

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 11, 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 #11006 for Dell Marketing, in the amount of \$10,044, annual fee for consulting services. Mr. Gill responded it's a licensing fee for a virtual private network that allows the staff to work remotely. The cost is for the license to use the software.

3. ADJOURNMENT

Work Session adjourned at 6:24 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 11, 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 11th day of May, 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 Cassandra Chatman
Commissioner Joshua Brown

ABSENT:

None

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 May 11, 2021, via conference call, for the purpose of acting upon:

2021-14 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF APRIL 2021

2021-15 RESOLUTION AWARDING A CONTRACT TO GIBSON TECHNOLOGY SOLUTIONS FOR COMPUTER CONSULTING AND MAINTENANCE SERVICES FOR A PERIOD OF ONE YEAR WITH RENEWAL OPTION FOR YEAR 2 AND YEAR 3

2021-16 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE 2021 SUMMER SCHEDULE

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
Commissioner Joshua Brown

ABSENT:

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 Harris moved to approve the minutes of the previous meeting in April 2021. Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-0.

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

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 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.

Mr. Britton highlighted his report regarding real estate development.

Ms. Jones highlighted her report regarding public housing.

Ms. Coley highlighted her report regarding Covid vaccinations, the groundbreaking and ribbon cutting.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2021-15 RESOLUTION AWARDING A CONTRACT TO GIBSON
TECHNOLOGY SOLUTIONS FOR COMPUTER CONSULTING
AND MAINTENANCE SERVICES FOR A PERIOD OF ONE
YEAR WITH RENEWAL OPTION FOR YEAR 2 AND YEAR 3**

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

**2021-16 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY
OF THE CITY OF EAST ORANGE 2021 SUMMER
SCHEDULE**

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0. The Commissioners went into Executive Session at 8:11 PM.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0. The Commissioners returned to open session at 8:35 PM.

10. ADJOURNMENT

MOTION: Commissioner Shaw moved to adjourn. Commissioner Brown seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 8:36 PM.