

Housing Authority of the City of Orange

Board of Commissioners Regular Meeting Minutes

Date: Thursday, October 16, 2025

Time: 3:30 PM

Location: Zoom Web-Based Application

1) Open Public Meetings Act Statement

Executive Director Walter McNeil announced that this regular monthly meeting of the Board of Commissioners was duly advertised in *The Star-Ledger* and *The Orange Transcript* in accordance with the New Jersey Open Public Meetings Act (“Sunshine Law”).

2) Call to Order & Pledge of Allegiance

- Meeting called to order by Chairman Ross at 3:30 PM.
- Confirmation of quorum.

3). Roll Call

Present:

- Chairman Ross
- Commissioner Rimes
- Commissioner McLeod
- Commissioner Juliano
- Commissioner Williams
- Commissioner Morrow

Absent:

- Commissioner Garrett

- Also Present: Executive Director Walter McNeil; Counsel (Ms. Moore); Staff (Dawn, Christina, Shanda, Amanda, Anil)

4.) Pledge of Allegiance

5.) Adoption of Agenda

- Motion by Commissioner McLeod, second by Commissioner Rimes.
- Roll call vote: All present voted Yes.
Motion Passed.

6.) Approval of Minutes

- Minutes from September 18, 2025 regular meeting reviewed.
- Motion by Commissioner McLeod, second by Commissioner Morrow.
- Roll call vote: All present voted Yes.
Motion Passed.

7.) Treasurer’s Report

- Year-to-date actual revenue: \$6,087,000

- Expenses: \$5,015,000
- Cash flow after expenses: \$1,072,000
- Treasurer confirmed mid-year financials are on track.

8). Executive Director's Report

Public Housing Updates:

- Rent roll: \$95,582; Collected: \$95,345
- Vacancies: 5
- PIC reporting rate: 98.81%
- Work orders: 67 received, 63 completed
- Food bank participants: 102
- Community room open; computer classes ongoing
- RAD board meetings scheduled; annual and capital plans in progress

Section 8 Updates:

- Annual certifications: 43; Interim: 22
- Inspections: 86
- New admissions: 1 (leasing paused due to HUD funding limits)
- Housing Assistance Payments: \$634,000/month
- Concern: Funding shortfall if HUD does not allocate additional funds

9.) Public Session

- No public comments received.
- Session closed.

10). Resolutions

Resolution 5847-25: Approving bills

Motion: Juliano; Second: McLeod

- Discussion on utility and water bills; concerns noted.
- Motion passed unanimously.

Resolution 5848-25: Commissioners attending NJ League of Municipalities Conference

Motion: Juliano; Second: Williams

- Corrections to email and chair title noted.
- Motion passed unanimously.

Resolution 5849-25: Security incident investigation proposal with Armored Cloud LLC

Motion: Morrow; Second: Williams

- Website breach discussed; investigation approved at \$7,500.
- Motion passed unanimously.

Resolution 5850-25: Authorizing execution of term sheet with Wynn for RAD conversion

Motion: Williams; Second: Juliano

- Discussion on financial terms and reimbursement of pre-development costs.
- Motion passed unanimously.

11.) Unfinished Business

- None.

12.) New Business

- None.

13.) Next Meeting

- No regular meeting in November due to conference; special meeting anticipated for contract approval.

14.) Adjournment

- Motion to adjourn by Commissioner Williams, second by Commissioner Giuliano.
- Meeting adjourned.