

## **MINUTES FROM A REGULAR MEETING MARCH 21, 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 March 21, 2024, 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**

Chairman Ernest Williams  
Vice Chair Ross  
Treasure Joseph Juliano  
Commissioner Shara Morrow  
Commissioner Coram Rimes  
Commissioner Hashim Garrett

### **Absent**

Commissioner Betty McLeod

### **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 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 Rimes 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 February 15, 2024. Commissioner Garrett moved to adopt the minutes. Commissioner Morrow 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 operations, operating revenue and expenditures with the Board.

**EXECUTIVE DIRECTOR’S REPORT**

The Executive Director advised the board that HACO’s Public Housing Department had one of its most powerful presentations for Women's History Month. They brought in some of the women leaders of our community; a captain in the Police Department, Lieutenant of the Police Department, the Captain of the Fire Department and Lieutenant of the Fire Department, Councilwoman Wooten, Dawn Edmond, HACO’s administrative person, Ms. Fernandez, a senior at Montclair State and a 2x recipient of OHDC/HACO’s Scholarship, and the Chairwomen of the NAACP.

The Executive Director also reviewed the Section 8/Public Housing Report. Cristina Mateo, Housing Manager informed the Board of past and upcoming events planned for the seniors.

**PUBLIC SESSION**

No Public discussion

**RESOLUTIONS**

Chairman Williams called for a motion to adopt Resolution No. 5774-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills. Commissioner Rimes moved to adopt. Commissioner Morrow seconded. Chairman Williams called for discussion. No discuss. A roll call was taken All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5775-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending/updating the Personnel Policy. Commissioner Morrow moved to adopt. Commissioner Garrett seconded. Chairman Williams called for discussion. McNeil advised the Board that it is a comprehensive personnel policy that was reviewed by the personnel board and counsel. He advised that same must be submitted to our insurance company (JIF) . Marsha Moore, Esq, advised the board of her recommendation to adopt the personnel policy with the red line comments that are not significant and will be changed.

A roll call was taken  
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5776-24 of the Board of Commissioners of the Housing Authority of the City of Orange amending the official position list and amending the salary ranges.

Commissioner Morrow moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion.

McNeil advised the Board that the salary ranges were adjusted based on what the minimum wages are, and a new position, Carpenter, was added.

A roll call was taken  
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5777-24 of the Board of Commissioners of the Housing Authority of the City of Orange amending, revising, and adopting the Housing Choice Voucher Administrative Plan for Section 8 approving Bills.

Commissioner Juliano moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion.

McNeil advised the Board that Ms. Hammond, Director of Housing, reviewed the Section 8 Administrative Plan with the committee, who has endorsed the plan, He advised that the plan is being updated in accordance to the federal law. They want us to be consistent with the Hotma Regulations.

A roll call was taken  
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5778-24 of the Board of Commissioners of the Housing Authority of the City of Orange amending, revising, and adopting the ACOP Public Housing Admissions and Occupancy Plan.

Commissioner Rimes moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion.

McNeil advised the Board that this resolution is similar to the last, however, opposed to this being a Section 8 Administrative plan, this is our Admissions and Occupancy plan which impacts the residents who are living in our public housing units

A roll call was taken  
All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5779-24 of the Board of Commissioners of the Housing Authority of the City of Orange amending Resolution No. 5520-19 to increase the fee of the Metro Company, LLC, to represent the Housing Authority as Development Consultant for the Walter G. Alexander Village Phase IV project by \$100,000.00, to a fee not to exceed \$275,000.00.

Commissioner Morrow moved to adopt. Commissioner Garrett seconded.

Chairman Williams called for discussion.

McNeil advised the Board that the Metro Company has worked with HACO on Walter G Alexander I, II, and III, and are now working with us to get the WGIV project going.

Commissioner Rimes asked if a RFQ was done?

McNeil advised that it was 4 yrs ago and we are amending the original resolution.

Rimes asked what have we paid them year to date?

McNeil advised they have been paid about \$175,000.00.

Rimes inquired about the type of work they do for HACO?

McNeil responded, the first year the application was done and we were successful at securing \$13 million in tax credits. The second year we were working on developing a plan for who was going to do the construction and work with us as our partner, and we discovered Genesis through that process. Now we're at the stage of asking for more money, because of course when we got construction quotes from people. They have agreed to work with us as our primary consultants.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. 5780-24 of the Board of Commissioners of the Housing Authority of the City of Orange adopting the Annual Budget for Fiscal Year ending in 2025.

Commissioner Juliano moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion.

McNeil advised the Board that although it's not required by HUD, he annually presents a budget for the next fiscal year. This is the budget for March 31st. 2025 that Judi Aquino prepares, it's what we view as Revenue that we have coming in to take care of the expenses.

A roll call was taken

All Commissioners voted in favor

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

McNeil advised that he has been meeting with Genesis on a weekly basis, and on Friday he is meeting with the New Jersey Redevelopment to discuss a \$5,000,000 grant/loan that they're proposing to give to HACO that can be used to fill any gaps that HACO may have in the Walter G Alexander IV Project. He also advised that it looks like the costs are going down, so we may end up having a \$16 to \$17 million budget as opposed to an \$18 million budget.

He advised that we still have some meetings to have with the residents as well as with our consultants before we move forward, and we have to submit additional paperwork to HUD. He stated that the weekly meetings are so that we know that we are tasking the items on our list the way that we should be doing so that we can get the project completed.

Chairman called for a Motion to adjourn the meeting

Commissioner McLeod moved to adopt. Commissioner Jackson seconded

All Commissioners voted in favor

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.