

MINUTES FROM A REGULAR MEETING FEBRUARY 15, 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 February 15, 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 Clifford Ross
Treasure Joseph Juliano
Commissioner Betty McLeod

Absent

Commissioner Shara Morrow
Commissioner Rimes
Commissioner Hashim Garrett

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha M. Moore, Esq., Counsel
Cristina Mateo, Public Housing Manager
Amanda Rivera, Accountant
Carlos Cuevas, Superintendent of Maintenance

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 McLeod moved to adopt the agenda and Commissioner Ross 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 18, 2024. Commissioner Ross moved to adopt the minutes. Commissioner McLeod 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 operating revenues and expenditures for the nine-month period ended December 31st.

EXECUTIVE DIRECTOR'S REPORT

McNeil also reviewed the public housing report with the board.

Cristina Mateo advised that HACO is still concentrating on our black history celebration. That there was a meeting with the residents regarding the RAD program and they were given all the information possible that they need in order to understand where we are going in the future and the changes that they are facing in terms of inspections, people coming through to see the conditions of the building and the and the appraiser.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5769-24 approving Bills. Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion.

Ross questioned whether the attorney fees paid to FRKB&G were for a tenant issue.

McNeil advised him that HACO had taken a few tenants to court.

Morrow inquired about the water bill for 196 Hickory St. being much higher than the other properties.

Amanda advised that it was an estimated bill, and that HACO were having issues with the bill being estimated and not actual.

Morrow also asked about the Stipend Program

McNeil advised her that program that the federal government allows HACO to hire residents of the building and pay them a stipend to perform special services for the Housing.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5770-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to enter into an approved retainer agreement with McManimon, Scotland & Baumann, LLC to provide legal services for the Walter G. Alexander Village Phase IV Development.

Ross moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion.

Ross recommended that we table the resolution until we confirm the negotiated terms are what was agreed upon by the Board.

Marsha Moore, Esq., advised the board that she reviewed the agreement, and is fine with it as it has been marked up and highlighted. She advised if they do not agree, we have the opportunity to come back and send submit a revised agreement that would have to be approved by the board.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5771-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to enter into a contract appointing Jong Sook Nee, Esq, of Convergent Law as Counsel to the Housing Authority to provide legal services for the Washington Manor RAD Development based on an approved retainer agreement.

McLeod moved to adopt. Commissioner Ross seconded.

Marsha Moore, Esq., advised the Board that she reviewed the agreement and negotiated it with Ms. Nee, Esq., and made changes. She believes it to be ok.

Chairman Williams called for discussion.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5772-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to negotiate the sale of 196 Hickory Street, Orange, New Jersey.

Ross moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion.

Felicia Dominquez explained to the board that since we have been unable to purchase the vacant lot next to the property, we are selling the property. The property was appraised for \$4100,000.00.

Carlos Cuevas advised that the property is in need of extensive repairs.

McNeil advised that it would cost HACO a lot of money to renovate the property and we are due to start paying taxes on the property. And he wants to sell it and use the money for other projects.

A roll call was taken.

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5773-24 - Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to negotiate the sale of 533 Christopher Street, Orange, New Jersey.

Ross moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

McNeil advised the Board that HACO acquired the property for \$45,000 and redeveloped it for \$35,000. The foundation in this property bad and in addition to that there are multiple structural issues. He also advised that HACO will have to start paying taxes on the property.

A roll call was taken.

All Commissioners voted in favor.

Unfinished Business/New Business

McNeil advised that HACO has been dealing with rodent infestation and we are working with and exterminator to get rid of the problem. He advised that the health department came over here because one of the residents complained about rats and mice running around the building, and the health department said that our garbage is a problem. Marty Mays was advised. He advised that HACO has had previous conversations with Mr. Mays, Chris Hartwick and other city officials about the conditions of the holes in our garbage cans and the lack of response for the garbage company.

The RAD program was discussed.

Chairman called for a Motion to adjourn the meeting.

Commissioner Ross moved to adopt. Commissioner McLeod seconded.

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary