

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 13, 2021 AT ONLINE VIRTUAL MEETING.**

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

The meeting was called to order at 6:10PM by Chairperson Waters. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

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

**ABSENT:**

Commissioner Cassandra Chatman (excused)  
Commissioner Joshua Brown

**ALSO PRESENT:**

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

**2. OPEN DISCUSSION**

Commissioner Shaw asked if the authority is paying union bills. Mr. Gill responded the money is being withheld from the employee's paychecks and paid to the union for employee's dues. It is done every month.

Commissioner Harris asked about check #5200 and who was it for. Mr. Gill responded it's just another vendor for office supplies. Ms. Coley responded that because of Covid, Amazon gave discounts to get supplies. Commissioner Harris asked about check #5600. Mr. Gill responded there are a number of vendors used, depending on the time and the price.

Commissioner Harris asked about "Finance USA" for \$2,000. Mr. Gill responded it is for a postage machine for Section 8.

Commissioner Harris asked about check #1825, "payroll reimbursement." Mr. Gill responded it is for reimbursement of the Housing Authority for payroll.

Commissioner Harris what period were HHR bills for, check #10965. Mr. Gill responded January thru February.

### **3. ADJOURNMENT**

Work Session adjourned at 6:24 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 13, 2021 VIA CONFERENCE CALL.

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 April 13, 2021. Chairperson Walter Waters called the meeting to order at 7:06 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 Worrell Community Newspapers (East Orange Record) and NJ Advance Media (Star-Ledger) on Thursday, December 3, 2020. This notice was e-mailed to the City Clerk of East Orange on Thursday, December 3, 2020. This notice was posted at the administrative office and the Authority's two public housing developments and the EOHA website on Tuesday, December 8, 2020. Due to the Covid-19 pandemic, 2021 annual/regular meetings will be held virtually by dial-in number: 1-201-479-3015, Conference ID: 11875113#. 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 p.m.

**PRESENT:**

Chairperson Walter Waters  
Vice-Chairman W.G. Harris  
Commissioner Wanda Watson  
Commissioner Fred Shaw  
Commissioner Joshua Brown (arrived 7:25pm)

**ABSENT:**

Commissioner Cassandra Chatman (excused)

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Phil Britton, Development Project Manager  
Ms. Kassema Jones, Project Manager  
Ms. Denise Milton, HCVP Manager  
Mr. Ronald Hunt, Esq., Legal Counsel  
Mr. Emeka Madubuogo, 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 13, 2021, via conference call, for the purpose of acting upon:

**2021-11 RESOLUTION AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MARCH 2021**

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 Walter Waters  
Vice-Chairman W.G. Harris  
Commissioner Wanda Watson  
Commissioner Fred Shaw  
Commissioner Joshua Brown (arrived 7:25pm)

**ABSENT:**

Commissioner Cassandra Chatman (excused)

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Phil Britton, Development Project Manager  
Ms. Kassem Jones, Project Manager  
Mr. Ronald Hunt, Esq., Legal Counsel  
Mr. Emeka Madubuogo, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Harris moved to approve the minutes of the previous meeting in March 2021. Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-0.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

Ayes: Watson, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

#### **4. VISITORS**

None

#### **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**

The report stood. Mr. Gill highlighted his report and answered questions from the Commissioners.

Mr. Britton highlighted his report regarding real estate development.

(Commissioner Brown joined the meeting at 7:25pm)

Ms. Middleton highlighted her report regarding Section 8.

Ms. Jones highlighted her report regarding public housing.

## **6. OLD BUSINESS**

There was no Old Business.

## **7. NEW BUSINESS**

There was no New Business.

## **8. RESOLUTIONS**

There were no Resolutions.

## **9. ADJOURNMENT**

**MOTION:** Commissioner Harris moved to adjourn.  
Commissioner Watson seconded. There were no questions.  
By unanimous acclamation, the meeting was adjourned at  
8:02 PM.