

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 12, 2023 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:20PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

Chairperson Fred Shaw  
Commissioner Walter Waters  
Commissioner Wanda Watson  
Commissioner Beth Coleman  
Commissioner Nicole Amos

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Abel Rumph

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Mr. Obinna Moneme, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Shaw asked about the towel racks for 160 Halsted. Mr. Gill confirmed they have been ordered and installed.

Commissioner Watson asked about the PHAS "standard performer" score. Mr. Gill said some points were lost because the financials came in late.

Mr. Gill informed the Commissioners that the Irvington Housing Authority is under receivership but they reached out to EOHA to manage the Section

8 program, which is about 600 vouchers. There was discussion about how the EOHA will take on the additional responsibilities.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:39 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 12, 2023 AT 160 HALSTED 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 12<sup>th</sup> day of September, 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 Wanda Watson  
Commissioner Nicole Amos  
Commissioner Beth Coleman

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Abel Rumph

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. Denise Reyes, Property Manager  
Ms. Patrizia Proilo, CWA Local 1077  
Ms. Kassema Jones, Property Manager  
Ms. Denise Milton, HCVP Manager  
Mr. Obinna Moneme, 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 September 12, 2023, for the purpose of acting upon:

**2023-16 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JULY 2023**

**2023-17 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF AUGUST 2023**

**2023-18 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HAI GROUP IN AN AMOUNT OF \$19,037.00**

**2023-19 RESOLUTION AUTHORIZING COMMISSIONER WALTER L. WATER, WILBER GILL, DUANGRAT SIMPKINS, TUESDAY WHITNEY AND DENISE MILTON TO ATTEND THE NAHRO 2023 NATIONAL CONVERENCE IN NEW ORLEANS, LA, OCTOBER 5-8, 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 Wanda Watson  
Commissioner Nicole Amos  
Commissioner Beth Coleman

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Abel Rumph

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. Denise Reyes, Property Manager  
Ms. Patrizia Proilo, CWA Local 1077  
Ms. Kassem Jones, Property Manager  
Mr. Obinna Moneme, Esq., Legal Counsel

**2. MINUTES**

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

**ROLL CALL:**

Ayes: Shaw, Amos, Waters, Coleman, Watson.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**3. APPROVAL OF THE BILLS**

**MOTION:** Commissioner Waters moved to approve the payment of the bills for July and August of 2023. Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Coleman, Watson.

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 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. Jones covered her report and answered questions from the Commissioners.

Ms. Milton covered her 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.

**9. RESOLUTIONS**

**2023-18 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR  
TO RENEW THE ANNUAL PROPERTY INSURANCE  
COVERAGE WITH HAI GROUP IN AN AMOUNT OF  
\$19,037.00**

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

ROLL CALL:

Ayes: Shaw, Amos, Waters, Coleman, Watson.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2023-19 RESOLUTION AUTHORIZING COMMISSIONER WALTER L. WATER, WILBERT GILL, DUANGRAT SIMPKINS, TUESDAY WHITNEY AND DENISE MILTON TO ATTEND THE NAHRO 2023 NATIONAL CONVERENCE IN NEW ORLEANS, LA, OCTOBER 5-8, 2023**

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

ROLL CALL:

Ayes: Shaw, Amos, Waters, Coleman, Watson.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**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, Coleman, Amos, Waters.

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners went



into Executive Session at 8:07pm.

**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, Coleman, Amos, Waters.

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners returned to open session at 8:38 PM.

## **10. ADJOURNMENT**

Commissioner Waters moved to adjourn. Commissioner Rumph seconded. By unanimous acclamation the meeting was adjourned at 8:39pm.