

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 9, 2024 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:26PM by Chairperson Watson. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Wanda Watson
Vice-Chairman Fred Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Noelle Van Baaren, Esq., Legal Counsel
Denise Milton, HCV Senior Manager
Duangrat Simpkins, Office Manager
Tuesday M. Whitney, FSS Coordinator

2. OPEN DISCUSSION

Commissioner Harris asked about resident employees. Mr. Gill responded it's a tenant volunteer program and the maximum we can pay is \$200 per month.

Commissioner Harris questioned if the pest control services are under contract. Mr. Gill responded that they are and that they come in to maintain the sites. If there is a specific service like rodents or bed bugs, they come to treat.

Commissioner Waters asked if we own our dumpsters. Mr. Gill answered that we rent the dumpsters.

Commissioner Harris asked if we could contact the city regarding trash removal. Mr. Gill answered that the city will not take a large volume of bulk items at one time.

Chairperson Watson asked if we are billed monthly for the dumpsters. Ms. Simpkins answered that we are billed every 1 to 2 months depending on how fast a unit turns over and dumpsters are filled. Mr. Gill said the dumpsters are for each building.

Commissioner Harris asked what the payment to Life Station was for. Mr. Gill answered that it was for an emergency monitoring service for residents via portable device linked to a remote monitoring service for emergency assistance when activated by the resident.

Chairperson Watson questioned the is Colonial Life Insurance for \$40.62. Mr. Gill answered that it is for an employee's voluntary policy. Chairperson Watson asked if only one employee chose accidental insurance. Ms. Simpkins answered that it's her account that she has had for over 10 years. Current employees sign up for this service with either Aflac or the credit union.

Commissioner Harris questioned the previous reports regarding the termination of employees. Mr. Gill responded that one employee was terminated due to attendance and the other due to performance issues.

Commissioner Harris questioned an income statement. Mr. Gill responded that it was revenue for January.

Commissioner Harris asked about the lockouts. Mr. Gill said that he would defer to the attorney for the status..

Chairperson Watson asked what was involved in an HQS inspection for multi-family dwellings. Mr. Gill responded that the inspections include outside and inside common areas.

Commissioner Amos asked if there was an inspection done after the earthquake. Ms. Golden responded no. Mr. Gill added that one will be conducted.

Chairperson Watson asked how is an individual owner of a condominium or co-p responsible for work outside of a unit. Ms. Milton responded that responsibility relies on the owner of the

unit if a tenant is harmed due to an item not being repaired.

Commissioner Harris asked what are grounds for eviction and fines if tenant does not follow rules. Mr. Gill said this comes under housekeeping in the lease. If a repeated offender, notices are given.

Commissioner Waters asked how many subsidies does the housing authority have for Brookside and McIver Homes buildings. Ms. Milton answered that we have 165 RAD units and the rest are DCA and market rent. McIver Homes (111 South Munn Ave.) we have 87 RAD units.

Commissioner Harris asked about the Irvington Housing Authority briefings. Ms. Milton answered that this process is new to many of the participants. She had to explain the purpose of them coming to the office. Many have expressed frustration with the process, but she explained it's necessary and they have to be prepared to be at the office for up to 3 hours.

Commissioner Amos asked how far along the HCV dept. is with recreating the files for Irvington Housing Authority. Ms. Milton: We're over a third completed.

3. ADJOURNMENT

Work Session was adjourned at 6:58 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 9, 2024 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, on the 9th day of April, 2024. Chairperson Wanda Watson called the meeting to order at 7:00PM.

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 29, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, January 3, 2024. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Monday, January 8, 2024.

PRESENT:

Chairperson Wanda Watson
Vice-Chairman Fred Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Beth Coleman

ALSO PRESENT:

Wilbert Gill, Executive Director
Marlene Glover - HQS Clerk
Denise Milton - HCVP Manager
Duangrat Simpkins - Office Manager
Claudia Teran - Senior HCVP Technician
Kimberly Golden - Assistant Property Manager
Eva Irby - Assistant Property Manager
Tuesday Whitney - FSS Coordinator
Noelle Van Baaren, 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 9, 2024, for the purpose of acting upon:

2024-09 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF APRIL 2024

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 Wanda Watson
Vice-Chairman Fred Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Marlene Mitchell, HQS Clerk
Ms. Kim Golden, Asst. Mgr. at Concord Towers
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, HCVP Manager
Ms. Claudia Teran, HCVP Senior Technician
Ms. Tuesday Whitney, FSS Coordinator
Ms. Noelle Van Baaren, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting. Commissioner Shaw seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Coleman, Watson, Harris, Waters, Amos

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0

3. APPROVAL OF THE BILLS

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

ROLL CALL:

Ayes: Coleman, Shaw, Watson, Harris, Waters, Amos

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0

4. VISITORS

Josefina Colon, a landlord in Irvington stated her unit passed inspection and they had not been paid in 4 months for her tenant portion from Section 8. Ms. Milton responded to Ms. Colon and will follow up.

5. REPORTS

COMMITTEE REPORTS

PERSONNEL: Commissioner Harris discussed meeting that was held.

REAL ESTATE DEVELOPMENT:

FINANCE:

BUILDINGS & GROUNDS:

BY-LAWS & PROCUREMENT:

PERSONNEL:

NON-PROFIT COMMITTEE:

EOHCDC BOARD OF DIRECTORS:

LEGAL REPORT (Board Attorneys)

EXECUTIVE DIRECTOR

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

Ms. Irby answered questions from the Commissioners.

Ms. Golden answered the management report in for Ms. Kassema Jones.

Ms. Milton 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

2024-09 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR
THE MONTH OF APRIL 2024**

9. EXECUTIVE SESSION

Chairperson Watson moved to go into executive session. Commissioner Harris seconded. By unanimous acclamation the Commissioner went into session at 8:10PM to discuss confidential matters.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 9, 2024 AT 210 NORTH GROVE STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:11PM by Chairperson Watson.

PRESENT:

Chairperson Wanda Watson
Vice-Chairman Fred Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Nicole Amos
Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Noelle Van Baaren, Esq., Legal Counsel
Marlene Glover, HQS Clerk
Denis Milton, HCV Senior Manager
Duangrat Simpkins, Office Manager
Claudia Teran, Senior HCV Technician
Tuesday M. Whitney, FSS Coordinator

2. OPEN DISCUSSION

Marlene Glover, Denise Milton, Duangrat Simpkins, and Claudia Teran addressed the Board of Commissioners regarding vacation time carried over from 2023 that they will be unable to take in the allotted time given due to the high volume of work they have since acquiring the Irvington Housing Authority HCV.

3. ADJOURNMENT

The Executive Session adjourned at 8:35 p.m.