

MINUTES FROM A REGULAR MEETING FEBRUARY 20, 2025

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 3:00 p.m. on February 20, 2025, via Zoom web-based application. 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 Chair Clifford Ross
Treasurer Joseph Juliano
Commissioner Betty McLeod
Commissioner Shara Morrow (late)
Commissioner Rimes
Commissioner Hashim Garrett

Absent

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel
Shanda Hammond, Director of Housing
Cristina Mateo, Public Housing Manager
Anil Gang, Superintendent of Maintenance

The Executive Director's statement regarding the Sunshine Law

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 January 16, 2025. Commissioner McLeod moved to adopt the minutes. Commissioner Ross seconded.

Chairman Williams called for discussion.

No discussion

A roll call was taken.

All Commissioners voted in favor.

TREASURER'S REPORT

The Executive Director reviewed the consolidated statement of operating revenues and expenditures. He also advised the Board that HACO has committed monies for parking lot repairs and for upgrading the intercom system.

EXECUTIVE DIRECTOR'S REPORT

McNeil referred to Cristina Mateo, the Manager of Public Housing and Shanda Hammond, the Director of Housing.

Cristina Mateo reviewed the Public Housing report and advised the Board that HACO is still assisting residents with making sure they get ready for RAD. We are assisting residents with throwing away large items from their units, and also doing a special cleaning or clean up if needed for those residents that don't have assistance. She advised that HACO is still holding computer training classes every Tuesdays and Thursday from 3:00 to 5:00, and that Mr. Smith, a resident stipend worker is teaching the classed. She advised the Board of the Black History Month celebration, dates and times and encouraged them all to attend. She also informed them of the events for the month of March.

Shanda Hammond reviewed the Section 8 report that HACO had a luncheon to celebrate a recent FSS graduate, Miss Scott who was on our Section 8 program for approximately 10 years. She also informed them that Section 8 was hosting an Information Expo on March 6th in the community room at Walter G Alexander, to provide resources for our Section 8 participants. Greater Essex, PSE&G, The Salvation Army, People over Politics, Catholic Charities, Department of Labor, La Casa, the Veterans Association and a host of others are scheduled to attend. She advised that the Section 8 Department issued some vouchers and have some that's about to expire. It's still difficult finding units, but it's a little better than it was.

***Commissioner Rimes left the meeting**

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5820-25 approving Bills. Commissioner Ross moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion.

Ross inquired about the \$25,000 paid to New Jersey Redevelopment Authority.

McNeil advised him it was the fee we had to pay to process our application for the \$5,000,000.00.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution 5821-25 authorizing the Executive Director to negotiate the sale of 209 Park Avenue, Orange, New Jersey based on the attached appraisal.

Morrow moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion.

Ross advised the Board that since the tabling of the Motions to sell HACO properties at the last meeting, he has had a discussion with the Executive Director is now in agreement with selling the properties and using the proceeds from the sell to for the development of additional low income housing.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5822-25 authorizing the Executive Director to negotiate the sale of 170 Taylor Street, Orange, New Jersey based on the attached appraisal.

Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion.

No discussion was had

A roll call was taken.

All Commissioners voted in favor.

Unfinished Business/New Business

The time of the meeting was discussed and 3:30 was agreed upon.

A Personnel Committee Meeting was also scheduled.

McNeil reported that he would be sending out the terms for the agreement with the Winn Group soon so that the Board can meet to review them.

Chairman called for a Motion to adjourn the meeting.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary