

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 9, 2021 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:10 PM 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
Commissioner Joshua Brown

ALSO PRESENT:

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

2. OPEN DISCUSSION

Commissioner Shaw asked about check #10828 and is the Authority a year behind on certain bills. Mr. Gill responded it was a mistake due to not updating the dates for the new year.

Commissioner Shaw asked why are there manual checks made to the employees. Mr. Gill responded the payroll company was changed to ADP and they used manual payroll checks during the transition.

Commissioner Harris asked about the East Orange Water Commission and what is "fire line". Mr. Gill responded it is for the fire hydrants.

Commissioner Harris asked about checks #10836, #1742 and #1760 and what is the discrepancy in the amounts. Mr. Gill responded the descriptions are not accurate and some of the bills are combined. He would have to check to get the answer.

Commissioner Harris asked about administrative updates and about the offer to the live-in maintenance position. Mr. Gill responded that position replaces Juan Bido's position.

Commissioner Harris asked if Concord and Vista are being approved for Covid vaccination sites. Ms. Coley responded that it is moving forward. She met with the director of the Health Department last week. She is waiting to see if there is interest from the tenants.

Commissioner Shaw asked about the FSS Houses. Ms. Coley responded the houses are out of the county and explained the process.

3. ADJOURNMENT

Work Session adjourned at 6:25 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON February 9, 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 9th day of February 9, 2021. Chairperson Walter Waters called the meeting to order at 7:05 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 Cassandra Chatman (arrived 7:08pm)

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Development Project Manager
Ms. Kassema Jones, Project 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 February 9, 2021, via conference call, for the purpose of acting upon:

2021-08 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JANUARY 2021

2021-09 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY

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 Cassandra Chatman (arrived 7:08pm)

ABSENT:

Commissioner Joshua Brown

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

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 4-0-1.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Harris moved to approve the payment of September bills. Commissioner Shaw

seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

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, portions of the executive reports and answered questions from the Commissioners. Mr. Britton gave an update on the Halsted Street project and Concord Towers. Ms. Jones highlighted her report. Ms. Coley highlighted her report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2021-09 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Commissioner Harris moved to adjourn.
Commissioner Shaw seconded. There were no questions.
By unanimous acclamation, the meeting was adjourned at
7:48 PM.