

MINUTES FROM A REGULAR MEETING FEBRUARY 18, 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 February 18, 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
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Jackson
Commissioner Kurt Mills

Absent

Vice Chair Clifford Ross
Commissioner Hashim Garrett

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel
Shanda Hammond, Director of Housing

The Executive Director's statement regarding the Sunshine Law

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Juliano moved to adopt the agenda and 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 and/or correction of the Minutes from a Regular Board Meeting on January 21, 2021. Commissioner Juliano moved to adopt the minutes. Commissioner Mills seconded.

Chairman Williams called for discussion
Council requested that there be a correction to minutes to indicate that her request for an extension was for the site plan approval and not the tax credit.
A roll call was taken
All Commissioners voted in favor.

TREASURER'S REPORT.

The Executive Director reviewed the December Budget Analysis with the Board.

Commissioner Jackson wanted confirmation and an explanation of the budget year which is April 1, 2020 to March 31, 2021. The Executive Director explained.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reviewed the Section 8/Public Housing Report.

PUBLIC SESSION

The Executive Director advised the Board that he spoke with the resident, Ms. Hammond who expressed an issue at the last meeting, about not being able to move her furniture in on a Saturday. The matter was resolved.

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5616-21 approving Bills. Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Jackson asked about the amount for the legal fees. McNeil explained that it was for past due bills for our General Counsel, Post Pollak who's bills were inadvertently overlooked due to being emailed to the wrong party.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5617-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange adopting the attached Procurement Policy for the Housing Authority of the City of Orange.

Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion.

Commissioner Jackson requested a summary of the Procurement Policy from Dr. Juliano (Treasurer).

Juliano explained why he was in support of the procurement policy.

Mr. McNeil stated that we needed to have a written policy in place about the procurement procedure.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5618-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving the Operating Budget.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

The Executive Director explained that the Budget was passed last month, and HUD is giving HACO additional funding and needed to have this specific resolution passed so it can be put in

with our submission. He advised that HACO would be receiving \$300,000.00 more in public housing subsidy.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5619-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to select the Orange Housing Development Corporation as the nonprofit agency to represent the City of Orange Housing Authority for the Walter G Alexander IV tax credit development, and as the nonprofit of choice for our RAD application to HUD.

Commissioner Jackson moved to adopt. Commissioner Juliano seconded

Chairman Williams called for discussion

Jackson questioned the title of the resolution. He wanted to know if it was worded correctly.

McNeil advised that the wording of the resolution was a mistake and would be corrected.

Jackson then asked who reviewed the RFQ.

McNeil stated himself and the administrative secretary.

Jackson wanted to know why there was for a nonprofit agency to represent HACO in the WGA IV development.

McNeil informed him that by having a nonprofit agency represent HACO, the nonprofit agency won't be under the same constraints as HACO when selecting professionals and contractors to develop WGA IV.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5620-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into a contract with KNTM Architects for the Architectural/Master Planning Services for the Revitalization of Central Place Scattered Sites Redevelopment

Commissioner Juliano moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion

McNeil wanted to confirm that KNTM was selected as the Architect for Chapman/Central Place Development. He explained that there are 5 lots on Chapman and 4 on Central Place.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution Resolution No. 5621-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into a contract with Kitchen & Associates for the Architectural/Master Planning Services for the Revitalization of Central Place Scattered Sites Redevelopment

Commissioner McLeod moved to adopt. Commissioner Mills seconded.

Chairman Williams called for discussion

McNeil advised that Kitchen and Associates were the architects for WGA on Central Place, and we have 8 lots that we are asking them to do the planning and architectural work for.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Jackson requested that we change the body of the resolution from saying “Aye” and “Nay” to “Yes” and “No”

McNeil agreed and requested that we change “NV” and “AB” to “Absent” and “Abstain”

In honor of Women’s History Month Juliano thanked Ms. Betty McCleod for being on the Board of Commissioners and all the women in the housing authority. He recognized Marsha Moore as being the first woman, African American Woman counsel for HACO and told her she is doing a fantastic job. He mentioned that his mom and sister were inducted into the national Miss Hall of Fame in the legacy category. He asked if we could do a resolution acknowledging Ms. Elizabeth Cady Stanton who was an anti-slavery advocate, who in 1848 formulated the first concerted demand for women’s suffrage in the United States.

Williams requested we also prepare a one page write up to give to the tenants.

McNeil agreed.

Jackson suggested we recognize Walter G Alexander as being the first elected Africa American official who was elected with 2 women, who were the first two women elected to office as well.

He suggested we try to get a statue of Walter G. Alexander

Williams agreed and said if we cannot get a statue, maybe we can get a plaque.

Chairman called for a Motion to adjourn the meeting

Commissioner Jackson moved to adopt. Commissioner Juliano seconded

All Commissioners voted in favor

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary