

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 13, 2020 VIA CONFERENCE CALL.

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting, via conference call, on the 13<sup>th</sup> day of October, 2020. Chairperson W.G. Harris called the meeting to order at 7:03 PM.

The Chairman stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Due to the Covid-19 pandemic, in lieu of a regular live meeting, the October 13, 2020 Board of Commissioners meeting will be conducted by conference call. The meeting will begin promptly at 7:00 PM, dial-in number: 201-479-3015, access code: 11875113#. The notice was posted on the EOHA website on October 2, 2020. The EOHA Mission Statement was read by the Recording Secretary.

**PRESENT:**

Chairperson W.G. Harris  
Vice-Chairman Walter Waters  
Commissioner Wanda Watson  
Commissioner Fred Shaw

**ABSENT:**

Commissioner Cassandra Chatman  
Commissioner Joshua Brown

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Phil Britton, Development Project Manager  
Ms. Kassema Jones, Project Manager  
Mr. Dennis Hickerson-Breedon, 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 13, 2020, via conference call, for the purpose of acting upon:

**2020-34 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2020**

**2020-35 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2021 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**2020-36 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF SIX (6) LOTS FOR NORTH WALNUT STREET DEVELOPMENT**

**2020-37 APPROVING THE CONVERSION OF THE PART-TIME, EXEMPT POSITION OF ACCOUNTING MANAGER WITH A SALARY RANGE OF \$70,000 - \$80,000 PER YEAR TO FULL-TIME**

**2020-38 2021 EAST ORANGE HOUSING AUTHORITY BUDGET RESOLUTION**

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 W.G. Harris  
Vice-Chairman Walter Waters  
Commissioner Wanda Watson  
Commissioner Fred Shaw

**ABSENT:**

Commissioner Cassandra Chatman  
Commissioner Joshua Brown

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Phil Britton, Development Project Manager  
Ms. Kassem Jones, Project Manager  
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting in September 2020. Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Waters moved to approve the payment of September bills. Commissioner Shaw

seconded.

Chairman Harris asked about the life alert system. Mr. Gill responded it's a life alert system for the residents that they can wear around their necks or wrists. It is for the seniors in emergency cases. There was discussion regarding the liability of the EOHA regarding medical assistance.

ROLL CALL:

Ayes: Watson, Shaw, Waters, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

#### **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**

The report stood. Mr. Gill highlighted his report, portions of the executive reports and answered questions from the Commissioners. Ms. Coley answered questions from her report.

**6. OLD BUSINESS**

There was no Old Business.

**7. NEW BUSINESS**

There was no New Business.

**8. RESOLUTIONS**

**2020-35 RESOLUTION AUTHORIZING THE SUBMISSION OF THE  
2021 ANNUAL PLAN OF THE HOUSING AUTHORITY OF  
THE CITY OF EAST ORANGE TO THE DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT**

Commissioner Waters moved to approve.

Commissioner Watson seconded. There were no questions.

**ROLL CALL:**

Ayes: Watson, Shaw, Waters, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2020-36 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF SIX (6) LOTS FOR NORTH WALNUT STREET DEVELOPMENT**

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

ROLL CALL:

Ayes: Watson, Shaw, Waters, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2020-37 APPROVING THE CONVERSION OF THE PART-TIME, EXEMPT POSITION OF ACCOUNTING MANAGER WITH A SALARY RANGE OF \$70,000 - \$80,000 PER YEAR TO FULL-TIME**

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

ROLL CALL:

Ayes: Watson, Shaw, Waters, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2020-38 2021 EAST ORANGE HOUSING AUTHORITY BUDGET RESOLUTION**

Commissioner Waters moved to approve.

Commissioner Watson seconded. There were no questions.

ROLL CALL:

Ayes: Watson, Shaw, Waters, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

## **9. ADJOURNMENT**

**MOTION:** Chairman Harris moved to adjourn.

Commissioner Waters seconded. There were no questions.

By unanimous acclamation, the meeting was adjourned at 7:54 PM.