligently to complete them. It looks like we will have another clean audit for the next fiscal year. The Auditor will be coming in to discuss it with the Board so that they can sign off on it. The deadline for the audit has been extended for another 3 months.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director stated that he and Judy have completed the budget for the fiscal year, and he will have it for the January meeting for the Board to review. The finance committee will meet to review it first. It has not changed much, the expenses have gone down significantly due to recent retirements and changes in the administration.

The Executive Director also reported that HACO had a successful Thanksgiving Dinner and delivered over 150 meals door to door to the seniors. The Mayor and Council people showed up, as well as some of the Board Members. He expressed his gratitude for those who participated. He also advised that HACO will be having a Christmas breakfast giveaway to the seniors as well.

He also advised that HACO went out to bid again for the Parrow Street redevelopment and are working on the WGA Development and have demolished 2 more properties. And have one more to demolish but not until the tenants have moved out, as we get the certifications from the State that we can move forward with the tax credits. He advised the Board that he is trying to set up a meeting with Mr. Hartwick to deal with the last phases of the financial agreement.

Marsha Moore, Esq. advised the board that under the municipal land use law we are required to (inaudible) and as you are aware that during the first stage of the tax credit we did not receive it, so we received an extension of our planning board approval last year. Under the land use law we are entitled to three, one year extension. I have never seen a board reject a request for an extension. As long as you can show that you are still willing to proceed with the project, you make an administrative request to get an extension on the land use. Our approval expired during the Covid period when the Board wasn't being heard so I reached out to the Board Secretary, I drafted a motion and indicated that we were asking for a second extension and she said she would get back to me. I followed up with her and was told it was not approved because, the Chair, Dwight Homes brought up the request and there was no Board Member willing to second the motion. I was invited to come to the Board to discuss the matter and was advised that if I came no formal action would be done. I advised that I would make a formal motion and send a formal request for us to be heard at the next official planning board meeting and I will attend so that I could address any questions from the Board Members.

The Executive Director discussed a meeting that was had with Mr. Hartwick, at the request of the council president regarding the Central Place development.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5604-20 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked about the Stateside Affair's payment. McNeil advised that it was a past due amount.

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5605-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange establishing Housing Authority regular meeting dates for calendar year 2021

Commissioner McLeod moved to adopt. Commissioner Jackson 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. 5606-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select official newspapers for 2021 calendar year.

Commissioner McLeod moved to adopt. Commissioner Ross seconded.

Commissioner Jackson requested that we correct the name of the newspaper to the Record Transcript

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. 5607-20 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select Banking Institutions for 2021 Calendar Year.

Commissioner Jackson moved to adopt. Commissioner McLeod seconded

Chairman Williams called for discussion

Commissioner Jackson asked why we have 2 different banks. McNeil explained that one is for our escrow accounts and the other for our regular accounts.

A roll call was taken

All Commissioners voted in favor

Commissioner McLeod was unresponsive.

Unfinished Business/New Business

The Executive Director advised that he would be providing the Board with copies of the CMAT and MASS scores. He advised that for the last 2 years they haven't been providing scores. He will send a combination of the last 8 to 10 years. HACO went from a troubled agency to a high performing agency.

Chairman Williams advised that he would not be able to participate in the Christmas breakfast or any gatherings due to his health and Covid.

Chairman called for a Motion to adjourn the meeting
Commissioner Jackson moved to adopt. Commissioner Ross seconded

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary