

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 15, 2021 AT ONLINE VIRTUAL MEETING.**

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

The meeting was called to order at 6:12PM 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  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Harris asked about Check #11062, T-Mobile Utilities, where it says April "2020" and maybe it should be 2021. Mr. Gill confirmed it should be 2021.

There was discussion regarding water saturation on the roof and the EOHA is getting estimates to fix it.

Commissioner Harris asked when will the EOHA get the permits for the groundbreaking. Mr. Gill

responded that the permits are in City Hall. The issue is now the lot sizes.

There was discussion regarding a tenant that grows a vegetable garden and how can she get compensation for it.

There was discussion regarding getting publicity in the newspapers regarding positive things happening at the authority.

Commissioners Harris and Shaw asked for an explanation about the Financial Agreement in the Memorandum of Understanding. Mr. Gill responded HUD is giving the EOHA money for it. There was further discussion regarding the vouchers.

Commissioner Shaw asked about the hold up in East Orange with Eaton Place. Mr. Britton explained that plans were put out for permits and a subdivision. There is also a protocol to go through with the county and an issue came up about the lot because of a dimension change.

### **3. ADJOURNMENT**

Work Session adjourned at 7:00 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 15, 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 15<sup>th</sup> day of June, 2021. Chairperson Walter Waters 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 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

**ABSENT:**

Commissioner Joshua Brown

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Phil Britton, Development 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 June 15, 2021, via conference call, for the purpose of acting upon:

**2021-17 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MAY 2021**

**2021-18 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2021/2022 CONGREGATE HOUSING SERVICES GRANT SUBMISSION**

**2021-19 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER THE EAST ORANGE HOUSING AUTHORITY INTO A MEMORANDUM OF UNDERSTANDING WITH ISAIAH HOUSE INC FOR TENANT ASSISTANCE AND REFERRAL SERVICES FOR EMERGENCY HOUSING VOUCHERS**

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

**ABSENT:**

Commissioner Joshua Brown

**ALSO PRESENT:**

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

2. **MINUTES**

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

ROLL CALL:

Ayes: Chatman, Watson, Shaw, Harris, Waters.  
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 May bills. Commissioner Chatman

seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**4. VISITORS**

There were no visitors.

**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. There was no report.

**NON-PROFIT COMMITTEE:** There was a meeting. There was no report.

**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.

### **6. OLD BUSINESS**

There was no Old Business.

### **7. NEW BUSINESS**

**The Emergency Housing Vouchers.** Mr. Gill explained 27 vouchers were received and they are for the homeless population and victims of domestic abuse. There will be partnership with Isaiah House regarding the vouchers.

### **8. RESOLUTIONS**

#### **2021-18 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2021/2022 CONGREGATE HOUSING SERVICES GRANT SUBMISSION**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2021-19 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER THE EAST ORANGE HOUSING AUTHORITY INTO A MEMORANDUM OF UNDERSTANDING WITH ISAIAH HOUSE INC FOR TENANT ASSISTANCE AND REFERRAL SERVICES FOR EMERGENCY HOUSING VOUCHERS**

Commissioner Harris moved to approve.  
Commissioner Watson 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 Shaw moved to adjourn.  
Commissioner Watson seconded. There were no questions.  
By unanimous acclamation, the meeting was adjourned at 7:17PM.