

MINUTES FROM A REGULAR MEETING October 15, 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 October 15, 2020 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
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Jackson (Late)
Commissioner Kurt Mills

Absent

Commissioner Hashim Garrett
Commissioner Clifford Ross

Also Present

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

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner McLeod 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 September 17, 2020. 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 stated that the accountant told him that he needed a little more time to make some adjustments, but he assured him that we are in good standing. One of the things that has happened is that we did not account for Covid money in the budget that came into the agency, which is about \$150,000.00 for public housing and we posted several things inappropriately and he wanted an opportunity to correct those things. As of this point, what he is showing, minus the \$150,000.00 in Covid funds, is a \$217,000.00 surplus.

Chairman asked if there will be any accounting issues with Brad being gone.

The Executive Director stated that we've got it under control. He has had 2 minutes with the staff and the fee accountant, Tony who represents multiple housing authorities in the state of New Jersey, and who will be presenting us with something we can rely on in terms of financial reports for each month.

EXECUTIVE DIRECTOR'S REPORT

Mr. McNeil said that he forwarded the Board the reports for WG Alexander Urban renewal Audits for WG I, II, and III for their review.

McNeil said there is a Management Report and Section 8 report for your review in your packets. He said we are close to being fully leased up with Section 8 and Public Housing.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5592-00 approving Bills. Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion
No discussion
A roll call was taken
Commissioner Jackson Abstained
All other Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution 5593-20 Authorizing the Executive Director to provide a performance bonus to employees.
Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion
No discussion
Commissioner Jackson Abstained
All other Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No 5594-20 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange a Change Order to a Contract with IBN Construction Corporation, Resolution #5450-17 for the Demolition of the Central Place Project Orange, New Jersey.

Commissioner McLeod moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

McNeil explained that 194 & 174 Central Place are critical parts of the construction of Walter G. Alexander IV

A roll call was taken

Commissioner Jackson Abstained

All other Commissioners voted in favor

Unfinished Business/New Business

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

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary