

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 21, 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 Beth Coleman
Commissioner Nicole Amos
Vice-Chairman W.G. Harris
Commissioner Abel Rumph

ABSENT:

Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Mr. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Shaw asked about the Irvington Housing Authority situation. Mr. Gill responded that Irvington will pay the EOHA to manage the Section 8 program. The EOHA will hire inspectors and additional technicians.

Commissioner Harris asked about check #12727 in the October bills. Mr. Gill responded it is a replacement check.

Commissioner Amos asked about EO Senior Citizens.

Mr. Gill responded it's a landlord that has some of the Section 8 vouchers.

Commissioner Rumph asked about check #313, paid to Riker Danzig. Mr. Gill responded it is for legal work done on the North Walnut Street development.

Commissioner Harris asked about the property management report and tax credits. Mr. Gill explained the role of NEF, who writes tax credits for Vista Village.

Commissioner Amos asked about changing the software program and the website. Mr. Gill explained the set up fee and other charges.

There was discussion regarding negotiations with the union.

3. ADJOURNMENT

Work Session was adjourned at 6:55 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 21, 2023 AT 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, on the 21th day of November 21, 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
Vice-Chairman W.G. Harris
Commissioner Nicole Amos
Commissioner Abel Rumph
Commissioner Walter Waters
Commissioner Beth Coleman

ABSENT:

Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Patrizia Priolo, CWA Local 1077
Ms. Kassema Jones, Property Manager
Ms. Kim Golden, Asst. Property Manager
Ms. Denise Milton, HCVP Manager
Ms. Chima Okereke, Housing Technician

Ms. Victoria Larkins, Housing Coordinator
Ms. Annmarie Arstott, Administrative Assistant
Ms. Evette Rodrigues, Accounting
Mr. Kimawanea McFarlane, Housing Technician
Ms. Donna Matozzi, Accounting Manager
Mr. Ronald Hunt, 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 November 21, 2023, for the purpose of acting upon:

2023-26 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF OCTOBER 2023

2023-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

2023-28 2024 (2024-2025) ADOPTED BUDGET RESOLUTION

2023-29 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE AGREEMENT FOR COMPUTER SOFTWARE, MAINTENANCE, TRAINING AND SUPPORT SERVICES WITH PHA-WEB SOFTWARE

2023-30 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SEVEN-YEAR CONTRACT (2019-2025) BETWEEN THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE AND THE COMMUNICATIONS WORKERS OF AMERICA, AFL-CIO

2023-31 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN ADMINISTRATION SERVICES CONTRACT TO PROVIDE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATION FOR THE HOUSING

AUTHORITY OF THE TOWNSHIP OF IRVINGTON

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
Vice-Chairman W.G. Harris
Commissioner Abel Rumph
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Beth Coleman

ABSENT:

Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Patrizia Priolo, CWA Local 1077
Ms. Kassem Jones, Property Manager
Ms. Kim Golden, Asst. Property Manager
Ms. Denise Milton, HCVP Manager
Ms. Chima Okereke, Housing Technician
Ms. Victoria Larkins, Housing Coordinator
Ms. Annmarie Arstott, Administrative Assistant
Ms. Evette Rodrigues, Accounting
Mr. Kimawanea McFarlane, Housing Technician
Ms. Donna Matozzi, Accounting Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the Regular and Executive Session Minutes of the previous meeting in October and the Special Meeting in October of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Rumph, Coleman, Waters, Harris.

Nays: None.
Abstentions: None.

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of the bills for October of 2023.
Commissioner Amos seconded.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph, Coleman, Harris.
Nays: None.
Abstentions: None.

The Resolution was approved 6-0-0.

4. VISITORS

There were no visitors.

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

Some of the new EOHA employees were introduced to the Board of Commissioners.

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

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

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

Mr. Gill covered the Section 8 report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

9. RESOLUTIONS

**2023-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE
COVERAGE WITH HOUSING AUTHORITY INSURANCE
GROUP (HAI GROUP)**

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

ROLL CALL:

Ayes: Shaw, Harris, Amos, Rumph, Coleman, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

2023-28 2024 (2024-2025) ADOPTED BUDGET RESOLUTION

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

ROLL CALL:

Ayes: Shaw, Harris, Amos, Rumph, Coleman, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2023-29 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A SERVICE AGREEMENT FOR COMPUTER
SOFTWARE, MAINTENANCE, TRAINING AND SUPPORT
SERVICES WITH PHA-WEB SOFTWARE**

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

ROLL CALL:

Ayes: Shaw, Harris, Amos, Rumph, Coleman, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2023-30 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE A SEVEN-YEAR CONTRACT (2019-2025)
BETWEEN THE HOUSING AUTHORITY OF THE CITY OF
EAST ORANGE AND THE COMMUNICATIONS WORKERS OF
AMERICA, AFL-CIO**

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

ROLL CALL:

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

Nays: None.

Abstentions: Harris.

The Resolution was approved 5-0-1.

**2023-31 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO AN ADMINISTRATION SERVICES
CONTRACT TO PROVIDE HOUSING CHOICE VOUCHER
PROGRAM ADMINISTRATION FOR THE HOUSING
AUTHORITY OF THE TOWNSHIP OF IRVINGTON**

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

ROLL CALL:

Ayes: Shaw, Harris, Amos, Rumph, Coleman, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

10. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Amos seconded. By unanimous acclamation
the meeting was adjourned at 8:02pm.