

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 14, 2023 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:20PM 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 Abel Rumph

ABSENT:

Commissioner Geoffrey Burbage
Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

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

2. OPEN DISCUSSION

Commissioner Harris asked about the basement cleanup for \$1200 and why was somebody hired to clean it out. Mr. Gill responded that there was just an accumulation of stuff and there was an inspection pending.

Commissioner Harris asked about Genesis and credit card processing fees. Mr. Gill responded that part of the charge is passed on to the tenants, approximately \$3 to \$4 per transaction.

Commissioner Harris asked about the window replacement for \$2300 at Concord Towers. Mr. Gill responded that there were some windows that were cracked that needed to be repaired for inspection.

Commissioner Harris asked about asbestos removal at Concord. Mr. Gill said there was a pipe that was leaking and about 10 to 12 feet of pipe had to be repaired.

There was discussion regarding hiring more building inspectors.

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 MARCH 14, 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 14th day of March, 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 Walter Waters
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Property Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kim Golden, Assistant Housing Manager
Ms. Denise Milton, HCVP Manager
Mr. Ronald Hunt, Esq., Legal Counsel
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 March 14, 2023, for the purpose of acting upon:

2023-03 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JANUARY 2023

2023-04 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF FEBRUARY 2023

2023-05 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR ENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY

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 Walter Waters
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Commissioner Nicole Amos

ALSO PRESENT:

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

2. MINUTES

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in January of 2023. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Harris moved to approve the

payment of the bills for January, 2023. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Burbage, Waters.

Nays: None.

Abstentions: Rumph

The Resolution was approved 4-0-0.

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

ROLL CALL:

Ayes: Shaw, Harris, Burbage, Waters.

Nays: None.

Abstentions: Rumph

The Resolution was approved 4-0-0.

4. VISITORS

The visitors had no questions.

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. Denise Milton updated the Commissioners regarding the leasing process and answered questions regarding Certificates of Housing.

Ms. Whitney updated the Commissioners and answered questions from the Commissioners.

Ms. Jones covered her report for the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

9. RESOLUTIONS

**2023-05 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY
OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE
(1) YEAR AGREEMENT FOR ENERAL LEGAL SERVICES
WITH HUNT, HAMLIN & RIDLEY**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters, Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

10. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Harris seconded. By unanimous
acclamation the meeting was adjourned at 7:39pm.