

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 9, 2021 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 9th day of November, 2021. Chairperson Walter Waters called the meeting to order at 7:05 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 Worrell Community Newspapers (East Orange Record) and NJ Advance Media (Star-Ledger) on Thursday, December 3, 2020. This notice was e-mailed to the City Clerk of East Orange on Thursday, December 3, 2020. This notice was posted at the administrative office and the Authority's two public housing developments and the EOHA website on Tuesday, December 8, 2020. Due to the Covid-19 pandemic, 2021 annual/regular meetings will be held virtually by dial-in number: 1-201-479-3015, Conference ID: 11875113#. 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 p.m.

PRESENT:

Chairperson Walter Waters
Vice-Chairman W.G. Harris
Commissioner Fred Shaw
Commissioner Joshua Brown
Commissioner Wanda Watson
Commissioner Cassandra Chatman

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassema Jones, Project Manager
Mr. Phil Britton, Development Project 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 November 9, 2021, via conference call, for the purpose of acting upon:

2021-38 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF OCTOBER 2021

2021-39 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

2021-40 RESOLUTION AUTHORIZING WILBERT O. GILL AND PHILIP BRITTON TO ATTEND THE NEW JERSEY LEAGUE ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-18, 2021

2021-41 RESOLUTION APPROVING CREATION OF A FULL-TIME, EXEMPT POSITION OF TAX CREDIT PROPERTY MANAGER WITH A SALARY RANGE OF \$45,000 - \$55,000 PER YEAR, EFFECTIVE JANUARY 1, 2022

2021-42 RESOLUTION APPROVING A COVID-19 VACCINATION POLICY FOR EAST ORANGE HOUSING AUTHORITY EFFECTIVE NOVEMBER 30, 2021

2021-43 RESOLUTION APPROVING A COVID-19 TRAVEL POLICY FOR EAST ORANGE HOUSING AUTHORITY

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 Walter Waters
Vice-Chairman W.G. Harris
Commissioner Fred Shaw
Commissioner Joshua Brown
Commissioner Cassandra Chatman
Commissioner Wanda Watson

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Project Manager
Mr. Phil Britton, Development Project Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in October of 2021. Commissioner Chatman seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-1.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Harris moved to approve the payment of the October bills. Commissioner Shaw seconded.

Commissioner Harris asked about East Orange bill #11393 for the boiler license and is the person a Housing Authority employee. Mr. Gill responded, yes, and he will be at Concord Towers. The Authority paid for him to be certified and this is a renewal.

ROLL CALL:

Ayes: Brown, Shaw, Harris, Chatman, Watson, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

4. VISITORS

Zakiya Daniel, said she is displaced and living with family members. She does not have her identification and she has been locked out of HUD programs. She was given direction by Mr. Gill regarding what to do.

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 a meeting, which can be discussed in Executive Session.

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.

Mr. Britton answered questions regarding construction.

Ms. Jones answered questions from the Commissioners regarding her report.

Ms. Coley answered questions from the Commissioners regarding her report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was discussion regarding whether to hold in-person meetings next year in 2022.

8. RESOLUTIONS

2021-39 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

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

ROLL CALL:

Ayes: Brown, Chatman, Shaw, Harris, Waters.
Nays: None.
Abstentions: None.

The Resolution was approved 5-0-0.

2021-40 RESOLUTION AUTHORIZING WILBERT O. GILL AND PHILIP BRITTON TO ATTEND THE NEW JERSEY LEAGUE ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-18, 2021

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

**2021-41 RESOLUTION APPROVING CREATION OF A FULL-TIME,
EXEMPT POSITION OF TAX CREDIT PROPERTY MANAGER
WITH A SALARY RANGE OF \$45,000 - \$55,000 PER
YEAR, EFFECTIVE DECEMBER 1, 2021**

Commissioner Harris moved to amend the Resolution to be "Effective January 1, 2022." Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

The Amendment was approved 5-0-0.

**2021-41 RESOLUTION APPROVING CREATION OF A FULL-TIME,
EXEMPT POSITION OF TAX CREDIT PROPERTY
MANAGER WITH A SALARY RANGE OF \$45,000 -
\$55,000 PER YEAR, EFFECTIVE JANUARY 1, 2022**

Commissioner Harris moved to approve the Resolution. Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2021-42 RESOLUTION APPROVING A COVID-19 VACCINATION
POLICY FOR EAST ORANGE HOUSING AUTHORITY
EFFECTIVE NOVEMBER 30, 2021**

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

ROLL CALL:

Ayes: Brown, Watson, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2021-43 RESOLUTION APPROVING A COVID-19 TRAVEL POLICY
FOR EAST ORANGE HOUSING AUTHORITY**

Commissioner Brown moved to approve.
Commissioner Watson seconded. There were no
questions.

ROLL CALL:

Ayes: Brown, Watson, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. EXECUTIVE SESSION

The following statement was read prior to
Executive Session...

BE IT HEREBY RESOLVED that, pursuant to Chapter

231, P.L., 1975 of the laws of the State of New Jersey, the "Open Public Meeting Act", the East Orange Housing Authority meets in closed session for the purpose of matters of confidentiality and attorney/client privilege. It is expected that the matters discussed in this closed session can be made public at the time that the need for confidentiality no longer exists.

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

ROLL CALL:

Ayes: Brown, Shaw, Watson, Harris, Waters.

Nays: None.

Abstentions: None.

The motion carried 5-0-0.

The Commissioners went into Executive Session at 8:39 PM.

Commissioner Shaw moved to return to Open Session at 9:19pm. Commissioner Brown seconded. The motion was approved by unanimous acclamation.

10. ADJOURNMENT

Commissioner Brown moved to adjourn. Commissioner Shaw seconded. By unanimous acclamation, the meeting was adjourned at 9:20pm.