

MINUTES FROM A SPECIAL MEETING October 19, 2023

A Special 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 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

Vice Chairman Clifford Ross
Parliamentarian Joseph Juliano
Commissioner Betty McLeod
Commissioner Hashim Garrett
Treasurer Chris Jackson
Commissioner Shara Morrow

Absent

Chairman Ernest Williams

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel
Shanda Hammond, HACO staff
Amanda Rivera, HACO staff
Carlos Cuevas, HACO staff
Cristina Mateo, HACO staff

The pledge of allegiance was said.

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

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

Vice Chairman Ross called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on September 21, 2023. Commissioner Garrett moved to adopt the minutes. Commissioner Juliano seconded.

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

TREASURER'S REPORT

The Executive Director reviewed the treasure reported and stated that it reflects good numbers for the authority. He reviewed the consolidated statement of operating revenues and expenditures, and advised the board that we're as much on target as we were in the previous months. He advised the board that as of the meeting, we were running a \$195,000 surplus, which is good for us.

EXECUTIVE DIRECTOR'S REPORT

McNeil advised the board that there is a Management Report and Section 8 report in their meeting packets. He reviewed the report, and updated the board on the housing choice voucher program, public housing, FSS participants, housekeeping services, and upcoming events. They also discussed extermination services.

PUBLIC SESSION

RESOLUTIONS

Vice Chairman Ross called for a motion to adopt Resolution No. 5754-236 approving Bills. Commissioner Jackson moved to adopt. Commissioner McLeod seconded.

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

Vice Chairman Ross called for a motion to adopt Resolution 5755-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange requesting permission for the attached list of commissioners and staff to attend the NJ State League of Municipalities Annual Conference in Atlantic City, New Jersey. Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Vice Chairman Ross called for discussion
Ross asked if the resolution included OHDC employees. McNeil responded no.
A roll call was taken
All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No: 5756-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving the sale of 131 Central Place, Orange, New Jersey for \$250,000.00; \$200,00.00 cash and a 5-year mortgage in the amount of \$50,000.00. Commissioner Garrett moved to adopt. Commissioner Ross seconded.

Vice Chairman Ross called for discussion.
Commissioner Morrow asked if McNeil could break down the financing.
McNeil advised the board that the Contract for sell 131 Central was approved at the last meeting and the buyer previously purchased property from the Housing Authority and did a similar financing. He said we would be financing \$50,000.00 of the purchase price, and will have a lien

on the property, and we will have a deed restriction that prohibits him from selling the property until the Mortgage is paid off so.

A roll call was taken

All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No.: 5757-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving the Annual Budgets for Fiscal Years Ending 2022. (2022-2023). Commissioner Jackson moved to adopt. Commissioner Garrett seconded.

Vice Chairman Ross called for discussion

McNeil advised the board that they previously reviewed the budgets and now they have to approved them.

A roll call was taken

All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No5758-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving the Annual Budgets for Fiscal Years Ending 2023. (2023-2024). Commissioner McLeod moved to adopt. Commissioner Morrow seconded.

Vice Chairman Ross called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No.: 5759-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange adopting the Annual Budget for the fiscal year 2022-2023. Commissioner McLeod moved to adopt. Commissioner Ross seconded.

Vice Chairman Ross called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No.: 5760-23 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange adopting the Annual Budget for the fiscal year 2023-2024. Commissioner Jackson moved to adopt. Commissioner McLeod seconded.

Vice Chairman Ross called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor

Vice Chairman Ross called for a motion to adopt Resolution No.: 5761-23 - 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 Locimotus LLC, D.B.A Vertimotus Inc., to

provide preventative maintenance planning for the elevators. Commissioner McLeod moved to adopt. Commissioner Garrett seconded.

Vice Chairman Ross called for discussion

McNeil advised the board that he is seeking to improve the viability of our elevators.

A roll call was taken

All Commissioners voted in favor

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

The board discussed the upcoming league of municipalities and additional parking spaces for tenants

Vice Chairman Ross 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

Meeting ended at

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary