

## **MINUTES FROM A REGULAR MEETING MARCH 20, 2025**

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 3:30 p.m. on March 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**

Vice Chair Clifford Ross  
Treasurer Joseph Juliano  
Commissioner Shara Morrow  
Commissioner Coram Rimes  
Commissioner Hashim Garrett  
Commissioner Betty McLeod

### **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  
Judi Aquino, HACO Staff  
Anil Gang, HACO staff  
Cristina Mateo, HACO staff

The Executive Director's statement regarding the Sunshine Law

The pledge of allegiance was said.

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

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

Vice Chair Ross called for a motion to adopt and/or correction of the Minutes from a Regular Board Meeting on February 20, 2025. Commissioner Garrett moved to adopt the minutes. Commissioner Juliano seconded.

Vice Chair Ross 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 did not have a treasurers report and was advised by the finance person that it will be available later in the day and he would send it to the Board for review asap.

He pointed out that he did provide a copy of the proposed Budget with the meeting documents. Judy Aquino reviewed the budget with the Board. McNeil advised that as of now, the budget is balanced, however, he was not sure what the President's plans are for HUD.

Vice Chair Ross briefed the Board on his visit to Washington, DC to meet with our representative in Congress, who was not there when he went to her office at his scheduled date and time. He said that he was able to meet with one of her assistants who was uncertain as to what is going to happen with the housing authorities. He advised the Board that there is a lot of uncertainty in Washington, DC right now.

### **EXECUTIVE DIRECTOR'S REPORT**

The Executive Director briefed the Board about the status of the RAD and WGIV projects and his conversations with the WINN Group. He advised that he is scheduled to meet with Cristina Mateo (Housing Manager), Shalena Jackson (Asst. Housing Manger), and Shanda Hammond (Director of Housing) to talk about putting together individualized housing plans for every resident at Washington Manor. He reviewed the details of the proposed development agreement with WINN and the contract with Metro Energy Solutions, which is the company that manages our cogeneration. He also updated the Board on the conversations with the City regarding the outstanding water bill.

### **PUBLIC SESSION**

No Public discussion

### **RESOLUTIONS**

Vice Chair Ross called for a motion to adopt Resolution No. 5823-25, Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills. Commissioner Juliano moved to adopt. Commissioner McLeod seconded.

Vice Chair Ross called for discussion.

Commissioner Morrow asked if the water bill was included on the bills list?

Amanda advised that a partial payment of \$140K was included

A roll call was taken

All Commissioners voted in favor

Vice Chair Ross called for a motion to adopt Resolution No. 5824-25, Resolution of the Board of Commissioners of the Housing Authority of the City of Orange awarding a three-year contract renewal to Dr. Walter D McNeil, Jr., for the position of Executive director commencing January 2026. Commissioner McLeod moved to adopt. Commissioner Morrow seconded.

Vice Chair Ross called for discussion.

Commissioner Rimes asked, if the director's contract doesn't expire until the end of the year, why are we doing this right now?

Vice Chair Ross stated that the contract was presented to the Personnel committee for review, and after reviewing it and negotiations, they are presenting it to the Board. He acknowledged that it doesn't take effect until 2026, but they didn't want to hold off on it until the end of the year.

A roll call was taken

5 Commissioners voted in favor

1 Commissioner voted in opposition.

### **Unfinished Business/New Business**

Cristina Mateo, Public Housing Manager advised the Board of the events that were held in March; Rudy's band playing live jazz for the resident, a Women History Month movie, a documentary on Netflix about Michelle Obama, and the upcoming Women History Month Tea Party. She also advised them about the upcoming tenant association meetings.

Shanda Hammond, Director of Housing, informed the Board that on May 6th HACO had an informational Expo where we offered to find resources for our participants, and we included the Community. PSE&G, La Casa Essex, the Department of Labor, and other resource centers were in attendance. There were over 150 people who attended. She advised that HACO received great feedback from people saying it is something that they'd like to see happen more often. She also advised that Section 8 was starting to focus on this year's scholarship for the golf outing.

Commissioner Juliano invited the Board to the Rutgers Club in New Brunswick on April 6 to the award banquet for his mother's scholarship from 11:00 to 1:00.

Chairman called for a Motion to adjourn the meeting

Commissioner McLeod moved to adopt. Commissioner Juliano seconded

All Commissioners voted in favor

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.