

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 17, 2023 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:13PM 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 Nicole Amos
Commissioner Abel Rumph
Commissioner Geoffrey Burbage

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

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

2. OPEN DISCUSSION

Commissioner Harris asked about 7 Glenwood and are they open to negotiations, regarding check #12049. Mr. Gill responded that the EOHA paid up through the end of the lease.

Commissioner Harris asked about the court sheet and were people on it served notices, in particular there are four apartments referenced. Mr. Hunt explained the process and that all of the appropriate steps have been taken.

Commissioner Amos asked about the Family Self Sufficiency Program and graduating with escrow accounts and why were some larger than others. Mr. Gill explained that it's possible to accumulate a significant amount of funds and then graduate to buying a home.

3. ADJOURNMENT

Work Session was adjourned at 6:30 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 17, 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 17th day of January, 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 WORRELL COMMUNITY NEWSPAPERS (RECORD TRANSCRIPT) AND NJ ADVANCE MEDIA (STAR-LEDGER) ON TUESDAY, JANUARY 3, 2023. THIS NOTICE WAS E-MAILED TO THE CITY CLERK OFFICE AND THE PUBLIC INFORMATION OFFICE OF THE CITY OF EAST ORANGE ON FRIDAY, JANUARY 6, 2023. THIS NOTICE WAS POSTED AT THE ADMINISTRATIVE BUILDING AND THE AUTHORITY'S TWO PUBLIC HOUSING DEVELOPMENTS AND THE EOHA WEBSITE ON FRIDAY, JANUARY 6, 2023. THE MEETING WILL BEGIN PROMPTLY AT 7:00 PM.

PRESENT:

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

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kassem Jones, Property Manager
Ms. Kim Golden, Asst. Property 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 January 17, 2023, for the purpose of acting upon:

2023-01 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2022

2023-02 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PROPERTY MANAGEMENT AGREEMENT WITH EAST ORANGE HOUSING & COMMUNITY DEVELOPMENT CORPORATION FOR MANAGEMENT OF ITS SINGLE AND MULTI-FAMILY SCATTERED RESIDENTIAL PROPERTIES

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 Geoffrey Burbage
Commissioner Nicole Amos
Commissioner Walter Waters
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kasema Jones, Property Manager
Ms. Kim Golden, Asst. Property Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Amos moved to approve the payment of the bills for December, 2022. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

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

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

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

Ms. Jones highlighted her report and answered questions from the commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2023-02 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PROPERTY MANAGEMENT AGREEMENT WITH EAST ORANGE HOUSING & COMMUNITY DEVELOPMENT CORPORATION FOR MANAGEMENT OF ITS SINGLE AND MULTI-FAMILY SCATTERED RESIDENTIAL PROPERTIES

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

ROLL CALL:

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

Nays: None

Abstentions: None.

The Resolution was approved 6-0-0.

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

ROLL CALL:

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

Nays: None

Abstentions: None.

The motion carried 6-0-0. The Commissioners went into Executive Session at 8:06 p.m.

Commissioner Harris moved to return to Open

Session at 8:17 p.m. Commissioner Waters seconded.
There were no questions.

ROLL CALL:

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

Nays: None

Abstentions: None.

The motion carried 6-0-0. The Commissioners went
back into Open Session at 8:17 p.m.

10. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Harris seconded. By unanimous
acclamation the meeting was adjourned at 8:18 p.m.