

MINUTES FROM A REGULAR MEETING DECEMBER 19, 2024

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 December 19, 2024 via Zoom web-based application. The Executive Director advised that all requirements of Sunshine Law were met. A roll call was taken as follows:

Present

Chairman Ernest Williams
Vice Chairman Clifford Ross
Commissioner Betty McLeod
Commissioner Joseph Juliano
Commissioner Hashim Garrett
Commissioner Shara Morrow

Absent

Commissioner Rimes

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel
Shanda Hammond, HACO staff
Cristina Mateo, HACO staff
Maurice Brown, Engineer
Stuart Portney, Metro

The pledge of allegiance was said.

Chairman Williams Ross called for a motion to adopt the agenda. Commissioner McLeod moved to adopt the agenda and Commissioner Garrett 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 October 17, 2024. Commissioner McLeod moved to adopt the agenda and Commissioner Garrett seconded.

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

TREASURER'S REPORT

The Executive Director advised the Board that he was expecting to get the Treasurer's report, but didn't have it at the time of the meeting, and would send it as soon as same was received.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reviewed the Management report – (Section 8 and Public Housing). He also advised the board about past and upcoming events at Washington Manor: Resident meeting, Health Fair, Christmas movie, volunteer appreciation lunch, pool tournament against East Orange, Christmas breakfast, etc.

Mrs. Hammond, the Director of Housing, reviewed the Section 8 program/wait list with the Board.

Mrs. Mateo, the Housing Manager, thanked the Board for supporting the staff and participating in the activities throughout the year.

The Executive Director advised the Board of Mrs. Hammond's 30 year anniversary, and gave a synopsis of her career and accomplishments at the agency.

The Executive Director introduced Maurice Brown, the engineer for HACO and had him speak about the issues Washington Manor is experiencing with the water bill. Mr. Brown reviewed the previous and current water consumption at Washington Manor. He said that HACO is installing a check meter and will be gathering data from adjacent properties that are similar in characteristics to Washington Manor in terms of the size to use to dispute the inflated water bills received by Washington Manor and prove that something is wrong with the newly installed water meter. He answered questions presented by the board.

Stu Portney of Metro Company gave a brief synopsis of where HACO is in terms of financing for WGIV. He reviewed the initial tax credit allocation, the delays experienced by not only HACO, but the entire industry due to Covid, which caused a lot of pressure on the development costs to the affordable housing industry. HACO was tremendously affected by very steep rises in construction costs and supply chain issues. He advised that there has been some stability in construction pricing, but costs are still way up there in comparison to where they were pre-Covid. He spoke about the very high interest rates, which resulted in substantial gaps in funding that resulted in the delay of WGIV. Mr. Portney reviewed the new budget and different funding sources with the board.

The Board discussed ending its negotiations with Genesis and did a walk on resolution to end negotiations.

Resolution 5813-25 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Terminating the negotiations of a Master Development Agreement with Genesis Companies, LLC., in connection with the finance, construction and management of the of the Walter G. Alexander Phase IV Development and the Conversion of Washington Manor in Accordance with the Rental Assistance Demonstration (RAD) Program.

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

PUBLIC SESSION

RESOLUTIONS

(Walk on Resolution)

Resolution 5813-25 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Terminating the negotiations of a Master Development Agreement with Genesis Companies, LLC., in connection with the finance, construction and management of the of the Walter G. Alexander Phase IV Development and the Conversion of Washington Manor in Accordance with the Rental Assistance Demonstration (RAD) Program.

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. 5808-24 approving Bills. Commissioner Ross moved to adopt. Commissioner McLeod 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. 5809-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select official newspapers for 2025 calendar year.

Commissioner Morrow moved to adopt. Commissioner Ross 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. 5810-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select Banking Institutions for 2025 Calendar Year.

Commissioner McLeod moved to adopt. Commissioner Ross 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 5811-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange appointing Walter D. McNeil, Jr., Ph.D., as fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2025.

Commissioner Morrow moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil explained that a “Fund Commissioner” is a position that's appointed to a representative from each one of the house authorities that have an interest in the Joint Insurance Fund, which is the housing authority's insurance carrier.

A roll call was taken

All Commissioners voted in favor

Resolution #5812-24. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange accepting the bid proposal and entering into a contract with New Jersey Solutions & Electrical LLC., to upgrade the existing intercom system at Washington Manor.

Chairman Williams called for discussion

Commissioner Ross asked what changes will be made to the system

McNeil advised that HACO is installing a new intercom system and cameras in each apartment so residents can check the video camera to see who is trying to enter the building on their behalf. He advised of the cost and that HACO received a grant to cover the full cost.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Chairman called for a Motion to adjourn the meeting

All Commissioners in favor

Meeting adjourned

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary