

MINUTES FROM A REGULAR MEETING ON MARCH 21, 2013

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange held on **Thursday, March 21, 2013 at 6:00 p.m., Washington Manor, 340 Thomas Boulevard, Community Room, Orange, New Jersey.**

Present

Chairman Clifford Ross
Commissioner Lillie Davis
Commissioner Joseph Juliano
Commissioner Coram Rimes
Commissioner David Rossi

Also Present

Walter D. McNeil, Jr., Executive Director
Ernest Booker, Esq., Feinstein, Raiss, Kelin & Booker

Absent

Commissioner Evelyn Hudson Dorrah
Commissioner Ernest Williams

Pledge of Allegiance was said

Chairman Ross called for the adoption of the agenda. Commissioner Juliano moved to adopt the agenda. Commissioner Davis seconded.

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

Chairman Ross called for a motion to adopt and/or correction of the Minutes from Board meeting on February 21, 2013. Commissioner Davis moved to adopt the minutes. Commissioner Rimes seconded.

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

Treasurer's Report

Mr. McNeil said this is a ten month report as of January 31, 2013. The Accountant met with the finance committee. We are doing well. We had to spend down our voucher program reserves.

Commissioner Rimes wanted to know at what point the scattered sites will for the residents can become homeowners. Mr. McNeil explained the five year FSS plan. Marianna DeVincentis, Program Director explained that the FSS program is a 5 year contract that can sometimes go into 7 years if needed and some of the additional programs that participants may need to purchase a home.

Executive Director's Report

Mr. McNeil said that the Section 8 monthly report, discussions regarding consistency with East Orange Housing Authority for portability.

Mr. McNeil went to Washington DC accompanied by Chairman, Rimes, and Juliano. Represented HACO well. Congressman Payne will meet with us and the residents here. He will see first-hand how sequestration has affected this agency.

Met with the Commissioner of the DCA in Trenton regarding the Sandy monies. Discussed money available for renovations at Walter G. Alexander.

New Jersey Housing Financing Agency is attempting to give us all who are applying for grants under Tax Credit program take 75,000.00 per unit of CDBG money which will decrease the amount of money we will be requesting for tax credits and would allow more money for projects throughout the state. We must have tax credit application in three weeks earlier. We will not have to a financial agreement with the city. So we will not have to go before the City Council. May 31 application is due. The design is done. Application is there. Waiting to go before planning board, city council. Waiting on property city was to convey and 88 Parrow Street. Working on those so we will have site control. A lot of work ahead. Property acquisition almost done. Major road block is HUD has not made a decision on the Sandy money and may change rules. They still want the application ready. DCA is waiting for HUD to make a decision before money is released. 88 Parrow was purchased however we are doing eminent domain. This will take about 14 days.

Commissioner Joseph Juliano met with congressman Frelinghysen and had a good meeting. Also spoke with Al Beaseri. In Pasquel's office (fire), brought up that we had a fire every week in Orange. Discussed defibulator's in building. This month is Women's History month wanted to thank the women who work at HACO.

28th we have the community meeting for the new development. This is the 75th anniversary of the Orange Housing Authority. Planning an event in July or August.

St. Patrick's Day. Tom Giblin agreed to come in and sang at our St. Patrick's Day celebration. We served corned beef and cabbage and had a bag pipe player.

Public relations person put articles together in the Orange Transcript and Star Ledger. We have had a lot of press.

Units are down on Oakwood Avenue, old community center is down. Will go before planning board with site plans. MSB – Cecce Lassiter – consolidation of lots on Oakwood Avenue so we can go before the county and get our money. Last month was approved by board. Will renew for a year.

This is not the last piece for the NSP money. After this is worked out they want to know what the construction financing and permanent finances will be like. We have a meeting tomorrow at 2pm to discuss further with them. No other candidate has received money from them (RPM).

Chairman Ross wanted to thank Deborah Hurley for getting pr work out for HACO.

PUBLIC SESSION

No Comments.

RESOLUTIONS

Resolution No. 5226-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1848. Commissioner Davis moved to adopt. Commissioner Juliano seconded.

