

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON DECEMBER 13, 2022 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:18PM 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 Geoffrey Burbage  
Commissioner Nicole Amos

**ABSENT:**

Commissioner Cassandra Chatman  
Commissioner Abel Rumph

**ALSO PRESENT:**

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

**2. OPEN DISCUSSION**

Commissioner Harris requested to see the Worrell Community Newspaper regarding public notices. There was discussion regarding the newspapers the public notices are posted in.

Commissioner Burbage asked about the vacancies for the Housing Authority jobs. Mr. Gill responded that Ms. Simpkins takes care of it.

Chairman Shaw asked about the VMS report. Mr. Gill responded that a report is sent to HUD every

month with the score. If the score is not adequate a full audit could be triggered. There was further discussion regarding the report.

Commissioner Harris asked about how the court cases are going. Mr. Hunt responded that several people have made deals in court and further explained the process.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:40 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON DECEMBER 13, 2022 VISTA VILLAGE, 70 SOUTH BURNETT 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 13<sup>th</sup> day of December, 2022. 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 Friday, December 17, 2021. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Tuesday December 28, 2021. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Tuesday, December 28, 2021. Due to the COVID-19 pandemic and its recovery period, 2022 annual/regular meetings for the first 6 months will be held virtually by dial-in number: 1-201-479-3015, conference ID: 11875113#; and the meetings for the second 6 months will be held onsite. Any changes will be posted on EOHA's website: EOHA.ORG at least 48 hours prior to the meeting date. The meeting will begin promptly at 7:00 PM.

**PRESENT:**

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

**ABSENT:**

Commissioner Cassandra Chatman  
Commissioner Abel Rumph

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. Kassem Jones, Property Manager  
Ms. Juliana Reyes, 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 December 13, 2022, for the purpose of acting upon:

- 2022-50 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF NOVEMBER 2022**
- 2022-51 RESOLUTION APPROVING THE MEETING DATES FOR THE 2023 CALENDAR YEAR OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE**
- 2022-52 RESOLUTION APPROVING HOLIDAY DATES FOR THE 2023 CALENDAR YEAR ON WHICH THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE WILL BE OFFICIALLY CLOSED**
- 2022-53 RESOLUTION APPOINTING WILBERT GILL AS THE QUALIFIED PURCHASING AGENT FOR THE EAST ORANGE HOUSING AUTHORITY AND TO SET THE BID THRESHOLD AT \$44,000**
- 2022-54 RESOLUTION APPOINTING DUANGRAT SIMPKINS AS ITS FUND COMMISSIONER FOR THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE FUND YEAR ENDING DECEMBER 31, 2023**
- 2022-55 RESOLUTION DESIGNATING WILBERT GILL AS A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FOR THE EAST ORANGE HOUSING AUTHORITY FOR THE YEAR ENDING DECEMBER 31, 2023**
- 2022-56 RESOLUTION ALLOCATING AND AWARDING TWENTY-SEVEN**

(27) PROJECT BASED VOUCHERS TO GENESIS COMPANIES, LLC, AN AFFILIATE OF 160 HALSTED ASSOCIATES URBAN RENEWAL, LLC FOR ITS HALSTED STREET SENIOR DEVELOPMENT EAST ORANGE, NJ

2022-57 RESOLUTION AUTHORIZING PAYMENT OF 2022 DISCRETIONARY PAYMENT TO STAFF IN AN AMOUNT NOT TO EXCEED \$36,000 IN AGGREGATE

2022-58 RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO INCREASE THE HCV PAYMENT STANDARD TO 120% OF HUD'S 2023 FAIR MARKER RENTS (FMR) FOR THE ESSEX COUNTY, NJ AREA SUBJECT TO HUD'S APPROVAL

2022-59 2023 (2023-2024) ADOPTED BUDGET RESOLUTION

2022-60 RESOLUTION ELECTING COMMISSIONER \_\_\_\_\_ FOR THE POSITION OF CHAIRPERSON FOR THE BOARD OF COMMISSIONERS FOR 2023

2022-61 RESOLUTION ELECTING COMMISSIONER \_\_\_\_\_ FOR THE POSITION OF VICE-CHAIRPERSON FOR THE BOARD OF COMMISSIONERS FOR 2023

2022-62 RESOLUTION ELECTING COMMISSIONER \_\_\_\_\_ FOR THE POSITION OF TREASURER FOR THE BOARD OF COMMISSIONERS FOR 2023

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 Burbage  
Commissioner Nicole Amos  
Commissioner Walter Waters

**ABSENT:**

Commissioner Abel Rumph  
Commissioner Cassandra Chatman

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassem Jones, Property Manager  
Ms. Juliana Reyes, Property Manager  
Ms. Tuesday Whitney, FSS Coordinator  
Mr. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Harris moved to approve the

payment of the bills for November, 2022.  
Commissioner Waters seconded. There were no  
questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**4. VISITORS**

Camille Frasier stated she has Section 8 and said her rent was raised in only 3 months. The landlord is entering her apartment without her consent and she has been forced to lived with a friend. Mr. Gill explained the situation to her regarding income and rental.

