

MINUTES FROM A REGULAR MEETING JANUARY 16, 2025

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 6:00 p.m. on January 16, 2025, at 340 Thomas Blvd, Orange, NJ and 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 – in person
Commissioner Rimes – entered late (7pm)
Commissioner Joseph Juliano
Commissioner Shara Morrow – in person
Commissioner Hashim Garrett

Absent

Also Present

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

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 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 December 19, 2025. Commissioner McLeod moved to adopt the agenda and Commissioner Ross seconded.

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

(Vice Chairman Ross took over the meeting due to Chairman Williams not feeling well)

TREASURER'S REPORT

The Executive Director reviewed the report provided by Mr. Anthony Giampaolo and advised that board that as per our predictions, we are pretty much on target.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reviewed the Management report – (Section 8 and Public Housing).

PUBLIC SESSION

RESOLUTIONS

Resolution No.5814-25 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills. Commissioner Morrow moved to adopt. Commissioner McLeod seconded.

Vice Chairman Ross called for discussion

Commissioner Morrow asked what was updated on the list.

McNeil advised we added the Engineer's invoice.

Commissioner Morrow inquired about the amount of the insurance bill and how often we have to pay it and she inquired about payment to Essex County College. McNeil explained that we make 2 installment payments to the insurance company, per year, and advised the Board that the Payment to the college was for a participant on the FSS Program.

Commissioner Ross inquired about the #50,000.00 down payment for the installation of the intercom system. McNeil explained that we will make 4 payments. The initial \$50,000 was because they had to make a capital investment in the intercoms and all the other supplies they needed to get started.

Morrow asked about the payment to the league of municipalities that was in November. McNeil explained that the league gets paid with a purchase order and the check is sent out once we receive the bill, which we received in December.

A roll call was taken

All Commissioners voted in favor

Resolution No. 5815-25 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange entering into a contract with Posada Home Repairs LLC for the redevelopment of 198 Parrow St. Orange, NJ. Commissioner Juliano moved to adopt. Commissioner Garrett seconded.

Vice Chairman Ross called for discussion

McNeil reminded the Board about the issues with the previous contractor, William Simms who did not complete the renovations to the property. He advised the board that we contracted with another contractor, Posada, to complete the work and that the Bond Company for the previous Contractor, Simms has agreed to pay for the work that was not completed. Marsha Moore, Esq., elaborated on the litigation with the Bond Company and the agreement with Posada.

A roll call was taken

All Commissioners voted in favor

Unfinished Business/New Business

Vice Chairman Ross asked if there was any unfinished business.

Marsha Moore, Esq., asked the Board for clarity of the time and location of upcoming meetings.

McNeil advised the Board that it is important to select a date and time of all upcoming meetings so that we are in compliance with the Sunshine law.

The board spoke about changing the time of upcoming meetings and whether they should be in person or via zoom. The board agreed to have all future meetings via zoom, at 3pm.

Vice Chairman Ross called for a Motion to adjourn the meeting

All Commissioners in favor

Meeting adjourned

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary