

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF
CommissionerS OF THE EAST ORANGE HOUSING AUTHORITY,
HELD ON MARCH 13, 2018 AT 160 HALSTED STREET, EAST
ORANGE, NEW JERSEY.**

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:15 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 Cassandra Chatman
Commissioner Walter Waters
Commissioner Keely Freeman
Commissioner Wanda Watson

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director

2. OPEN DISCUSSION

Commissioner Watson asked about check #8206
regarding locations at Vista Village. Mr. Gill
responded there are patches which need repair work.
It was contracted out. Spackling, sanding and
painting was done.

Commissioner Watson asked about pest control
for Vista Village and how is it going, especially
the bed bugs. Mr. Gill responded all 73 units were
inspected and treated twice. Regarding the mice,
the issue is to cut off the food source for the
rodents. The garbage shoots will be locked

overnight, around 3pm in the afternoon until 8am in the morning. The shoots are cleaned before 3pm.

Commissioner Chatman asked about check #8189 for technical services. Mr. Gill confirmed it is for IT services, \$17,000 per year.

Commissioner Harris asked about check #8174. Mr. Gill responded it was for employee benefits and an actuary calculation regarding health benefits, retirement, etc.

Commissioner Watson asked about the status of the city abatement and the financial plan. Mr. Gill responded the financing plan was submitted and is under review. There is a cooperative agreement with the two buildings. The EOHA pays 10% of the gross receipts, after deductions. With the new RAD deal, the EOHA is trying to get a 5% abatement for Concord Towers and a 6.28% abatement for Vista Village.

There was discussion regarding planning for the Gala and who would give presentations.

Commissioner Freeman asked what is the National Tenant Network. Mr. Gill responded they do the background checks of the tenants.

Commissioner Watson asked about Park Terrace and the deferred debt service payment. Mr. Gill explained that last November he told the financing person he wasn't going to renew the management agreement, if the EOHA had to continue paying the debt service. The financing person gave information to discontinue paying the debt service. Now the bonds are being restructured.

Chairman Shaw asked about the bid on Eaton Place. Mr. Gill responded the lowest bid was higher than anticipated. Work is being done on the specs and Hunt, Hamlin & Ridley was asked for an

opinion letter.

3. ADJOURNMENT

Work Session adjourned at 6:59 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 13, 2018 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 at 160 Halsted Street, East Orange, New Jersey, on the 13th day of March, 2018, 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 15, 2017. The notice was also faxed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, December 27, 2017. The notice was posted at the administrative office and the Authority's two public housing developments on Thursday, December 28, 2017.

PRESENT:

Chairperson Fred Shaw
Vice-Chairperson W.G. Harris
Commissioner Joshua Brown (arrived 7:10 PM)
Commissioner Cassandra Chatman
Commissioner Keely Freeman
Commissioner Walter Lewis Waters
Commissioner Wanda Watson

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Mr. Ronald Hunt, Esq., (arrived 7:25 PM)
Mr. William Jones, Consultant (arrived 7:20PM)

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, March 13, 2018, at 7:00 p.m. at 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

2018-11 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF FEBRUARY 2018

2018-12 RESOLUTION AUTHORIZING COMMISSIONER WALTER L. WATERS, COMMISSIONER KEELY FREEMAN, MR. WILBERT O. GILL AND MS. DUANGRAT SIMPKINS FOR ATTENDING THE PHADA 2018 ANNUAL CONVENTION & EXHIBITION CONFERENCE IN NEW ORLEANS, LA ON MAY 6-9, 2018

2018-13 RESOLUTION RATIFYING THE EXTENDING THE CONTRACT WITH BUG-ELIMINATORS FOR EXTERMINATION AND PEST CONTROL FOR A PERIOD NOT TO EXCEED 90 DAYS

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-Chairperson W.G. Harris
Commissioner Joshua Brown (arrived 7:10PM)
Commissioner Cassandra Chatman
Commissioner Keely Freeman
Commissioner Walter Lewis Waters
Commissioner Wanda Watson

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Mr. Ronald Hunt, Esq., (arrived 7:25PM)
Mr. William Jones, Consultant (arrived 7:20PM)

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in February of 2018. Commissioner Chatman seconded.

