

REGULAR MEETING

DECEMBER 19th 2019

Notice to: Board of Commissioners, City Clerk, City Council Liaison, Mayor Warren, Housing Authority Counsel, Presidents of the Tenant Associations, Union Personnel

From: Walter D. McNeil, Executive Director/Secretary

Re: Regular Meeting

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange will be held on **Thursday, December 19, 2019 at 6:00 p.m., Washington Manor, 340 Thomas Blvd., Conference Room, Orange, New Jersey.**

The following matters will be discussed and any other business, which may lawfully come before the Board, may be acted upon.

1. Roll Call
2. Executive Director's Statement re: Sunshine Law

3. Pledge of Allegiance

4. Adoption of Agenda

DISCUSSION

5. Adoption and/or correction of the Minutes from a Regular Board Meeting on October

6. Treasurer's Report

7. Reports from the Executive Director

PUBLIC SESSION

RESOLUTIONS

8. Resolution No. 5549.19 resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills Resolution No.
9. Resolution No. 5550.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange establishing Housing Authority regular meeting dates for calendar year 2020
12. Resolution No. 5551.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select official newspapers for 2020 calendar year
13. Resolution No. 5552.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing the Executive Director to advertise and hold a Public Hearing on the Annual Plan for fiscal year 2020
15. Resolution No. 5553.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange certifying Audit review for fiscal year ending March 31, 2020
16. Resolution No. 5554.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to select Banking Institutions for 2020 Calendar Year.
17. Resolution No. 5555.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to be paid for 75 accrued vacation days to reduce the Authority's liability in future years at a hirer expense.
18. Resolution No. 5556.19 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to transfer \$660,000.00 from the Section 8 Account to the RPP Account.

19. Resolution No. 5557.19 of the Board of Commissioners of the Housing Authority of the City of Orange accepting proposal of Feinstein, Raiss, Kelin, Booker & Goldstein, LLC to provide Landlord Tenant Legal Services for a two-year period February 1, 2020 – January 31, 2023
20. Resolution No. 5558.19 of the Board of Commissioners of the Housing Authority of the City of Orange accepting proposal of Post Polak to provide General Legal Services for a two-year period February 1, 2020 – January 31, 2023
18. Resolution No. 5559-19 Authorizing the Executive Director to to Authorize Participation in the Employee Prescription Drug Program
19. Unfinished Business
20. New Business

ADJOURN

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ORANGE APPROVING BILLS RESOLUTION
NO.**

RESOLUTION NO. 5549-19

Approved as to form and
Legality on basis of Facts _____ Factual Contents Certified
Counsel _____ to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution

WHEREAS, the Executive Director has received and reviewed the attached bills for the months of November/ December in the total amount of \$ _____ : and

WHEREAS, the Executive Director is recommending the bills for approval; and

WHEREAS, the Commissioners have reviewed the said bills for payment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Orange that the bill list be approved for payment in the total amount of \$ _____ .

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ORANGE ESTABLISHING HOUSING
AUTHORITY REGULAR MEETING DATES FOR CALENDAR YEAR 2019**

RESOLUTION NO. 5550-19

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified

Commissioner _____ submitted the following Resolution

WHEREAS, by the Board of Commissioners of the Housing Authority of the City of Orange that Regular Meetings of the Housing Authority of the City of Orange be held on the third Thursday of each month, at various offices of the Authority, 6:00 p.m., during the calendar year 2020.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Orange that said schedule is as follows unless otherwise advertised:

January 16 th	Community Room	Washington Manor	340 Thomas Boulevard
February 20 st	Community Room	Washington Manor	340 Thomas Boulevard
March 19 st	Community Room	Washington Manor	340 Thomas Boulevard
April 16 th	Community Room	Washington Manor	340 Thomas Boulevard
(Annual & Regular)			
May 21 th	Community Room	Washington Manor	340 Thomas Boulevard
June 18 th	Community Room	Washington Manor	340 Thomas Boulevard
September 17 th	Community Room	Washington Manor	340 Thomas Boulevard
October 15 th	Community Room	Washington Manor	340 Thomas Boulevard
December 17 th	Community Room	Washington Manor	340 Thomas Boulevard

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
JULIANO					GARRETT				
ROSS					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ORANGE TO SELECT OFFICIAL
NEWSPAPERS FOR 2020 CALENDAR YEAR**

