

## **MINUTES FROM A REGULAR MEETING FEBRUARY 16, 2023**

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 16, 2023 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 Chair Clifford Ross  
Treasure Joseph Juliano  
Commissioner Jackson  
Commissioner Shara Morrow  
Commissioner Betty McLeod  
Commissioner Hashim Garrett (came in late)

### **Absent**

### **Also Present**

Walter D. McNeil, Jr., Executive Director  
Marsha M. Moore, Esq., Counsel  
Cristina Mateo, Public Housing Manager  
Amanda Rivera, Accountant  
Carlos Cuevas, Superintendent of Maintenance

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 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 December 15, 2022, and January 19, 2023. Commissioner McLeod 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**

The Executive Director informed the board that he did not have a treasurer's report. He was waiting for the report from Tony Giampaolo.

## **EXECUTIVE DIRECTOR'S REPORT**

McNeil also reviewed the public housing report with the board.

He advised the board of the February activities for Black History Month stating that Commissioner Ross and Commissioner Williams attended one of the events, and we invited the Superintendent of Schools to give a presentation and that we would be having a Jazz Band perform at one of the events, as well as Ross and Montague speak.

## **PUBLIC SESSION**

Cristina Mateo thanked the Board for attending HACO events. She told them that it is important for them to show up, and that the residents enjoy seeing them and being able to speak directly with them. She said hoped to see them more often.

## **RESOLUTIONS**

Chairman Williams called for a motion to adopt Resolution No. 5728-23 approving Bills. Commissioner Ross moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion.

Ross asked if we were in a cooperative program with Appliance Broker's Limited. McNeil said they are. He also inquired about Corbet Extermination being on the bill multiple times. McNeil explained that we have what you consider asset management, and the charges are placed into fees are paid according to what property was treated, RPP, Capital Fund, and Public Housing.

Ross also inquired about the stipend program payment, why some people paid \$140 and others \$200. Amanda explained that the pay is determined by the hours and skill of the stipend employee. He also asked about the invoice from Romero Painting. Amanda informed him that even though his bid for Cycle painting was rejected, we are still using his service.

Jackson inquired about the PSE&G and Water bills. He inquired about the amount of the invoices and asked about the difference in this year's bill vs. last year's bill. Amanda advised him of the amounts.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5729-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange adopting the annual budgets for fiscal year ending 2023.

Juliano moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion.

Jackson asked if the grant the chairman acquired reflected in the budget. McNeil advised him it was not.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5730-23 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the buy down of 60 vacation days from the Executive Director to be paid from our vacation accrual account to reduce future liability for this expense at a higher cost.

Juliano moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion.

Ross referend the resolution to our counsel, he said that he thinks the resolution is vague and thinks it should have more meat to it. It doesn't have an amount and he believe it should have the value of the by down figure. Counsel advised that she did not have a problem with the resolution as it but doesn't have a problem with adding the amount. McNeil said it is approximately \$47,000 in total. Ross stated he wants the amount in the resolution. Counsel said she will sign it with a dollar amount. The amount was added.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5731-23 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange will commit \$728,000.00 of Capital Fund Money to the New Walter G. Alexander Development.

Juliano moved to adopt. Commissioner Ross seconded.

Chairman Williams called for discussion.

McNeil advised the Board that this was an add on because he received a call from the County regarding what our commitment will be to WGA IV, and they wanted a Resolution from the Board.

Counsel requested an amend the resolution to say WGA IV Project.

A roll call was taken.

All Commissioners voted in favor.

### **Unfinished Business/New Business**

McNeil stated that it is good having the Commissioners and the HUD Director at the Black History Month Events. The residents were excited.

Ms. Hammond thanked Commissioner Ross, Commissioner Marrow, and McNeil for attending the FSS Program and invited them to attend events in the future. Ross said that Shanda and Latisha did a tremendous job, and he understands FSS better than he did before and that the attendees seemed excited.

Chairman called for a Motion to adjourn the meeting.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.  
Secretary