

MINUTES FROM A REGULAR MEETING JUNE 18, 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 June 17, 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

Vice Chairman Joseph Juliano
Treasurer Chris Jackson
Parliamentarian Clifford Ross
Commissioner Hashim Garrett
Commissioner Betty McLeod
Commissioner Kurt Mills

Absent

Chairman Ernest Williams

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha Moore, Esq.
Judith Aquino part-time account clerk

Vice Chairman Juliano opened the meeting

Walter D. McNeil, Jr., Executive Director read the sunshine law and took a roll call.

The pledge of allegiance was said.

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

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

Vice Chairman Juliano called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on May 20, 2021. Commissioner McLeod moved to adopt the minutes. Commissioner Mills seconded.

Vice Chairman Juliano called for discussion
No discussion

A roll call was taken
All Commissioners voted in favor.

TREASURER'S REPORT

Treasurer's Report.

Walter McNeil, the Executive Director advised that there will be no treasure's report as he is awaiting a revised budget.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director advised the Board that Section 8 had a briefing for over 60 possible participants off the waiting list. He advised of the Father's Day event that was hosted, and the COVID-19 vaccinations that were being given to the residents. He advised that the community room has reopened for a few hours a day and there are monitors in place to check temperature, make sure mask are worn, and to social distance guild lines were followed.

He also advised that we are working on rehabilitating 198 Parrow Street, a 2-family house which has been vacant and abandoned for over 15 years. The project has been stalled because the contractor is working on getting the necessary permits.

The Executive Director gave an update on WGAIIV. He advised that the rise in the cost of lumbar has stalled the project. He said he will push to have the project completed by 2022.

PUBLIC SESSION

Vice Chairman Juliano opened the meeting for public session. No one spoke

RESOLUTIONS

Vice Chairman Juliano called for a motion to adopt Resolution No. 5637-21 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills.

Commissioner McLeod moved to adopt. Commissioner Ross seconded.

Vice Chairman Juliano called for discussion

Ross asked inquired about the amount of the National Tenant Network Invoice.

McNeil explained it was high because we were vetting several potential new tenants for housing and Section 8.

Ross asked about the 2 separate invoices from Corbett.

McNeil explained one was for regular exterminating at Washington Manor and the other for the RPP Units.

Jackson inquired about Abel Tax Sewer? McNeil explained they do conjetting of the lines.

He also asked about vehicle fuel, and how many vehicles do we own?

McNeil that we have 6 maintenance vehicles – trucks, and we use BP fuel.

Jackson also inquired about the health care waivers we give to our employees. McNeil explained we pay between \$8K and \$26K per employee and the states allows us to give them a waiver of up to \$250 if they agree not to take our health insurance and if they are covered elsewhere.

Jackson asked why we have 3 different communication services. 2 Verizon and ATT.

Amanda explained we have cell phones, emergency services for elevators, etc., and another for long distance. She stated that it's the best cost for us as opposed to trying to get a package deal.

Jackson asked about Net Connect. McNeil explained it's our IT Service.

He asked about the 2 legal fees, Post Polak and FRKB&G.

McNeil explained Post Polak is our general counsel and FRKB&G is our tenancy counsel

A roll call was taken

All Commissioners voted in favor

Vice Chairman Juliano called for a motion to adopt Resolution No. 5638-21 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to pay bills for the summer months of July and August 2021.

Commissioner Ross moved. Commissioner Jackson seconded.

Vice Chairman Juliano called for discussion

Ross wants the bills to be reviewed by the Board before they are paid.

McNeil stated that he will continue having the Board review the bills.

Jackson said he will make himself available to review bills.

A roll call was taken

All Commissioners voted in favor

Vice Chairman Juliano called for a motion to adopt Resolution No 5639-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Amending the 2022 Budget.

Commissioner Ross moved. Commissioner McLeod seconded.

Vice Chairman Juliano called for discussion

Commissioner Ross asked what the amendments were?

McNeil said the budget was amended to take into consideration revenue received regarding COVID. He advised that the 3rd column on the revised budget shows the changes and reviewed the changes with the Board.

A roll call was taken

All Commissioners voted in favor

Vice Chairman Juliano called for a motion to adopt Resolution 5640-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange recognizing the Hon. Patricia Juliano for her Political Activism in the City of Orange Township.

Commissioner Juliano moved. Commissioner Ross seconded.

Vice Chairman Juliano called for discussion

Commissioner Jackson acknowledged the contributions of the Hon. Patricia Juliano to the Township of Orange.

Vice Chairman Juliano elaborated on his mother's accomplishments.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Ross said he is looking forward to reopening the discuss about the lease agreement.

Jackson said he is looking forward to our face to face meetings resuming.

Vice Chairman Juliano called for a motion to adjourn the meeting. Commissioner Jackson moved to adjourn. Commissioner McLeod seconded.

Vice Chairman Juliano called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Meeting was adjourned.

Respectfully submitted,

Walter D. McNeil, Jr., PhD
Secretary