Commissioner Freeman asked what does ETC Company stand for. Mr. Gill responded it is the construction company for the project.

ROLL CALL:

Ayes: Chatman, Watson, Waters, Freeman, Shaw.

Nays: None.

Abstentions: Harris.

The motion carried 5-0-1.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Harris moved to approve the payment of bills. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The motion carried 6-0-0.

4. VISITORS

Yolanda White, 161 S. Elliot Place, Brooklyn, NY, spoke as an advocate representing her sister, **Natasha White** of 210 N. Grove Street. Ms. Yolanda White stated Natasha has experienced lack of professionalism and intimidation by the staff. In October she was told there was a problem with bed bugs and she couldn't move in on the 4th of October. She moved in on the 18th. The first evening in the unit she was bitten by bed bugs. She told management and the situation was not rectified, as she was bitten again.

Ms. Yolanda White also explained the problem they are having with guests passes. Ms. Natasha White had a problem putting blinds in her window.

(Commissioner Brown and Mr. Jones arrived at 7:10PM. Mr. Hunt arrived at 7:25PM)

5. REPORTS

COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT: Commissioner Shaw stated everything discussed at the last meeting is in Mr. Gill's report.

FINANCE: Commissioner Watson said details of the meeting are in Mr. Gill's report. At the last meeting relocation space and cost was discussed; status of abatement; the financial plan; financing options; and for Eaton Place information on construction bids.

BUILDINGS & GROUNDS: Commissioner Brown said he spoke with Ms. Jones regarding having the committee start doing tours of the buildings.

BY-LAWS & PROCUREMENT: There was no report.

PERSONNEL: Commissioner Waters reported there are some items for closed session.

NON-PROFIT COMMITTEE: Commissioner Freeman stated there was a meeting in the report, including Park Terrace, Eaton Place, Amherst and purchasing a parking lot from the Parking Authority. One thing not in the report is a possible beautification program where the non-profit will work with the City of East Orange, particularly the Greenwood Section.

EXECUTIVE DIRECTOR

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

LEGAL REPORT (Board Attorneys)

There was no report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2018-12 RESOLUTION AUTHORIZING COMMISSIONER WALTER L. WATERS, COMMISSIONER KEELY FREEMAN, MR. WILBERT O. GILL AND MS. DUANGRAT SIMPKINS AND COMMISSIONER HARRIS FOR ATTENDING THE PHADA 2018 ANNUAL CONVENTION & EXHIBITION CONFERENCE IN NEW ORLEANS, LA ON MAY 6-9, 2018

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

ROLL CALL:

Ayes: Waters, Chatman, Freeman, Harris, Shaw.
Nays: Watson.

Abstentions: Brown.

The resolution was approved 5-1-1.

**2018-13 RESOLUTION RATIFYING EXTENDING THE CONTRACT
WITH BUG-ELIMINATORS FOR EXTERMINATION AND
PEST CONTROL FOR A PERIOD NOT TO EXCEED 90
DAYS**

Commissioner Brown moved to approve.
Commissioner Harris seconded.

Commissioner Brown asked if this is the company
who will be treating the bed bug problem. Ms.
Jones responded that it is.

ROLL CALL:

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

Nays: None.

Abstentions: Brown.

The resolution was approved 6-0-1.

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 Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 7-0-0. The Commissioners went into Executive Session at 8:01 PM.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 7-0-0. The Commissioners returned to Open Session at 8:28 PM.

10. OPEN DISCUSSION

Ms. Jones explained the situation regarding Ms.

Natasha White.

11. ADJOURNMENT

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

By unanimous acclamation, the meeting was adjourned at 8:40 PM.