**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 a meeting.

**NON-PROFIT COMMITTEE:** There was a meeting.

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

Ms. Whitney 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**

**2022-51 RESOLUTION APPROVING THE MEETING DATES FOR THE  
2023 CALENDAR YEAR OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE  
CITY OF EAST ORANGE**

Commissioner Waters moved to approve.



Commissioner Burbage seconded. There were no questions.

ROLL CALL:

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

Nays: None

Abstentions: None.

The Resolution was approved 5-0-0.

**2022-52 RESOLUTION APPROVING HOLIDAY DATES FOR THE 2023 CALENDAR YEAR ON WHICH THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE WILL BE OFFICIALLY CLOSED**

Commissioner Waters moved to approve.

Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None

Abstentions: None.

The Resolution was approved 5-0-0.

**2022-53 RESOLUTION APPOINTING WILBERT GILL AS THE QUALIFIED PURCHASING AGENT FOR THE EAST ORANGE HOUSING AUTHORITY AND TO SET THE BID THRESHOLD AT \$44,000**

Commissioner Harris moved to approve.

Commissioner Waters seconded. Commissioner Waters asked about the qualifications for the bids. Mr. Gill responded there must be at least two quotes. There were no questions.

ROLL CALL:

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

Nays: None  
Abstentions: None.

The Resolution was approved 5-0-0.

**2022-54 RESOLUTION APPOINTING DUANGRAT SIMPKINS AS ITS  
FUND COMMISSIONER FOR THE NEW JERSEY PUBLIC  
HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE  
FUND YEAR ENDING DECEMBER 31, 2023**

Commissioner Waters moved to approve.  
Commissioner Burbage seconded. What are the  
duties of the fund commissioner. Mr. Gill  
explained the Resolution.

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2022-55 RESOLUTION DESIGNATING WILBERT GILL AS A  
PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)  
FOR THE EAST ORANGE HOUSING AUTHORITY FOR THE  
YEAR ENDING DECEMBER 31, 2023**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2022-56 RESOLUTION ALLOCATING AND AWARDING TWENTY-SEVEN (27) PROJECT BASED VOUCHERS TO GENESIS COMPANIES, LLC, AN AFFILIATE OF 160 HALSTED ASSOCIATES URBAN RENEWAL, LLC FOR ITS HALSTED STREET SENIOR DEVELOPMENT EAST ORANGE, NJ**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2022-57 RESOLUTION AUTHORIZING PAYMENT OF 2022 DISCRETIONARY PAYMENT TO STAFF IN AN AMOUNT NOT TO EXCEED \$36,000 IN AGGREGATE**

Commissioner Harris moved to approve.  
Commissioner Waters seconded. Commissioner Burbage asked if the Commissioners will get a list of who the payments were to. Mr. Gill responded it will be in the board report.

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2022-58 RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO INCREASE THE HCV PAYMENT STANDARD TO 120% OF HUD'S 2023 FAIR MARKER RENTS (FMR) FOR THE ESSEX COUNTY, NJ**

**AREA SUBJECT TO HUD'S APPROVAL**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2022-59 2023 (2023-2024) ADOPTED BUDGET RESOLUTION**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**NOMINATIONS FOR EOHA OFFICERS**

Mr. Hunt took over the meeting to open nominations for Chairman, Vice-Chairman and Treasurer. Commissioner Shaw was nominated for Chairman; Commissioner Harris was nominated for Vice-Chairman; Commissioner Waters was nominated for Treasurer. As there were no other nominations for the officers, nominations were closed.

**2022-60 RESOLUTION ELECTING COMMISSIONER SHAW FOR THE POSITION OF CHAIRPERSON FOR THE BOARD OF**

**COMMISSIONERS FOR 2023**

**2022-61 RESOLUTION ELECTING COMMISSIONER HARRIS FOR  
THE POSITION OF VICE-CHAIRPERSON FOR THE BOARD  
OF COMMISSIONERS FOR 2023**

**2022-62 RESOLUTION ELECTING COMMISSIONER WATERS FOR  
THE POSITION OF TREASURER FOR THE BOARD OF  
COMMISSIONERS FOR 2023**

By unanimous acclamation Commissioner Shaw was approved as Chairman; Commissioner Harris was approved as Vice-Chairman; and Commissioner Waters was approved as Treasurer.

**9. ADJOURNMENT**

Commissioner Waters moved to adjourn.  
Commissioner Harris seconded. By unanimous acclamation the meeting was adjourned at 7:55pm.