

MINUTES FROM A REGULAR MEETING JANUARY 19, 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 January 19, 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
Treasurer Joseph Juliano
Commissioner Jackson
Commissioner Shara Morrow
Commissioner Betty McLeod (came in late)

Absent

Commissioner Hashim Garrett

Also Present

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

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 Jackson moved to adopt the agenda and Commissioner Ross seconded.

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

Chairman Williams advised the Board that the meetings for the December 2022 meeting were not prepared and will be adopted at the next meeting.

TREASURER'S REPORT

The Executive Director reviewed the financial report with the Board.

EXECUTIVE DIRECTOR'S REPORT

Commissioner Juliano suggested we have a Social Worker come to the building. McNeil advised him that we provide a variety of services to the staff and we have an OHDC Board member who is a Counselor who provides services to the residents when it's requested. McNeil also reviewed the public housing report with the board. McNeil advised the board that the Chairman was able to secure an \$800K grant from the County of Essex.

Frank Glien reviewed the Audit report with the Board. He stated that his report is that HACO is in compliance with the federal and that there are no significant deficiencies, no material weaknesses in internal control of the financial report.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5725-23 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. 5726-23 - Resolution accepting the public bid for cycle painting at Washington Manor and direct the Executive Director to execute a contract with Romaniello General Painting, LLC.

Jackson moved to adopt. Commissioner McLeod seconded

Chairman Williams called for discussion

McNeil informed the Board that we have to reject the bid.

Marsha Moore, Esq., explained that the bid was being rejected because it had defects, i.e., insurance documents, no references, etc., the bidder did not provide the relevant information needed. He was the only bidder.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt a walk on Resolution No. 5727-23 rejecting the public bid for cycle painting at Washington Manor and direct the Executive Director to execute a contract with Romaniello General Painting, LLC.

Jackson moved to adopt. Commissioner McLeod seconded

Chairman Williams called for discussion

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Ross asked if the trucks that we were donating/disposing had been picked-up. Dawn advised they had been.

Ross also inquired about our attempts to have the mobile DMV come to the building. Cristina advised that she was working on scheduling a date and she is waiting for a reply. McNeil advised the board that the Surrogate's Office came to the building to discuss Wills and Powers of Attorney with the tenants.

McNeil also advised that the Chairman spent time at the County and was able to secure a grant for \$800K to help offset the cost for WGIV.

Ross requested to attend the meeting on January 26, with the Cannabis Organization that was coming to the building to discuss the use of cannabis on the property.

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