

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON AUGUST 11, 2020 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:00 PM by Chairperson Harris. The Open Public Meeting Act was read by the Recording Secretary.

PRESENT:

Chairperson W.G. Harris
Commissioner Fred Shaw
Commissioner Wanda Watson
Commissioner Walter Waters
Commissioner Cassandra Chatman

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Mr. Phil Britton, Manager of Real Estate Dev.
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Harris asked about residents acting as security aides. Mr. Gill responded they will be paid through the end of the month.

Commissioner Shaw asked about the status of Eaton Place. Mr. Britton responded they are going to the Planning Board next month. Some of the drawings had to be redone. After approval construction can start.

Commissioner Shaw asked about evictions because of the moratorium. Mr. Britton responded that has

to do with the Walnut Street purchase of a liquor store and bodega. It's considered to be an acquisition and eviction, so the moratorium must be lifted before anything can be done.

Commissioner Shaw asked about demolition on Halsted Street. Mr. Britton responded they must close on the financing, possibly in September, then the demolition could start.

Chairman Harris asked about the PTGH properties payment to the EOHA. Mr. Gill responded it is payroll payments to reimburse the EOHA. It happens every pay period.

Chairman Harris asked about Covid-19 protocol after August 30th. Mr. Gill responded the authority will maintain the same protocols since nothing has changed with the virus.

Commissioner Watson asked about Section 8 inspection payments to Harry Paden from July 1, 2020 to July 31, 2020. Mr. Gill responded that EOHA needs a third party to do inspections for property it owns.

3. ADJOURNMENT

Work Session adjourned at 6:30 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON AUGUST 11, 2020 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 August, 2020. Chairperson W.G. Harris called the meeting to order at 7:00 PM.

The Chairman stated that this meeting is being conducted on conformity with the Open Public Meeting Act. Due to the Covid-19 pandemic, in lieu of a regular live meeting, the August 11, 2020 Board of Commissioners meeting will be conducted by conference call. The meeting will begin promptly at 7:00 PM, dial-in number: 800-615-1516, access code: 6780250. The notice was posted on the EOHA website on Wednesday August 5, 2020. The notice was also mailed to NJ Advance Media (Star-Ledger) on August 5, 2020.

PRESENT:

Chairperson W.G. Harris
Vice-Chairman Walter Waters
Commissioner Wanda Watson
Commissioner Cassandra Chatman
Commissioner Fred Shaw

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Manager of Real Estate Dev.
Mr. Dennis Hickerson-Breedon, 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 August 11, 2020, via conference call, for the purpose of acting upon:

2020-24 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTHS OF JUNE AND JULY 2020

2020-25 RESOLUTION AUTHORIZING AND RATIFYING ACTIONS OF THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY REGARDING THE RESPONSE TO THE COVID-19 PANDEMIC

2020-26 RESOLUTION TO ADOPT CERTAIN HUD WAIVERS OF PUBLIC HOUSING PROGRAM REGULATIONS

- 2020-27 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE APPROVING THE EXECUTION OF A DEVELOPER AGREEMENT WITH NORTH WALNUT URBAN RENEWAL, LLC FOR THE LONG TERM GROUND LEASE AND CONSTRUCTION OF A HOUSING PROJECT TO BE LOCATED AT 96 AND 122 NORTH WALNUT STREET AND 374, 376 AND 384 WILLIAMS STREET (IDENTIFIED AS BLOCK 360, LOTS 17, 17.01, 17.02, 19, 20 AND 22 ON THE OFFICIAL TAX MAP ON THE CITY OF EAST ORANGE, N.J.) AS WELL AS PURSUANT TO SAID AGREEMENT THE ACQUISITION BY SALE OR CONDEMNATION OF ADDITIONAL LANDS AND IMPROVEMENTS LOCATED ON 84-86 NORTH WALNUT STREET AND 392 WILLIAMS STREET (IDENTIFIED AS BLOCK 360, LOTS 18 AND 18.01 ON THE OFFICIAL TAX MAP ON THE CITY OF EAST ORANGE, N.J.)
- 2020-28 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI SOFTWARE LLC IN AN AMOUNT OF \$37,481.47
- 2020-29 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP) IN AN AMOUNT OF \$15,515.00
- 2020-30 RESOLUTION RATIFYING EXTENDING A PAYROLL SUPPORT SERVICES CONTRACT WITH ADP, LLC FOR A PERIOD NOT TO EXCEED 90 DAYS

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 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, Manager of Real Estate Dev.

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in June 2020. Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

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 June and July bills. Commissioner Chatman seconded. There were no questions.

ROLL CALL:

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

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

The report stood. Mr. Gill highlighted

portions of the executive reports and answered questions from the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2020-25 RESOLUTION AUTHORIZING AND RATIFYING ACTIONS OF THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY REGARDING THE RESPONSE TO THE COVID-19 PANDEMIC

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2020-26 A RESOLUTION TO ADOPT CERTAIN HUD WAIVERS OF THE PUBLIC HOUSING PROGRAM REGULATIONS

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

2020-27 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE APPROVING THE EXECUTION OF A DEVELOPER AGREEMENT WITH NORTH WALNUT URBAN RENEWAL, LLC FOR THE LONG TERM GROUND LEASE AND CONSTRUCTION OF A HOUSING PROJECT TO BE LOCATED AT 96 AND 122 NORTH WALNUT STREET AND 374, 376 AND 384 WILLIAMS STREET (IDENTIFIED AS BLOCK 360, LOTS 17, 17.01, 17.02, 19, 20 AND 22 ON THE OFFICIAL TAX MAP ON THE CITY OF EAST ORANGE, N.J.) AS WELL AS PURSUANT TO SAID AGREEMENT THE ACQUISITION BY SALE OR CONDEMNATION OF ADDITIONAL LANDS AND IMPROVEMENTS LOCATED ON 84-86 NORTH WALNUT STREET AND 392 WILLIAMS STREET (IDENTIFIED AS BLOCK 360, LOTS 18 AND 18.01 ON THE OFFICIAL TAX MAP ON THE CITY OF EAST ORANGE, N.J.)

Commissioner Waters moved to approve.
Commissioner Shaw seconded.

Commissioner Shaw asked if this is the same developer that was chosen before about two years ago. Mr. Gill responded it is the same developer.

ROLL CALL:

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

The Resolution was approved 5-0-0.

2020-28 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI

SOFTWARE LLC IN AN AMOUNT OF \$37,481.47

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2020-29 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL
COMMERCIAL LIABILITY INSURANCE COVERAGE WITH
HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)
IN AN AMOUNT OF \$15,515.00**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2020-30 RESOLUTION RATIFYING EXTENDING A PAYROLL
SUPPORT SERVICES CONTRACT WITH ADP, LLC FOR A
PERIOD NOT TO EXCEED 90 DAYS**

Commissioner Watson moved to approve.
Commissioner Waters seconded.

Chairman Harris asked why is it only 90 days. Mr. Gill responded that the contract is only for 90 days because it must go out to bid because of the \$40,000 threshold.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Chairman Harris moved to adjourn. Commissioner Chatman. There were no questions. By unanimous acclamation, the meeting was adjourned at 7:42 PM.