

MINUTES FROM A REGULAR MEETING JUNE 16, 2022

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 16, 2022, 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 Chairman Clifford Ross
Treasurer Chris Jackson (logged in at 2:30 and left early)
Parliamentarian Joseph Juliano
Commissioner Betty McLeod

Absent

Commissioner Hashim Garrett
Commissioner Kurt Mills

Also Present

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

Chairman Williams opened the meeting

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

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 May 19, 2022. 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

Treasurer's Report.

Walter McNeil, the Executive Director gave the March 31st year end report.

Vice Chairman Ross advised that he was on the meeting with the fee accountant, treasure and executive director and he is pleased to report that the fee account advised that HACO is doing outstanding and there is nothing we need to worry about as far as our financials. All of our numbers are in order. He congratulated the staff, accounting department, and executive director.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director advised the Board that we are moving forward with the golf outing scheduled for September 12, 2022, at the Shackamaxon Golf Club. He updated the board on the responses and scholarship recipients.

Discussion was had about the eligibility requirements to receive the scholarship, the number of children in the city, and the number of applicants. Latisha Singley advised the board that she sent out 279 and only received 7 responses thus far.

The Executive Director discussed the possibility of having a 50th celebration for Washington Manor, the proposed honorees, and invitees. He advised that the date will be October 20, 2022.

The Executive Director reviewed the public housing report. He also spoke about the low-income housing crises.

The Executive Director advised the Board that we received an 82 on our reac inspection, and that we had a Capital Fund Inspection which worked out very well, one of the things that was suggested was that we have a policy in place that requires the use of Davis Bacon Rates by our vendors, so we will be submitting a resolution for same. He also advised that our year end report was very satisfactory.

And he had a prospective partner for the WGIV project that he will be meeting with.

PUBLIC SESSION

Chairman Williams opened the meeting for public session. No one spoke

RESOLUTIONS

Chairman Williams called for a motion to adopt 5692-22 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.

Chairman Williams called for discussion

Vice Chair asked for an explanation of the payouts for the FSS program.

The Executive Director explained the program to the board.

Ross asked for an explanation of the office furniture invoice, the \$12k for the consultant, and cost of the repairs for the roof on the garage. And the payment to IWS for 198 Parrow Street, and the water and sewer line connection.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5693-22 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 2022.

Commissioner Ross moved. 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 Resolution No.5694-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending payment standards for the Section 8 Housing Choice Voucher Program to be comparable with current fair market rents.

Commissioner Ross moved. 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 Resolution 5695-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange accepting the proposal of Frank Glien, LLC, to perform the audit of the books and records for a 2-year period for the fiscal years 2022 and 2023

Commissioner Ross moved. Commissioner Juliano seconded.

Chairman Williams called for discussion

Ross asked what the rate was for the new contract vs. the old contract. He was advised that there was a \$25 increase. McNeil advised that the finance committee/treasurer reviewed the audit.

The treasurer advised that there were no discrepancies with the audit report.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.5696-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange accepting the proposal of \$72,500.00 for the replacement of existing water softener units for the domestic hot water system at Washington Manor.

Commissioner Ross moved. Commissioner Julaino seconded.

Chairman Williams called for discussion

McNeil advised that he was having the water softeners throughout the building replaced and the vendor was selected as a result of the bid.

Marsha Moore advised the Board of the bid and process in selecting the vendor.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.5697-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange adopting and approving department of personnel titles and salary ranges for the Housing Authority personnel.

Commissioner Ross moved. Commissioner Julaino seconded.

Chairman Williams called for discussion

McNeil advised that there was a personnel committee to review the changes.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.5698-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange agreeing to utilize The Davis Bacon Wage Rate with all HUD funded contracts.

Commissioner Ross moved. Commissioner Julaino 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 Resolution No.5699-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange renewing the lease agreement for the postage machine with Pitney Bowes for 60 months.

Commissioner Ross moved. Commissioner Julaino seconded.

Chairman Williams called for discussion

Dawn advised that the lease agreement was being renewed for 5 years at a \$20 increase from the previous agreement and that the machine was being updated.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No.5700-22 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing a change order #3 to a contract with

IWS Development, Resolution No. 5611-21, for the redevelopment of 198 Parrow Street, Orange, New Jersey

Commissioner Ross moved. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised that there was additional cost due to covid price hikes and cost related to the water line that needs to be installed – permits, police protection, and labor.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

McNeil advised that we received a thank you letter from a participant acknowledging the work of the Section 8 staff.

Chairman Williams inquired about when we would be celebrating Juneteenth. Dawn advised him we would be celebrating June 17th.

Ross inquired about our Father’s Day event. Cristina Mateo advise that we would be having a pool tournament and cook out on June 23, 2022, at Noon.

Chairman Williams called for a motion to adjourn the meeting. Commissioner Ross moved to adjourn. Commissioner Juliano seconded.

Chairman Williams 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