

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 13, 2023 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:16PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Abel Rumph
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Mr. Obinna Moneme, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Amos asked about the April 12th bill for U.S. Housing Consultants, check 12356. Mr. Gill responded they are the tax credit consultants. There are numerous issues so a professional consultant is necessary. The tax credit consultant certifies all of the applicants.

Commissioner Watson asked about check 12353 and the chemical maintenance for the boiler. Mr. Gill stated it is for chemical water treatment for all

of the buildings.

Commissioner Watson asked about tenants having problems at Section 8 properties with the water bills not being paid. Mr. Gill said no problems have been reported at 275 Prospect.

3. ADJOURNMENT

Work Session was adjourned at 6:51 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 13, 2023 160 HALSTED STREET, EAST ORANGE, NEW JERSEY

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting, via conference call, on the 13th day of June, 2023. Chairperson Frederick Shaw called the meeting to order at 7:00 PM.

This meeting is called to order and is being conducted in conformity with the Open Public Meeting Act. Notice of this meeting was e-mailed to the Worrell Community Newspapers (EAST ORANGE RECORD) and NJ Advance Media (STAR-LEDGER) on January 3, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on January 6, 2023. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on January 6, 2023.

The meeting will begin promptly at 7:00 PM.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Abel Rumph
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Housing Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Denise Milton, HCVP Manager
Mr. Obinna Moneme, Esq., Legal Counsel

PUBLIC NOTICE OF REGULAR MEETING

TO: BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE, CITY CLERK OF EAST ORANGE, EAST ORANGE RECORD AND NEWARK STAR LEDGER

Notice is hereby given pursuant to the Open Public Meetings Act, that a Regular Meeting of the Board of Commissioners of the Housing Authority of the City of East Orange, will be held on June 13, 2023, for the purpose of acting upon:

2023-09 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF APRIL 2023

2023-10 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MAY 2023

2023-11 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2023/2024 CONGREGATE HOUSING SERVICES GRANT SUBMISSION

2023-12 RESOLUTION AWARDING A CONTRACT TO GIAMPAOLO & ASSOCIATES FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR ENDING 2022 AND 2023 IN AN AMOUNT OF \$14,235 PER YEAR

And for the purpose of transacting any other business related hereto or which may properly come before each meeting.

1. **OPEN PUBLIC MEETING ACT and ROLL CALL**

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Abel Rumph
Commissioner Nicole Amos
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Housing Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Denise Milton, HCVP Manager
Mr. Obinna Moneme, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in April of 2023. Commissioner Amos seconded.

Mr. Gill made corrections to the minutes. Page 3 should have Commissioner Amos was present and Commissioner Harris was absent, with an excuse.

There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph.
Nays: None.
Abstentions: Watson.

The Resolution was approved 4-0-1.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of the bills for April and May of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Watson, Rumph, Amos, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

MOTION: Commissioner Waters moved to approve the payment of the bills for May of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Rumph, Amos, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Todd Biason said he applied for an apartment and he is still waiting. He said he was supposed to be the first one approved in the building. Ms. Jones said there were some documents missing and she is addressing the situation.

5. REPORTS

COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT: There was no report.

FINANCE: There was no report.

BUILDINGS & GROUNDS: There was no report.

BY-LAWS & PROCUREMENT: There was no report.

PERSONNEL: There was no report.

NON-PROFIT COMMITTEE: There was no report.

EOHCDC BOARD OF DIRECTORS: There was no report.

LEGAL REPORT (Board Attorneys)

There was no report.

EXECUTIVE DIRECTOR

Mr. Gill highlighted his report and answered questions from the Commissioners.

Ms. Milton covered her report and answered questions from the Commissioners.

Ms. Jones covered her report for the Commissioners and answered questions.

Ms. Whitney covered her report and answered questions from the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2023-11 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2023/2024 CONGREGATE HOUSING SERVICES GRANT SUBMISSION

Commissioner Watson moved to approve.
Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph, Watson.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2023-12 RESOLUTION AWARDING A CONTRACT TO GIAMPAOLO & ASSOCIATES FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR ENDING 2022 AND 2023 IN AN AMOUNT OF \$14,235 PER YEAR

Commissioner Amos moved to approve.
Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph, Watson.
Nays: None.
Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Amos seconded. By unanimous acclamation
the meeting was adjourned at 8:03pm.