

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 11, 2023 AT VISTA VILLAGE 80 SOUTH BURNETT, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:16PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Abel Rumph
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director

2. OPEN DISCUSSION

Commissioner Watson asked about check #12461 regarding UGI Energy Services. Mr. Gill responded it's a vendor that delivers gas to Concord Towers.

Commissioner Watson asked about an "over payment" in the memo of a check. Mr. Gill responded when folks come from another jurisdiction they must pay the EOHA. Sometimes they overpay with the money they get from HUD, so it's a repayment.

Commissioner Watson asked about check #1018. Mr. Gill responded they are the tax consultants. They make sure rules are followed.

Commissioner Rumph asked about bed bug treatments. Mr. Gill responded they are done every month and on demand.

Commissioner Shaw asked who will be the developer for 122 N. Walnut. Mr. Gill responded that Genesis was selected.

3. ADJOURNMENT

Work Session was adjourned at 6:51 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 11, 2023 AT VISTA VILLAGE, 80 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, on the 11th day of July, 2023. Chairperson Frederick Shaw 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 the Worrell Community Newspapers (EAST ORANGE RECORD) and NJ Advance Media (STAR-LEDGER) on January 3, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on January 6, 2023. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on January 6, 2023.

The meeting will begin promptly at 7:00 PM.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Abel Rumph
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Denise Milton, HCVP 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 July 11, 2023, for the purpose of acting upon:

2023-13 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JUNE 2023

2023-14 RESOLUTION AUTHORIZING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP) IN AN AMOUNT OF \$21,246.00

2023-15 RESOLUTION AUTHORIZING THE CANCELLATION OF THE BOARD OF COMMISSIONERS MEETING SCHEDULED FOR TUESDAY, AUGUST 8, 2023

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 Fred Shaw
Commissioner Walter Waters
Commissioner Abel Rumph
Commissioner Wanda Watson

ABSENT:

Vice-Chairman W.G. Harris (excused)
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Tuesday Whitney, FSS Coordinator
Ms. Denise Milton, HCVP Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in April of 2023. Commissioner Watson seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Rumph.
Nays: None.
Abstentions: None.

The Resolution was approved 4-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of the bills for June of 2023. Commissioner Watson seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Watson, Rumph, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

4. VISITORS

Louise Parrish, apt. 8C, Vista Village. Ms. Parrish complained about a water leak, but they left the bathroom messed up.

Billy apt. 6A, Vista Village. Billy wanted to know when a security camera will be put in the back parking lot and the lighting is out.

Anthony Brown, apt. 8X, Vista Village, Stipend Worker. Mr. Brown stated there are people filling their dumpster from off the street.

Mr. Robinson, apt. 3Q, Vista Village. Mr. Robinson complained about night security and complaints are not being taken care of.

Rose Greer Elijah, apt. 1H, Vista Village. Ms. Elijah suggested there should be speed bumps in the road to slow down the cars.

Deborah Alexander, apt. 7P, Vista Village. Put in work order for her stove, but she has been waiting for more than two months. There is also a problem with the elevator and it makes it impossible to evacuate the building in an emergency. She also wanted fans in the laundry room because there is no air

conditioning.

Johnnie Mae Good, apt. 1U, Vista Village. Ms. Good asked for there to be a tenants association. Also asked for a raise for stipend workers.

Ms. Young, Vista Village. Ms. Young asked is there a budget for more than one maintenance person. The office is never open in the building for complaints and rental payments.

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

Mr. Gill highlighted his report and answered

questions from the Commissioners.

Ms. Whitney covered her report and answered questions from the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. EXECUTIVE SESSION

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

ROLL CALL:

Ayes: Shaw, Watson, Rumph, Waters.

Nays: None.

Abstentions: None.

The motion carried 4-0-0. The Commissioners went into Executive Session at 8:07 PM.

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

ROLL CALL:

Ayes: Watson, Shaw, Rumph, Waters.
Nays: None.
Abstentions: None.

The motion carried 4-0-0. The Commissioners returned to open session at 8:38 PM.

9. RESOLUTIONS

2023-14 RESOLUTION AUTHORIZING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP) IN AN AMOUNT OF \$21,246.00

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

ROLL CALL:

Ayes: Shaw, Waters, Rumph, Watson.
Nays: None.
Abstentions: None.

The Resolution was approved 4-0-0.

2023-15 RESOLUTION AUTHORIZING THE CANCELLATION OF THE BOARD OF COMMISSIONERS MEETING SCHEDULED FOR TUESDAY, AUGUST 8, 2023

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

ROLL CALL:

Ayes: Shaw, Waters, Rumph, Watson.
Nays: None.
Abstentions: None.

The Resolution was approved 4-0-0.

10. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Rumph seconded. By unanimous acclamation
the meeting was adjourned at 9:00pm.