

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 10, 2017 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.**

**1. OPEN PUBLIC MEETING ACT & ROLL CALL**

The meeting was called to order at 6:35 PM by Chairperson Shaw. The Open Public Meeting Act was read by the Recording Secretary.

**PRESENT:**

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

**ABSENT:**

Commissioner Ted Green  
Commissioner Keely Freeman

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Ms. Kassem Jones, Project Coordinator  
Mr. William Jones, Consultant  
Ms. Yadira Duran, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Shaw asked about what McManimon & Scotland has done. Mr. Gill responded three eminent domains and the RAD deal is going on. They are doing several things. There was further discussion regarding the redevelopment projects.

Commissioner Harris asked about the Xerox bill and why there are so many charges. Mr. Gill explained the different charges.

Commissioner Harris asked about the boiler issues. Mr. Gill responded only the boiler at 210 was replaced, not Vista Village.

### **3. ADJOURNMENT**

The Work Session was adjourned at 6:59 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 10, 2017 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.**

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting at 210 North Grove Street, East Orange, New Jersey, on the 10<sup>th</sup> day of October, 2017, the place, date and hour duly established for the holding of such meeting. Chairperson Fred Shaw called the meeting to order at 7:00 PM.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Notice of this Regular Meeting was e-mailed to Worrell Community Newspapers (East Orange Record) and NJ Advance Media on Tuesday, December 27, 2016. The notice was also faxed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, December 28, 2016. The notice was posted at the administrative office and the Authority's two public housing developments on Thursday, December 29, 2016.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Lewis Waters  
Commissioner Ted Green  
Commissioner Keely Freeman  
Commissioner Wanda Watson

**ABSENT:**

Commissioner Joshua Brown (excused)

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Ms. Duangrat Simpkins, Office Manager  
Ms. Kassem Jones, Project Coordinator  
Mr. William Jones, Consultant  
Ms. Yadira Duran, 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 Tuesday, October 10, 2017 at 7:00 p.m. at 210 North Grove Street, East Orange, New Jersey for the purpose of acting upon:

- 2017-62 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTHS OF SEPTEMBER 2017**
- 2017-63 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY**
- 2017-64 RESOLUTION AUTHORIZING THE ACQUISITION OF A PROPERTY LOCATED 192 HALSTED STREET, EAST ORANGE, NEW JERSEY 07018**
- 2017-65 RESOLUTION AUTHORIZING COMMISSIONER JOSHUA BROWN TO ATTEND THE NJNAHRO CONFERENCE & NETWORKING IN ATLANTIC CITY, NJ, NOVEMBER 13-16, 2017**
- 2017-66 LOCAL FINANCE BOARD SUBMISSION OF 2016 AUDIT REPORT**
- 2017-67 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2018 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**
- 2017-68 2018 EAST ORANGE HOUSING AUTHORITY BUDGET RESOLUTION**

2017-69      RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF EAST  
ORANGE COMMITTING \$200,000 IN REPLACEMENT  
HOUSING FACTOR FUNDS TO THE RAD CONVERSION  
PROJECTS FOR VISTA VILLAGE AND CONCORD  
TOWERS

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 Lewis Waters  
Commissioner Ted Green  
Commissioner Keely Freeman  
Commissioner Wanda Watson

**ABSENT:**

Commissioner Joshua Brown

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Ms. Duangrat Simpkins, Office Manager  
Ms. Kassem Jones, Project Coordinator  
Mr. William Jones, Consultant  
Ms. Yadira Duran, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Green moved to approve the minutes of the previous meeting. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The motion carried 6-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Harris moved to approve the payment of bills. Commissioner Waters seconded.

**ROLL CALL:**

**Ayes:** Waters, Watson, Green, Freeman, Harris, Shaw.

**Nays:** None.

**Abstentions:** None.

The motion carried 6-0-0.

**4. VISITORS**

**Patricia Chamberlain**, Apt. 4H, asked when is the maintenance crew coming back. She complained about how the building is degrading.

**Elton Walker**, Apt. 7G, asked when will there be a dumpster to throw away garbage. A dumpster has been promised for two years. Ms. Jones explained the how the garbage is disposed of.

**Gerald Harris**, Apt. 8H, said he needs his apartment painted. Mr. Gill responded there will be overhaul of the units, including painting, next year.

**5. REPORTS**

**COMMITTEE REPORTS**

**PERSONNEL:** There was no report. Commissioner Harris said Mr. Gill handed out the payroll

budget, which will be discussed during executive session.

**FINANCE:** There was no report. Commissioner Watson said Mr. Gill will cover

**BUILDINGS & GROUNDS:** There was no report.

**REAL ESTATE DEVELOPMENT:** Commissioner Freeman informed the Commissioners that five of six Greenwood lots have been acquired. At 192 Halsted a deal has been negotiated with the Parking Authority. Four of six lots at Amherst have been acquired. On Walnut Street the RFP was released and they are looking for responses October 11<sup>th</sup>.

**BY-LAWS & PROCUREMENT:** There was no report.

**NON-PROFIT:** There was no report. Commissioner Freeman said a financial literacy program is being developed. There is negotiation for beautification on Eaton Place.

#### **EXECUTIVE DIRECTOR**

The report stood. Mr. Gill highlighted his report and the reports of the departments.

#### **LEGAL REPORT (Board Attorneys)**

Report was held for closed session.

#### **6. OLD BUSINESS**



There was no Old Business.

**7. NEW BUSINESS**

There was no New Business.

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

**ROLL CALL:**

Ayes: Waters, Watson, Green, Freeman, Harris,  
Shaw.

Nays: None.

Abstentions: None.

The motion carried 6-0-0.

The Commissioners went into Executive Session at 8:02 PM.

**MOTION:** Commissioner Freeman moved to return to open session, after discussing personnel and litigation matters. Commissioner Harris seconded. There were no questions.

ROLL CALL:

Ayes: Waters, Watson, Green, Freeman, Harris, Shaw.

Nays: None.

Abstentions: None.

The motion carried 6-0-0. The Commissioners returned to Open Session at 9:11 pm.

## 10. RESOLUTIONS

**2017-63 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY**

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

ROLL CALL:

Ayes: Waters, Watson, Green, Freeman, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-64 RESOLUTION AUTHORIZING THE ACQUISITION OF A PROPERTY LOCATED 192 HALSTED STREET, EAST ORANGE, NEW JERSEY 07018**

The Resolution was tabled.

**2017-65 RESOLUTION AUTHORIZING COMMISSIONER JOSHUA BROWN TO ATTEND THE NJNAHRO CONFERENCE & NETWORKING IN ATLANTIC CITY, NJ, NOVEMBER 13-16, 2017**

The Resolution was removed.

**2017-66 LOCAL FINANCE BOARD SUBMISSION OF 2016 AUDIT REPORT**

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

ROLL CALL:

Ayes: Waters, Watson, Green, Freeman, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-67 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2018 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN**

**DEVELOPMENT**

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

ROLL CALL:

Ayes: Waters, Watson, Green, Freeman, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-68 2018 EAST ORANGE HOUSING AUTHORITY  
BUDGET RESOLUTION**

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

ROLL CALL:

Ayes: Waters, Watson, Green, Freeman, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-69 RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
EAST ORANGE COMMITTING \$200,000 IN  
REPLACEMENT HOUSING FACTOR FUNDS TO THE  
RAD CONVERSION PROJECTS FOR VISTA  
VILLAGE AND CONCORD TOWERS**

There was no vote on the Resolution.

**11. ADJOURNMENT**

**MOTION:** Commissioner Waters moved to adjourn. Commissioner Harris seconded. There were no questions.

