

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 9, 2019 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 6:14 PM by Chairperson Harris. The Open Public Meeting Act was read by the Recording Secretary.

PRESENT:

Chairperson W.G. Harris
Commissioner Fred Shaw
Commissioner Joshua Brown
Commissioner Walter Waters

ABSENT:

Commissioner Cassandra Chatman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassema Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Shaw asked about Polcari and Nauticus Group, checks #9618, #9665 and #9642. Mr. Gill explained that the guy from Polcari was out sick, but he came back sometime in May.

Chairman Harris asked about the PTGH spreadsheet and if it was done for REAC inspection. Mr. Gill explained the procedure.

Chairman Harris asked about two cases on the court tracking sheet. Ms. Duran explained the status of the two cases.

3. ADJOURNMENT

Work Session adjourned at 6:59PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 9, 2019 AT 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 at 70 South Burnett, East Orange, New Jersey, on the 9th day of July, 2019, the place, date and hour duly established for the holding of such meeting. Chairperson W.G. Harris called the meeting to order at 7:00 PM.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Notice of this Regular Meeting was e-mailed to Worrell Community Newspapers (East Orange Record) and NJ Advance Media on December 11, 2018. The notice was e-mailed and faxed to the City Clerk Office on December 24, 2018 and Public Information Office of the City of East Orange on December 26, 2018. The notice was posted at the administrative office and the Authority's two public housing developments on December 24, 2018.

PRESENT:

Chairperson W.G. Harris
Vice-Chairman Walter Waters
Commissioner Joshua Brown
Commissioner Fred Shaw

ABSENT:

Commissioner Cassandra Chatman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassema Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Shaunda Shyder, Executive Administrative Assistant
Ms. Yadira Duran, Esq., Legal Counsel
Mr. William Jones, Consultant

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 Tuesday, July 9, 2019, at 7:00 p.m. At Vista Village, 70 South Burnett Street, East Orange, New Jersey for the purpose of acting upon:

2019-22 RESOLUTION AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JUNE 2019

2019-23 RESOLUTION AUTHORIZING THE CANCELLATION OF THE BOARD OF COMMISSIONERS MEETING SCHEDULED FOR TUESDAY, AUGUST 13, 2019

2019-24 RESOLUTION APPOINTING THE CONTRACT FOR WILBERT O. GILL AS EXECUTIVE DIRECTOR FOR THE EAST ORANGE HOUSING AUTHORITY FOR A FIVE-YEAR PERIOD FOR AUGUST 1, 2019 THROUGH JULY 31, 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 W.G. Harris
Vice-Chairman Walter Waters
Commissioner Joshua Brown
Commissioner Fred Shaw

ABSENT:

Commissioner Cassandra Chatman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Property Manager
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Shaunda Shyder, Exec. Administrative Assistant
Ms. Yadira Duran, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in June of 2019. Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 3-0-1.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Brown moved to approve

the payment of bills. Commissioner Shaw seconded.
There were no questions.

ROLL CALL:

Ayes: Brown, Waters, Shaw, Harris.

Nays: None.

Abstentions: Brown.

The Resolution was approved 4-0-0.

4. VISITORS

Ms. Gregory, Vista Village, asked about things that were taken from apartments during the renovations. Some tenants were paid for things missing and some were not. Ms. Snyder responded that it is the policy of the to make payments when construction is finished. Mr. Britain responded that tenants were also asked to file police reports. Some tenants were not paid until the police report is filed.

Louise Parrish said she is having the same problem with items being taken from her apartment.

Johnnie Mae Good thanked the staff. She had a concern about activities being presented and it's getting better. She complained that everything has come to a stop in the community room. She felt the tenants have a right to know everything that is going on in the building. Ms. Jones responded there will be a tenant meeting soon and everyone will be updated.

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: Report will be held for Executive Session.

NON-PROFIT COMMITTEE: Report will be held for Executive Session.

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.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2019-23 RESOLUTION AUTHORIZING THE CANCELLATION OF THE BOARD OF COMMISSIONERS MEETING SCHEDULED FOR TUESDAY, AUGUST 13, 2019

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

ROLL CALL:

Ayes: Brown, Waters, Shaw, Harris.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

9. EXECUTIVE SESSION

The following statement was read prior to
Executive Session...

BE IT HEREBY RESOLVED that, pursuant to Chapter 231, P.L., 1975 of the laws of the State of New Jersey, the "Open Public Meeting Act", the East Orange Housing Authority meets in closed session for the purpose of matters of confidentiality and attorney/client privilege. It is expected that the matters discussed in this closed session can be made public at the time that the need for confidentiality no longer exists.

Commissioner Waters moved to go into Executive Session to discuss confidential personnel, contract and litigation issues. Commissioner Brown seconded. There were no questions.

ROLL CALL:

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

The motion carried 4-0-0. The Commissioners went into Executive Session at 8:06 PM.

MOTION: Commissioner Shaw moved to return to open session, after discussing personnel and litigation matters. Commissioner Brown seconded. There were no questions.

ROLL CALL:

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

The motion carried 4-0-0. The Commissioners returned to Open Session at 8:32 PM.

10. RESOLUTIONS

2019-24 RESOLUTION APPOINTING THE CONTRACT FOR WILBERT O. GILL AS EXECUTIVE DIRECTOR FOR THE EAST ORANGE HOUSING AUTHORITY FOR A FIVE-YEAR PERIOD FOR AUGUST 1, 2019 THROUGH JULY 31, 2024

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

ROLL CALL:

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

The Resolution was approved 4-0-0.

10. ADJOURNMENT

MOTION: Commissioner Brown moved to adjourn.
Commissioner Waters seconded. There were no questions.
By unanimous acclamation, the meeting was adjourned at
8:34 PM.