

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 11, 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
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Abel Rumph

ABSENT:

Vice-Chairman W.G. Harris
Commissioner Cassandra Chatman

ALSO PRESENT:

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

2. OPEN DISCUSSION

Chairman Shaw asked about certification of tenants into the buildings. Mr. Gill explained there is a company hired to certify some of the tenants going into the buildings.

Commissioner Amos asked about bills for unit turnover repairs and removal of trash. Mr. Gill responded there were three units that were turned over and an outside person/firm was hired, that's why the cost appears to be higher than normal.

Commissioner Rumph asked about Bugging Out Pest

Control and was there an outbreak of bedbugs. Mr. Gill responded there are instances of bedbugs, not an outbreak. Steam is used for remediation.

3. ADJOURNMENT

Work Session was adjourned at 6:45 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 11, 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 11th day of April, 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
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Abel Rumph

ABSENT:

Commissioner Cassandra Chatman
Vice-Chairman W.G. Harris

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Property Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kim Golden, Assistant Housing Manager
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 April 11, 2023, for the purpose of acting upon:

2023-06 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MARCH 2023

2023-07 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT GILL FOR 2023 NJNAHRO ANNUAL MEETING & TRADE SHOW IN ATLANTIC CITY, NJ, APRIL 23-26, 2023

2023-08 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR REDEVELOPMENT LEGAL SERVICES WITH MCMANIMON, SCOTLAND & BAUMANN, LLC

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. Kassem Jones, Housing Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Kim Golden, Assistant Housing Manager
Ms. Denise Milton, HCVP Manager
Mr. Obinna Moneme, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Rumph moved to approve the minutes of the previous meeting in March of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Amos moved to approve the payment of the bills for March, 2023. Commissioner

Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Rumph, Amos, 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. Whitney covered her report and 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.

8. RESOLUTIONS

2023-07 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT GILL FOR 2023 NJNAHRO ANNUAL MEETING & TRADE SHOW IN ATLANTIC CITY, NJ, APRIL 23-26, 2023

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

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2023-08 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY
OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE
(1) YEAR AGREEMENT FOR REDEVELOPMENT LEGAL
SERVICES WITH MCMANIMON, SCOTLAND & BAUMANN,
LLC**

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

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

9. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Amos seconded. By unanimous acclamation
the meeting was adjourned at 7:50pm.