

December 18, 2025 - Meeting Minutes

Board of Commissioners – Housing Authority of the City of Orange

Date: December 18, 2025

Time: 3:30 PM

Location: Zoom

1. Call to Order

The meeting was called to order by Chairman Ross at 3:30 PM. The meeting was duly advertised in accordance with the Sunshine Laws of the State of New Jersey.

2. Roll Call

- Commissioner Morrow – Present
- Commissioner Garrett – Present
- Commissioner McLeod – Present
- Commissioner Rimes – Present
- Commissioner Giuliano – Present
- Commissioner Williams – Absent
- Chairman Ross – Present

Quorum confirmed.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Adoption of Agenda

- **Motion:** Commissioner Rimes
- **Second:** Commissioner McLeod
- **Vote:** Unanimous approval

5. Approval of Previous Minutes

- **Minutes Approved:** Regular Meeting – October 16, 2025
- **Motion:** Commissioner McLeod
- **Second:** Rimes
- **Vote:** Unanimous approval

6. Treasurer's Report

No report presented. Audit submission scheduled for next meeting with auditor and fee account present.

7. Executive Director's Report

- **Housing Choice Voucher Program:**
 - 22 inspections completed
 - No new admissions (program at capacity)
 - 542 participants under contract
 - Total HAP payments: \$606,000 (annual projection: \$6M)
 - HUD directive: No new admissions due to funding limits
- **Public Housing:**
 - Rent billed: \$93,000; Collected: \$95,000
 - 4 vacancies (being filled quickly)
 - PIC rating: 98.44%
 - 43 work orders; 42 completed
 - Food bank participation: 102 residents
 - Activities: Zumba, resident meeting, door decoration contest (rescheduled to Monday), Christmas breakfast on Dec 23
 - Pool tournament held (no declared winner; recreational event)
- **RAD Program Transition:**
 - Progressing well; compliance issues under review
 - Tax lien issue on 139 Central Place being resolved through legal action
 - City counsel non-responsive; litigation filed
- **Other Updates:**
 - Holiday party scheduled at Bella Italia
 - Safety reminder due to recent incidents

8. Public Comments

- **Harold Hicks (Apt 6C):**
 - Tenant Association hosting New Year's Eve party (7 PM – 12:30 AM)
 - Swearing-in ceremony for Tenant Association officers on Jan 8 (5 PM – 8 PM)

9. Resolutions

- **5853-25:** Approval of bills for Nov & Dec 2025 – **Passed**

Discussion - Tree and Security Costs Review

The board discussed annual tree maintenance costs ranging from \$11,000 to \$15,000, including the removal of two trees, with Shara expressing surprise at the high costs. They reviewed a \$7,500 security investigation report for website issues, which Dawn confirmed was completed and would be shared after a follow-up conversation with Wayne Moore. The board also addressed retiree benefits, particularly regarding Medicare Part B payments, with Dick explaining that while these payments weren't explicitly required by union contract, the board had previously authorized them, though the board now needs to decide whether to continue this practice for new retirees. Finally, they noted a \$6,000 utility credit from PSE&G and discussed a recent water meter installation at the city property, which was completed on Monday.

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- **5854-25:** Selection of official newspapers for 2026 – **Passed**
- **5855-25:** Selection of banking institutions for 2026 – **Passed**
- **5856-25:** Update administrative fees for voucher portability – **Passed**
- **5857-25:** Maintain current Housing Choice Voucher payment standards – **Passed**
- **5858-25:** Reappoint Clifford Ross to Orange Housing Development Corporation Board – **Passed**

10. Unfinished Business

- Discussion on WIN contract and potential for community space in future developments.
 - Shara suggested creating community space in a new development, but Director explained that changes to the approved plan would require reapplying for tax credits.
- Annual Plan due mid-February; special meeting to be scheduled for approval.
 - The board discussed the need for a special meeting to approve the annual plan before the HUD deadline. They also confirmed details for an upcoming Christmas party.

11. New Business

- Request for clearer communication on last-minute agenda updates and attachments in calendar invites.

12. Adjournment

Meeting adjourned. Reminder: Holiday party at Bella Italia, 6 PM tomorrow.