

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 16, 2024 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:05pm by Chairperson Watson. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Wanda Watson
Commissioner W.G. Harris
Commissioner Abel Rumph
Commissioner Fred Shaw
Commissioner Beth Coleman

ABSENT:

Commissioner Walter Waters
Commissioner Nicole Amos

ALSO PRESENT:

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

2. OPEN DISCUSSION

Chairperson Watson asked about check #12839 and is it for both properties. Mr. Gill responded it is for Concord Towers.

Chairperson Watson asked about check #12842 and is it for pellets for the boiler. Mr. Gill responded is for salt for the snow.

Commissioner Harris asked about check #12843 for gas. Mr. Gill responded it is for the boilers at Concord Towers.

Commissioner Harris asked about #12849 for Amazon. Mr. Gill responded it is a check for several items, not just paper towels.

Commissioner Harris #12854 for the emergency call system. Mr. Gill responded it is the intercom system for Concord Towers for the renovations in the lobby.

Chairperson Watson asked about flushing the boilers at Concord. Mr. Gill explained that there is a treatment of the water because of calcium levels, that's why there were two charges.

Commissioner Harris asked about the "sweeping" of the bank accounts. Mr. Gill explained that there's excess cash and the bank invests money overnight.

There was discussion regarding new construction and rent control rules.

Chairperson Watson suggested a commissioner retreat in April.

Commissioner Harris asked about the court tracking sheet and the pending lockouts. Mr. Moneme explained the lockout process.

3. ADJOURNMENT

Work Session was adjourned at 6:51pm.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 16, 2024 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 16th day of January 16, 2024. Chairperson Wanda Watson 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 29, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, January 3, 2024. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Monday, January 8, 2024.

PRESENT:

Chairperson Fred Shaw
Vice-Chairman W.G. Harris
Commissioner Beth Coleman
Commissioner Wanda Watson
Commissioner Abel Rumph

ABSENT:

Commissioner Walter Waters
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Project Manager
Ms. Kim Golden, Property Manager
Ms. Tuesday Whitney, FSS Coordinator
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 January 16, 2024, for the purpose of acting upon:

- 2024-01 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2023**

- 2024-02 **RESOLUTION AUTHORIZING THE PARTICIPATION IN CITIZENS BANK CASH SWEEP, INSURED DEPOSITS ARRANGEMENT**

- 2024-03 **RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS OF THE EAST ORANGE HOUSING AUTHORITY FOR THE YEAR 2024**

- 2024-04 **RESOLUTION OF APPRECIATION AND RECOGNITION OF FORMER ARCADIAN GARDENS RESIT MARIE ANDREWS FORD**

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 Wanda Watson
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Fred Shaw
Commissioner Abel Rumph

ABSENT:

Commissioner Walter Waters
Commissioner Nicole Amos

ALSO PRESENT:

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

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Shaw moved to approve the payment of the bills for December, 2023. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Cassandra Dott stated she helps residents and is here on behalf of Kiana Hall. She explained there is a problem with the vouchers from East Orange to Orange because the number of bedrooms is different. Ms. Milton and Mr. Gill explained the process.

Donna Jackson, tenant advocate, explained some of the issues with many tenants applying for DCA money, being evicted and homelessness.

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 highlighted her report and answered questions from the Commissioner.

Ms. Golden highlighted her report and answered questions from the Commissioner.

Ms. Milton highlighted her report and answered questions from the Commissioner.

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

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 16, 2024 AT 160 HALSTED STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:05PM by Chairperson Watson.

PRESENT:

Chairperson Wanda Watson
Commissioner W.G. Harris
Commissioner Abel Rumph
Commissioner Fred Shaw
Commissioner Beth Coleman

ABSENT:

Commissioner Walter Waters
Commissioner Nicole Amos

ALSO PRESENT:

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

2. OPEN DISCUSSION

Mr. Gill informed the commissioner about an Eaton Place project. He was seeking permission to pursue the project.

3. ADJOURNMENT

The Executive Session adjourned at 8:14 p.m.