Chairman Ross called for discussion

No discussion

A roll Call was taken

All Commissioners voted in favor

Resolution No. 5227-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to commence eminent domain proceedings on the attached properties. Commissioner Juliano moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion

Commissioner Juliano said residents in South Street area had questions that he referred to Walter McNeil. Walter McNeil explained the process of imminent domain.

Rossi are these imminent domain and arm's length deals?

Mr. McNeil said we are in the process of arm's length deals with some of the properties. We own most of the block on Wilson Place. We are interested in more of the properties there. The burn outs, had appraisals prior to burn outs needed new appraisals. (137/139 foreclosed/abandoned properties.)

Commissioner Rossi said are any of the families opposed to imminent domain?

Mr. McNeil said not really, some have reached out to us.

Chairman Ross called for any more discussion

A roll call was taken

All Commissioners voted in favor

Resolution No. 5228-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to enter into a contract with C2EM Urban, LLC, to provide Architectural/Master Planning Services for North Parrow Street Development Project, Orange, New Jersey. Commissioner Davis moved to adopt. Commissioner Rimes seconded.

Chairman Ross called for discussion

Commissioner Rimes asked if part of the committee that interviewed two organizations and found them to be qualified. They were supposed to bring forth documents stating what the costs are. Some of the costs are customary and standard. Some language stating this was the lowest bid. This is not accurate.

Mr. McNeil explained lowest responsible and responsive bidder is a general term. This is an RFQ for professional services.

Commissioner Rimes said the verbiage is what is confusing.

Mr. McNeil said when you are doing an RFQ it does not have to be the lowest bidder. Just the most qualified. Continued to explain in detail process. Counsel explained this can be re-bid or negotiate.

Commissioner Rimes said on the next page with the breakdown – reviewing - we are not changing the use of the property is it the zone for residential.

Mr. McNeil said if they are going to do the preliminary investigation about the development they have to review the current document.

Commissioner Rimes section 3?

Mr. McNeil said you have to get a basis before you do the environmental stuff. You don't want to dig before you know what the rules are.

Commissioner Rimes said section 5? We have not selected a contractor?

Mr. McNeil said they will be our representative. The engineer has to put together the plan for demo and development of unit.

McNeil said we reviewed as a staff the other proposal. We did not review the dollar amounts of the other proposer but we did review their qualifications. We have a right to negotiate price with them. It is more reasonable than what we got from the previous development. Our contract with KNT was 131,000. Total to do Oakwood Ave. to do 8 units. This will be a min of 20 units. You are looking at a cost of? Maurice Brown is someone known throughout the community.

Commissioner Ross said there is always room for fat in a contract.

Mr. McNeil said you can approve it with a contingency that I will negotiate down. We can sit down and talk about this afterwards.

Mr. Booker said we should enter into negotiations not to exceed amount that is mutually acceptable to all parties.

Commissioner Ross said you have to amend the part about the lowest bid.

Mr. Booker said that is being taken out second page 2.

Mr. McNeil said not to exceed \$126,000.00, as set forth herein.

Mr. Booker hereby authorizes the entrance of negotiations for an amount not to exceed which is mutually acceptable to all parties. Pursuant to the local public contract law.

Mr. McNeil said everyone heard the friendly amendment by Commissioner Rimes. Strike number 2 and add negotiations as set forth herein which is mutually acceptable to all parties. Pursuant to the local public contract law.

Chairman Ross asked if there was any more discussion

A roll call was taken

All Commissioners voted in favor

Resolution No. 5229-13 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving the Annual Budget for Fiscal Year Ending 2014
Commissioner Juliano moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Rimes wish everybody happy holidays.

Commissioner Juliano wanted to acknowledge mother's day and its still women's history month.

Mr. McNeil said Councilwoman Linda Bell Jones said that the residents are putting together something. There will be a mother's day celebration.

Commissioner Rossi asked when we do an imminent domain can we get a picture?

Mr. McNeil said we will send photos of the properties. We will do it from now on.

Commissioner Ross said we will have the open forum for the community on the 28th.

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

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary/Treasurer