

## **M INUTES FROM A REGULAR MEETING SEPTEMBER 19, 2024**

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 September 19, 2024, 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**

Chairman Ernest Williams  
Vice Chairman Clifford Ross  
Treasurer Shara Morrow  
Parliamentarian Corah Rimes  
Commissioner Joseph Juliano  
Commissioner Betty McLeod  
Commissioner Hashim Garrett

### **Absent**

### **Also Present**

Walter D. McNeil, Jr., Executive Director  
Marsha Moore, Esq.  
Shanda Hammond, Director of Housing  
Cristina Mateo, Housing Manager  
Anil Gang, Superintendent of Maintenance  
Amanda Rivera, Accountant

Chairman Williams opened the meeting.

Walter D. McNeil, Jr., Executive Director read the sunshine law and took a roll call.

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 June 20, 2024. Commissioner McLeod moved to adopt the minutes. Commissioner Garrett seconded.

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor.

## **TREASURER'S REPORT**

Dr. McNeil reviewed the August 2024 treasurer's report.

## **EXECUTIVE DIRECTOR'S REPORT**

Dr. McNeil reviewed the Public Housing. He went over the rent rolls, vacancies, annual and interim recertifications, inspections, pick reporting, and he advised the board about the number of Food Bank participants.

Cristina Mateo, the Manager of Public Housing advised the board of the events hosted for the residents, i.e., , the visits to the Police Department and the courthouse. She also advised of upcoming events.

Dr. McNeil also reviewed the Section 8 report. He advised the board of the number of re-certifications, inspections, and terminations, and lease ups.

Dr. McNeil advised the board 80 to 100 attended the golf scholarship event to support the students that received scholarships. He advised that we had another very successful event and received many compliments and thank you' s.

## **PUBLIC SESSION**

Chairman Williams opened the meeting for public session.  
No one spoke so Chairman Williams closed the public session.

## **RESOLUTIONS**

Chairman Williams called for a motion to adopt Resolution 5798-24. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills.  
Commissioner Ross moved to adopt. Commissioner McLeod seconded.

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

Chairman Williams called for a motion to adopt Resolution #5799-24. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the executive director to provide a performance bonus to employees not to exceed \$55,000. Can I get a motion?  
Commissioner Juliano moved to adopt. Commissioner Ross seconded

Chairman Williams called for discussion.  
Commissioner Ross asked the Commissioners for their vote to table the Motion so that he can go over some additional numbers and come up with another bonus proposal that would be benefit to the authority and to the employees.

A roll call was taken

All Commissioners voted in favor  
The motion was tabled.

Chairman Williams called for a motion to adopt Resolution #5800-24. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Updating 2025 payment standards for the Section 8 Housing Choice Voucher program to be comparable with current fair market rents. Commissioner Ross moved to adopt. Commissioner McLeod seconded.

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

Chairman Williams called for a motion to adopt Resolution #5801-24. Resolution of the Housing Authority of the City of Orange, authorizing the Section 8 Housing Choice Voucher program to update the current utility schedule, effective. January 1st, 2025. Can I get a motion?

Commissioner Rimes moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion.  
Commissioner Morrow asked for a brief summary of what it means?  
Shanda Hammond, Director of Housing explained what the utility scheduled was.  
A roll call was taken  
All Commissioners voted in favor

**Unfinished Business/New Business**

Chairman Williams congratulated the staff for the excellent job they did again with the golf tournament, everything went off smooth.

The other Commissioner ditto'd the chairman's sentiments.

Commissioner Garrett, who was unable to attend the golf outing, but did attend National Night Out at Washington Manor advised that he heard a lot of positive things about the housing authority and it's staff. He stated that it's a testament to what the staff is doing, so continue to keep up the good work.

Chairman Williams called for a motion to adjourn the meeting. Commissioner McLeod moved to adjourn. Commissioner Jackson seconded.

Meeting was adjourned.

Respectfully submitted,

Walter D. McNeil, Jr., PhD

Secretary