RESOLUTION NO. 5551-19

Approved as to form and
Legality on basis of Facts _____
Counsel _____
Factual Contents Certified
to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution

WHEREAS, it is required by New Jersey State Statute to establish official newspapers to publish official notices for the Housing Authority of the City of Orange on an annual basis; and

WHEREAS, the Housing Authority of Orange has used the Newark Star-Ledger and the Orange Transcript as their official newspapers in the past for official notices and announcements.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Orange designates the Newark Star-Ledger and the Orange Transcript as its official newspapers for the 2020 calendar year.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ORANGE AUTHORIZING THE EXECUTIVE DIRECTOR TO
ADVERTISE AND HOLD A PUBLIC HEARING ON THE ANNUAL PLAN FOR FISCAL
YEAR 2020**

RESOLUTION NO. 5552-19

Approved as to form and
Legality on basis of Facts _____
Counsel _____
Factual Contents Certified
to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution

WHEREAS, the United State Department of Housing and Urban Development requires each housing authority to submit an annual plan to outline their programmatic and fiscal plans for the fiscal years; and,

WHEREAS, as a part of the plan the Executive Director is required to meet with the resident advisory committee to discuss the plan and he is also required to hold a public hearing to give interested parties an opportunity to comment on the same

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Orange that, the Executive Director, Walter D. McNeil, Jr. is authorized to hold a public hearing on the annual plan and submit the same to our HUD representative through the mail and electronically.

Commissioner _____ seconded the motion.

X-Indicates Vote	AB-Absent	NV-Not Voting	Board of Commissioners Vote of Final Passage						
Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ORANGE CERTIFYING AUDIT REVIEW FOR
FISCAL YEAR ENDING MARCH 31, 2020**

RESOLUTION NO. 5553-19

Approved as to form and
Legality on basis of Facts _____ Factual Contents Certified
Counsel _____ to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution

We the members of the governing body of the Housing Authority of the City of Orange being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Housing Authority of the City of Orange.
2. We certify, pursuant to N.J.S.A. 40A: SA-17, that we have each reviewed the annual audit report for the fiscal year ended March 31, 2020.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ORANGE TO SELECT BANKING
INSTITUTIONS FOR 2020 CALENDAR YEAR**

RESOLUTION NO. 5554-19

Approved as to form and
Legality on basis of Facts _____ Factual Contents Certified
Counsel _____ to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution

WHEREAS, it is required by New Jersey State Statute to establish official bank depository for each year; and

WHEREAS, the Housing Authority of Orange has used PNC Bank, TD Bank and Bank of New York.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Orange authorizes the use of the following banking institutions as official depositories in 2020 calendar year are, PNC Bank, TD Bank and Bank of New York.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ORANGE AUTHORIZING THE EXECUTIVE DIRECTOR TO
TRANSFER \$660,000.00 FROM THE SECTION 8 ACCOUNT TO THE RPP ACCOUNT**

RESOLUTION NO. 5556.19

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified

Commissioner

submitted the following Resolution

WHEREAS, the RPP Account is in need of \$660,000.00 for expenses related to the everyday operations; and

WHEREAS, the Executive Director is authorized to provide funding in the amount of \$660,000.00 to RPP to come from the Section 8 Administrative reserves.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Orange that the Executive Director is authorized to transfer \$660,000.00 from the Section 8 Administrative reserves to the RPP Account for expenses related to the everyday operations.

Commissioner

seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
RIMES					MCLEOD				
ROSS					GARRETT				
WILLIAMS					MILLS				
JULIANO									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF
THE CITY OF ORANGE ACCEPTING PROPOSAL THE OF FEINSTEIN, RAISS, KELIN
BOOKER & GOLDSTEIN, LLC TO PROVIDE TENANCY LEGAL SERVICES FOR A TWO-
YEAR PERIOD FEBRUARY 1, 2020 – JANUARY 31, 2023**

RESOLUTION NO. 5557.19

Approved as to form and
Legality on basis of Facts

Factual Contents Certified

to by _____

Budget Authorization Certified

Commissioner _____ submitted the following Resolution

WHEREAS, in response to a newspaper advertisement requesting legal services for the three proposals were received as follows:

Feinstein, Raiss, Kelin, Booker, & Goldstein, LLC. Not to exceed \$35,000.00
290 W. Mt. Pleasant Avenue, Suite 1340 (per year)
Livingston, New Jersey 07039

