

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 10, 2019 AT 7 GLENWOOD AVENUE, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

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

PRESENT:

Chairperson W.G. Harris
Commissioner Fred Shaw
Commissioner Cassandra Chatman
Commissioner Wanda Watson
Commissioner Walter Waters

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel

2. OPEN DISCUSSION

chairman asked about the Walnut Street project. Mr. Gill explained there were meetings with the developer. The tax credit and city council approvals were in late August.

Commissioner Shaw asked about what Polcari is doing. Mr. Gill responded he is phasing them out.

Commissioner Harris asked about check #9703 and

what is the purpose for the replacement pump. Mr. Gill responded that it is for the sprinkler system.

Commissioner Watson asked about check #1170 and who is Bloom. Mr. Gill responded they are the auditors.

Commissioner Shaw asked who is Property Maintenance Guys LLC, regarding check #9761. Mr. Gill responded it is a small contractor that was given work to clean up.

3. ADJOURNMENT

Work Session adjourned at 6:59PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 10, 2019 AT 7 GLENWOOD AVENUE, EAST ORANGE, NEW JERSEY.

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting at 7 Glenwood Avenue, East Orange, New Jersey, on the 10th day of September, 2019, the place, date and hour duly established for the holding of such meeting. Chairperson W.G. Harris 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 December 11, 2018. The notice was e-mailed and faxed to the City Clerk Office on December 24, 2018 and Public Information Office of the City of East Orange on December 26, 2018. The notice was posted at the administrative office and the Authority's two public housing developments on December 24, 2018.

PRESENT:

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

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
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, September 10, 2019, at 7:00 p.m. At 7 Glenwood Avenue, East Orange, New Jersey for the purpose of acting upon:

- 2019-25 RESOLUTION AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JULY AND AUGUST 2019**
- 2019-26 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)**
- 2019-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)**
- 2019-28 RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR EAST ORANGE HOUSING AUTHORITY**
- 2019-29 RESOLUTION AUTHORIZING PHILIP BRITTON TO ATTEND THE 2019 GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY, NJ, SEPTEMBER 16-17, 2019**
- 2019-30 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF THREE LOTS FOR THE HALSTED STREET DEVELOPMENT**

2019-31 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF SIX (6) LOTS FOR NORTH WALNUT STREET DEVELOPMENT

2019-32 RESOLUTION AUTHORIZING COMMISSIONER W. G. HARRIS TO ATTEND THE NAHRO 2019 NATIONAL CONFERENCE & EXHIBITION IN SAN ANTONIO, TX, OCTOBER 10-12, 2019

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

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Shaw moved to approve the minutes of the previous meeting in June of 2019. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Waters, Shaw, Harris.

Nays: None.

Abstentions: Chatman, Watson.

The Resolution was approved 3-0-2.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Dominick Hunter, Vista Village, wanted to clarify the misunderstandings regarding his rent and extra income that was reported. Ms. Jones directed him to call Ms. Milton regarding the issue.

Kimberly Gregory, Vista Village. She asked about the last board meeting when Mr. Gill said he would call her regarding issues in the building regarding renovations.

Ms. Gregory asked about the guards at Vista Village and asked that the assistance program be suspended.

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: Report will be held for Executive

Session.

NON-PROFIT COMMITTEE: Report will be held for Executive Session.

EOHCDC BOARD OF DIRECTORS: There was no report.

LEGAL REPORT (Board Attorneys)

There was no report.

EXECUTIVE DIRECTOR

The report stood. Mr. Gill highlighted his 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

2019-26 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE
WITH HOUSING AUTHORITY INSURANCE GROUP (HAI
GROUP)**

Commissioner Waters moved to approve.

Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-28 RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR
AND OPEN CONTRACT FOR EAST ORANGE HOUSING
AUTHORITY**

Commissioner Chatman moved to approve.

Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2019-29 RESOLUTION AUTHORIZING PHILIP BRITTON TO ATTEND

**THE 2019 GOVERNOR'S CONFERENCE ON HOUSING AND
ECONOMIC DEVELOPMENT IN ATLANTIC CITY, NJ,
SEPTEMBER 16-17, 2019**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-30 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT
AN APPLICATION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT FOR THE
DISPOSITION OF THREE LOTS FOR THE HALSTED
STREET DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-31 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT
AN APPLICATION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT FOR THE
DISPOSITION OF SIX (6) LOTS FOR NORTH WALNUT
STREET DEVELOPMENT**

THE RESOLUTION WAS TABLED

2019-32 RESOLUTION AUTHORIZING COMMISSIONER W. G. HARRIS TO ATTEND THE NAHRO 2019 NATIONAL CONFERENCE & EXHIBITION IN SAN ANTONIO, TX, OCTOBER 10-12, 2019

Commissioner Watson moved to approve.

Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners went into Executive Session at 8:06 PM.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners returned to Open Session at 8:25 PM.

10. ADJOURNMENT

MOTION: Commissioner Waters moved to adjourn. Commissioner Shaw seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 8:26 PM.