

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 11, 2022 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:14PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Fred Shaw
Vice-Chairman W.G. Harris
Commissioner Walter Waters
Commissioner Geoffrey Burbage
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

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

2. OPEN DISCUSSION

Chairman Shaw asked about the change in the gas bill. Mr. Gill responded the EOHA is a member of a consortium where the bills are pooled.

Chairman Shaw asked about the Riker Danzig bill. Mr. Gill responded it was some work to be closed out for a real estate deal.

Commissioner Burbage asked about check #11918 and wanted an explanation of it. Mr. Gill responded it is the monthly premium payment.

Commissioner Burbage asked about checks #11927 and #11929. Mr. Gill responded they are for certification of habitability.

There was discussion regarding the non-payment of rent cases. Mr. Hunt responded that he wrote a letter to the Assignment Judge about the issue and explained the process.

There was discussion regarding the resolution for the annual plan.

3. ADJOURNMENT

Work Session was adjourned at 6:56 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 11, 2022 VISTA VILLAGE, 70 SOUTH BURNETT 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 11th day of October, 2022. 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 Friday, December 17, 2021. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Tuesday December 28, 2021. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Tuesday, December 28, 2021. Due to the COVID-19 pandemic and its recovery period, 2022 annual/regular meetings for the first 6 months will be held virtually by dial-in number: 1-201-479-3015, conference ID: 11875113#; and the meetings for the second 6 months will be held onsite. Any changes will be posted on EOHA's website: EOHA.ORG at least 48 hours prior to the meeting date. The meeting will begin promptly at 7:00 PM.

PRESENT:

Chairperson Fred Shaw
Vice-Chairman W.G. Harris
Commissioner Burbage
Commissioner Walter Waters
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Juliana Reyes, Property Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kim Golden, Assistant Housing Manager
Ms. Denise Milton, HCVP 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 October 11, 2022, for the purpose of acting upon:

- 2022-39 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JULY 2022**
- 2022-40 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF AUGUST 2022**
- 2022-41 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2022**
- 2022-42 **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**
- 2022-43 **RESOLUTION FOR LATE SUBMISSION OF THE 2023 EAST ORANGE HOUSING AUTHORITY BUDGET**
- 2022-44 **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)**
- 2022-45 **RESOLUTION ADOPTING THE NEW HOURS OF OPERATION FOR OFFICE STAFF**
- 2022-46 **LOCAL FINANCE BOARD SUBMISSION OF 2021 AUDIT**

REPORT

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 Burbage
Commissioner Walter Waters
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Juliana Reyes, Property Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kim Golden, Assistant Housing Manager
Ms. Denise Milton, HCVP Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in September of 2022. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Burbage, Waters.
Nays: None.
Abstentions: Rumph.

The Resolution was approved 4-0-1.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of the bills for July, 2022 and August, 2022. Commissioner Harris seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Burbage, Waters.

Nays: None.

Abstentions: Rumph

The Resolution was approved 4-0-1.

MOTION: Commissioner Waters moved to approve the payment of the bills for September, 2022. Commissioner Harris seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Burbage, Waters.

Nays: None.

Abstentions: Rumph

The Resolution was approved 4-0-1.

4. VISITORS

The visitors had no questions.

5. REPORTS

COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT: There was no report.

FINANCE: There was a meeting and the status of the various projects was discussed.

BUILDINGS & GROUNDS: There was no report.

BY-LAWS & PROCUREMENT: There was no report.

PERSONNEL: There was no report.

NON-PROFIT COMMITTEE: There was a meeting and the application of a home grant from the city was discussed.

EOHCDC BOARD OF DIRECTORS: There was no report.

LEGAL REPORT (Board Attorneys)

There was no report.

Mr. Anthony Giampoalo gave a report regarding the audit.

EXECUTIVE DIRECTOR

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

Ms. Denise Milton updated the Commissioners regarding the leasing process and answered questions.

Ms. Reyes updated the Commissioner regarding vacancies, which two more should be filled by November 1st.

Ms. Whitney updated the Commissioners

regarding the renewal application and answered questions from the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. EXECUTIVE SESSION

Commissioner Harris moved to go into Executive Session to discuss confidential matters. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Burbage, Rumph.

Nays: None.

Abstentions: None.

The motion was approved 5-0-0. The Commissioners went into Executive Session at 7:45pm.

Commissioner Harris moved to return to open session. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Burbage, Rumph.

Nays: None.

Abstentions: None.

The motion was approved 5-0-0. The Commissioners returned to Open Session at 8:09pm.

**TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE
COVERAGE WITH HOUSING AUTHORITY INSURANCE
GROUP (HAI GROUP)**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters, Burbage,
Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2022-45 **RESOLUTION ADOPTING THE NEW HOURS OF OPERATION
FOR OFFICE STAFF**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters, Burbage,
Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2022-46 **LOCAL FINANCE BOARD SUBMISSION OF 2021 AUDIT
REPORT**

Commissioner Harris moved to approve.
Commissioner Burbage seconded. There were no

questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Burbage,
Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

10. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Harris seconded. By unanimous
acclamation the meeting was adjourned at 8:16pm.