Post Polak, P.A.
425 Eagle Rock Avenue
Roseland, New Jersey 07068

Eric M. Bernstein & Associates, LLC Not to exceed \$75,000.00
34 Mountain Blvd, Building A (for a 2yr period)
Warren, New Jersey 07059

WHEREAS, the Executive Director has reviewed all proposals submitted; and

WHEREAS, it is recommended by the Executive Director that the proposal submitted by Feinstein, Raiss, Kelin, Booker, & Goldstein, LLC in the amount not to exceed \$35,000.00 for a two-year contract be accepted and approved; and

WHEREAS, it is recommended that Feinstein, Raiss, Kelin, Booker, & Goldstein, LLC be retained to provide Landlord Tenant Legal Services for a two-year period February 1, 2020 to January 31, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Orange that the proposal submitted by Feinstein, Raiss, Kelin, Booker & Goldstein, LLC, to provide Landlord Tenant Legal Services for a two year period February 1, 2020 to January 31, 2023 for an annual fee not to exceed \$35,000.00, plus related costs, and any extraordinary services is hereby accepted.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF
THE CITY OF ORANGE ACCEPTING PROPOSAL THE OF FEINSTEIN, RAISS, KELIN
BOOKER & GOLDSTEIN, LLC TO PROVIDE GENERAL LEAGAL COUNSEL SERVICES
FOR A TWO-YEAR PERIOD FEBRUARY 1, 2020 – JANUARY 31, 2023**

RESOLUTION NO. 5558.19

Approved as to form and
Legality on basis of Facts _____
Counsel _____
Factual Contents Certified
to by _____
Budget Authorization Certified _____

Commissioner _____ submitted the following Resolution
WHEREAS, in response to a newspaper advertisement requesting legal services for the two proposals
were received as follows:

Post Polak, P.A. 425 Eagle Rock Avenue Roseland, New Jersey 07068	Not to exceed \$25,000.00 (per year)
Eric M. Bernstein & Associates, LLC 34 Mountain Blvd, Building A Warren, New Jersey 07059	\$32,400.00 (per year)

WHEREAS, the Executive Director has reviewed all proposals submitted; and

WHEREAS, it is recommended by the Executive Director that the proposal submitted by Post Polak, P.A.,
in the amount not to exceed \$25,000.00 for a two-year contract be accepted and approved; and

WHEREAS, the Authority agrees to pay to the Attorney, as additional compensation, legal services
required for purposes of litigation and any and all other matters; and

WHEREAS, it is recommended that Post Polak, P.A., be retained to provide legal services for a two-year
period February 1, 2020 to January 31, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of
the City of Orange that the proposal submitted by Post Polak, P.A., to provide legal services for a two year period
February 1, 2020 to January 31, 2023 for an annual fee not to exceed \$25,000.00, plus related costs, and any
extraordinary services is hereby accepted.

Commissioner _____ seconded the motion.

X-Indicates Vote	AB-Absent	NV-Not Voting	Board of Commissioners Vote of Final Passage						
Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
WILLIAMS					MCLEOD				
ROSS					GARRETT				
JULIANO					MILLS				
RIMES									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing
Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ORANGE AUTHORIZING THE EXECUTIVE DIRECTOR TO CHANGE
THE PRIVATE PRESCRIPTION PLAN TO THE STATE HEALTH BENEFITS
PRESCRIPTION PLAN AS PER THE UNION AGREEMENT**

RESOLUTION NO. 5559.19

Approved as to form and
Legality on basis of Facts

Factual Contents Certified
to by _____
Budget Authorization Certified

Counsel

Commissioner _____ submitted the following Resolution

WHEREAS, the Housing Authority of the City of Orange currently has a private Prescription Plan with Bollinger; and,

WHEREAS, the cost of the Prescription Plan has exceeded our financial resources, and there is now a State Prescription plan that is available and cost effective; and

WHEREAS, this change was contemplated as per our Union Agreement in Article VII – Health Benefits; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Orange that, the Executive Director, Walter D. McNeil, Jr. is authorized to change the private prescription plan to the State Health Benefits Prescription Plan as per the Union Agreement.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
RIMES					MCLEOD				
ROSS					GARRETT				
WILLIAMS					MILLS				
JULIANO									

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Orange on December 19, 2019.

(SEAL)

Dr. Walter D. McNeil, Jr.
Secretary/Treasurer