

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 10, 2023 AT 210 NORTH GROVE 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 10<sup>th</sup> day of October 10, 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 Beth Coleman  
Commissioner Wanda Watson

**ABSENT:**

Commissioner Walter Waters

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. Patrizia Proilo, CWA Local 1077  
Ms. Kassema Jones, Property Manager  
Ms. Kim Golden, Asst. Property Manager  
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 October 10, 2023, for the purpose of acting upon:

**2023-20 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2023**

**2023-21 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2023 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**2023-22 RESOLUTION FOR LATE SUBMISSION OF THE 2024 EAST ORANGE HOUSING AUTHORITY BUDGET**

**2023-23 LOCAL FINANCE BOARD SUBMISSION OF 2022 AUDIT REPORT**

**2023-24 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT GILL, EXECUTIVE DIRECTOR TO THE 2023 NJNAHRO FALL TRAINING CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 14-16, 2023**

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 Wanda Watson  
Commissioner Nicole Amos  
Commissioner Beth Coleman

**ABSENT:**

Commissioner Walter Waters

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. Denise Reyes, Property Manager  
Ms. Patrizia Proilo, CWA Local 1077  
Ms. Kassem Jones, Property Manager  
Ms. Kim Golden, Asst. Property Manager  
Ms. Denise Milton, HCVP Manager  
Mr. Obinna Moneme, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Amos moved to approve the Work Session Minutes of the previous meeting in September of 2023. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-0.

**MOTION:** Commissioner Watson moved to approve the Regular and Executive Session Minutes of the previous meeting in September of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: Harris.

The Resolution was approved 5-0-1.

### **3. APPROVAL OF THE BILLS**

**MOTION:** Commissioner Harris moved to approve the payment of the bills for September of 2023. Commissioner Amos seconded.

Commissioner Rumph asked about check #12748. Mr. Gill responded that it is for the cameras and security system and explained the details.

Commissioner Rumph asked about check #D212 for US Bank. Mr. Gill explained it is for loan servicing regarding the financing bonds.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

### **4. VISITORS**

There were no visitors. Mr. Anthony Giampolo covered the audit report his firm prepared.

## 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. Jones and Ms. Golden covered their reports and answered questions from the Commissioners.

Mr. Gill covered the Section 8 report.

Ms. Milton covered her report and answered

questions from the Commissioners.

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.

**9. RESOLUTIONS**

**2023-21 RESOLUTION AUTHORIZING THE SUBMISSION OF THE  
2023 ANNUAL PLAN OF THE HOUSING AUTHORITY OF  
THE CITY OF EAST ORANGE TO THE DEPARTMENT  
OF HOUSING AND URBAN DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2023-22 RESOLUTION FOR LATE SUBMISSION OF THE  
2024 EAST ORANGE HOUSING AUTHORITY BUDGET**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2023-23 LOCAL FINANCE BOARD SUBMISSION OF 2022 AUDIT  
REPORT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2023-24 RESOLUTION AUTHORIZING THE ATTENDANCE OF  
WILBERT GILL, EXECUTIVE DIRECTOR TO THE 2023  
NJNAHRO FALL TRAINING CONFERENCE IN ATLANTIC  
CITY, NJ, NOVEMBER 14-16, 2023**

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

Commissioners Harris moved to amend the motion to

include Commissioners Harris, Amos and Shaw. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

## 8. EXECUTIVE SESSION

Commissioner Harris moved to go into Executive Session to discuss confidential personnel, contract and litigation issues. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0. The Commissioners went into Executive Session at 7:55pm.

**MOTION:** Commissioner Harris moved to return to open session, after discussing personnel and litigation matters. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.



Abstentions: None.

The motion carried 6-0-0. The Commissioners returned to open session at 8:30 PM.

## **10. ADJOURNMENT**

Commissioner Watson moved to adjourn. Commissioner Rumph seconded. By unanimous acclamation the meeting was adjourned at 8:39pm.

**SPECIAL MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 30, 2023 VIA ZOOM CALL

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Special Meeting, on the 30<sup>th</sup> day of October, 2023. Chairperson Frederick Shaw called the meeting to order at 6:10 PM.

THIS SPECIAL MEETING IS CALLED TO ORDER AND IS BEING CONDUCTED IN CONFORMITY WITH THE OPEN PUBLIC MEETING ACT. NOTICE OF THIS MEETING WAS E-MAILED NJ ADVANCE MEDIA (STAR-LEDGER) ON MONDAY, OCTOBER 23, 2023. THE NOTICE OF THIS MEETING WAS ALSO E-MAILED TO WORRELL COMMUNITY NEWSPAPERS (RECORD TRANSCRIPT) ON THURSDAY, OCTOBER 26, 2023. THIS NOTICE WAS E-MAILED CITY CLERK OFFICE ON AND PUBLIC INFORMATION OFFICE OF THE CITY OF EAST ORANGE ON TUESDAY, OCTOBER 24, 2023. THIS NOTICE WAS POSTED THE EOHA WEBSITE, ADMINISTRATIVE BUILDING, AND THE AUTHORITY'S TWO PUBLIC HOUSING DEVELOPMENTS ON THURSDAY, OCTOBER 26, 2023.

THE MEETING WILL BEGIN ON ZOOM PROMPTLY AT 6:00 PM.

**PRESENT:**

Chairperson Fred Shaw  
Commissioner Nicole Amos  
Commissioner Abel Rumph  
Commissioner Beth Coleman  
Commissioner Walter Waters

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Wanda Watson

**ALSO PRESENT:**

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

**PUBLIC NOTICE OF SPECIAL 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 Special Meeting of the Board of Commissioners of the Housing Authority of the City of East Orange, will be held on October 30, 2023, for the purpose of acting upon:

**2023-25 2024 EAST ORANGE HOUSING AUTHORITY BUDGET**

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 Nicole Amos  
Commissioner Abel Rumph  
Commissioner Beth Coleman  
Commissioner Walter Waters

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Wanda Watson

**ALSO PRESENT:**

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

2. **DISCUSSION REGARDING THE BUDGET**

Mr. Gill stated the reason for the special meeting at the budget must be submitted by October 31<sup>st</sup>. Mr. Gill then explained the budget and took questions from the Commissioners.

3. **RESOLUTIONS**

**2023-26 2024 EAST ORANGE HOUSING AUTHORITY BUDGET**

Commissioner Rumph moved to approve the Resolution. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

**4. ADJOURNMENT**

Commissioner Waters moved to adjourn.  
Commissioner Rumph seconded. By unanimous acclamation  
the meeting was adjourned at 6:30pm.