

MINUTES FROM A REGULAR MEETING JANUARY 21, 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 January 21, 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 (entered late)
Vice Chair Clifford Ross
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Hashim Garrett
Commissioner Jackson
Commissioner Kurt Mills

Absent

Also Present

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

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 17, 2020. 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

The Executive Director reviewed the Budget Analysis with the Board.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director stated HACO is in full swing with the Audit. He advised that due to Covid HUD extended the due date by 120 days. He advised the Board that they would have to review and sign off on the Audit once it's complete.

He also reviewed the management report. He reported 5 vacancies, some due to deaths. He informed the Board about the passing of a tenants, Mr. John Jackson, and Mr. Nurse, who ran mathematics proficiency programs at the building.

The Executive Directed advised that HACO has submitted the subsidy calculations to HUD.

He asked if the Board would like to participate in the March legislator meeting. Ross requested a meeting with the legislators as opposed to the staff members.

Executive Director advised that HACO went out to Bid for 198 Parrow Street and for architects for the projects on Chapman and Central Place. He wants to schedule a special meeting for February 4, 2021 to approve the bids.

PUBLIC SESSION

Linda Hammond, 340 Thomas Blvd, Apt 8G, Orange, NJ. She understands that due to covid we have restrictions and tenants can only move furniture in or out on certain days, but she has an issue with moving. She was trying to schedule furniture delivery but was told that no exceptions could be made for her. She claimed to that she sees people moving furniture in on non-moving days. Mr. McNeil advised her to come into his office to speak with him about the issue, and he reiterated the restrictions to the building due to Covid.

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5608-21 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross stated he did not receive a bills list and asked that his colleagues review it diligently and ask any questions they may have.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5609-21 adopting the Annual Budget for Fiscal Year ending 2021.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Commissioner Jackson stated that he did not get a chance to review the annual budget and will abstain from voting.

McNeil advised that the finance committee met to review the budget prior to the board meeting. He advised reviewed the Budget with the Board.

A roll call was taken
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5610.21 approving the Annual Plan for Fiscal Years 2021.

Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

The Executive Director reviewed the annual plan

Ross stated that he was happy to see that there will be electrical updates to the building.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5611-21 awarding a contract to IWS Development for the redevelopment of 198 Parrow Street, Orange, NJ 07050 Commissioner Jackson moved to adopt. Commissioner McLeod seconded

Chairman Williams called for discussion

Ross asked if the contractors were interviewed.

McNeil informed him that him and the architect interviewed them.

Ross asked if he could be involved in interviewing contractors in the future. He stated that he was pleased to see in the bid that IWS uses lots of contractors in Orange.

A roll call was taken

All Commissioners voted in favor

Commissioner McLeod was unresponsive.

Chairman Williams called for a motion to adopt Resolution No. 5612.21 approving the observation of Juneteenth as a paid holiday

Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked how many paid holidays does HACO have.

The Executive Director stated 12

A roll call was taken

5 Commissioners voted in favor

Commissioner Garrett Nay

Commissioner Ross Nay

Chairman Williams called for a motion to adopt Resolution No. 5613.21 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to establish an investment fund for \$25,000.00 per year to decrease the number of accumulated vacation, sick, and personal days of the Executive Director to decrease the agency's liability for his time.

Commissioner Ross made a motion to table this resolution so it could be reviewed and discussed further.

The Executive Directed stated that he was directed by the Board to draft the resolution.

The Chairman advised the Board that this matter was previously discussed and agreed upon

A roll call was taken

All Commissioners voted in favor

Chairman Williams Nay

Motion Tabled

Chairman Williams called for a motion to adopt Resolution No. 5614.21 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange appointing Walter D. McNeil, Jr., as Fund Commissioner
Commissioner Ross moved to adopt. Commissioner Juliano seconded.
Chairman Williams called for discussion
No discussion
A roll call was taken
All Commissioners voted in favor

Unfinished Business/New Business

Ross asked Ms. Moore, (counsel) has there been any movement on the tax credit extension?
Ms. Moore advised the Board that she had a scheduled zoom meeting to discuss the extension for one year, which will be up in April and then she will have to apply for another extension.

Juliano stated that in honor of Black History month he wanted to pass a resolution to honor Harvey Lillard of Daven Port Iowa the first African American chiropractic patient to be adjusted. On September 18, 1895 D D Palmer adjusted him and restored his hearing.
Julian made a motion to recognize Harvey Lillard
Ross Seconded the Motion
Roll Call was taken.
All Commissioners voted in favor.

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