

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

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:08PM 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
Mr. Emeka Madubuogo, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Harris asked about check #10895 for security systems. Mr. Gill responded they provided the security alarms for the buildings.

Commissioner Harris asked about checks #10904-906 for PSE&G regarding street lighting and where the cost came from for more than one thousand dollars. Mr. Gill explained it is the bill for one parking light over a period of time. The bill had not been paid for a while.

Commissioner Harris asked about check #10901 for a door. Mr. Gill responded it was to replace a fire door and the cost is approximately \$2,000.00.

Commissioner Harris asked about the zoom call regarding Amherst Street. Ms. Coley responded they're doing monthly tenant management meetings to have an ongoing dialog with the tenants.

There was discussion regarding the committee assignments and meeting dates.

3. ADJOURNMENT

Work Session adjourned at 6:22 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 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 March 9, 2021. Chairperson Walter Waters called the meeting to order at 7:07 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
Ms. Kassema Jones, Project Manager
Ms. Denise Milton, HCVP Manager
Mr. Ronald Hunt, Esq., Legal Counsel
Mr. Emeka Maduboogo, 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 March 9, 2021, via conference call, for the purpose of acting upon:

2021-11 RESOLUTION AWARDING A CONTRACT TO HYMANSON, PARNES & GIAMPAOLO FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR 2020 IN AN AMOUNT OF \$12,270

2021-12 2021 (2021-2022) ADOPTED BUDGET RESOLUTION

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
Ms. Kassem Jones, Project Manager
Mr. Ronald Hunt, Esq., Legal Counsel
Mr. Emeka Madubuogo, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in February 2021. 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.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Harris moved to approve the payment of September bills. Commissioner Chatman 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 and answered questions from the Commissioners. Mr. Britton highlighted his report regarding real estate. Ms. Jones highlighted her report. Ms. Coley gave an overview of her report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2021-11 RESOLUTION AWARDING A CONTRACT TO HYMANSON, PARNES & GIAMPAOLO FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR 2020 IN AN AMOUNT OF \$12,270

Commissioner Shaw moved to approve. No second. There was discussion on the motion regarding bidding on the services. Mr. Hunt explained there is no need to go out for a bid because it is for professional services. There was second by Commissioner Chatman.

ROLL CALL:

Ayes: Chatman, Watson, Shaw, Waters.

Nays: Harris.

Abstentions: None.

The Resolution was approved 4-1-0.

2021-12 2021 (2021-2022) ADOPTED BUDGET RESOLUTION

Commissioner Harris moved to approve.
Commissioner Shaw seconded.

Commissioner Harris noted that his name was on page N-3 regarding "individuals not filing financial forms." Commissioner Harris said he was told he would be contacted by someone at City Hall regarding the issue. There was discussion regarding the process.

Commissioner Shaw asked if the board received a copy of the budget. Mr. Gill confirmed that it was sent out via a separate email.

There were no further questions.

ROLL CALL:

Ayes: Chatman, Watson, Waters.

Nays: None.

Abstentions: Shaw, Harris.

The Resolution was approved 3-0-2.

9. ADJOURNMENT

MOTION: Commissioner Harris moved to adjourn. Commissioner Chatman seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 7:58 PM.