

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 10, 2020 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:12 PM by Chairperson Harris. The Open Public Meeting Act was read by the Chairman.

PRESENT:

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

ABSENT:

Commissioner Joshua Brown
Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Mr. Phil Britton, Development Project Manager
Ms. Kassem Jones, Project Manager
Ms. Shaunda Snyder, Assistant Housing Manager
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Harris asked to differentiate the cost of the non-profit, check #10624. Mr. Gill explained non-profit is sponsoring program, but employees who are getting tablets are

Chairman Harris asked about check #10636, how many trees and what happened that cost \$10,000. Mr. Gill explained that a number of trees needed to be removed after a storm and some trees needed to be

pruned.

Chairman Harris asked about check #10645, was the dumpster for Walnut Street. Mr. Gill explained it was for Concord Towers.

Chairman Harris asked about check #10649, Andrea Little. Mr. Gill explained it is the deductible that needed to be paid. A bill was sent for it.

Commissioner Shaw asked about check D2200, how many feet of sidewalk needed to be repaired. Mr. Britton responded about 6 slabs of concrete, so approximately 25 feet.

Chairman Harris asked about a check for PTGH bills, #1586, is \$25,000 insurance a year correct. Mr. Gill responded that it is correct for two buildings.

Chairman Harris asked about check #1683 and 1684, is the EOHA responsible for the property taxes. Mr. Gill said it is not EOHA money and it's a separate bank account in another entity's name.

Commissioner Watson asked about the summary sheet listing, regarding Section 8 and Covid related expenses. Mr. Gill responded it goes under Section 8, not the general fund.

Chairman Harris asked about a lock on a door in one of the buildings. Ms. Snyder responded it was a faulty lock.

3. ADJOURNMENT

Work Session adjourned at 6:42 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 10, 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 10th day of November, 2020. Chairperson W.G. Harris called the meeting to order at 7:06 PM.

The Chairman stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Due to the Covid-19 pandemic, in lieu of a regular live meeting, the November 10, 2020 Board of Commissioners meeting will be conducted by conference call. The meeting will begin promptly at 7:00 PM, dial-in number: 201-479-3015, access code: 11875113#. The notice was posted on the EOHA website on November 6, 2020. The EOHA Mission Statement was read by the Recording Secretary.

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, Development Project Manager
Ms. Kassema Jones, Project Manager
Ms. Shaunda Snyder, Assistant Housing Manager
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 November 10, 2020, via conference call, for the purpose of acting upon:

2020-39 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF OCTOBER 2020

2020-40 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

2020-41 RESOLUTION APPROVING THE MEETING DATES FOR THE 2021 CALENDAR YEAR OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

2020-42 RESOLUTION APPROVING HOLIDAY DATES FOR THE 2021 CALENDAR YEAR ON WHICH THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE WILL BE OFFICIALLY CLOSED

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, Development Project Manager
Ms. Kassem Jones, Project Manager
Ms. Shaunda Snyder, Assistant Housing Manager
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in October 2020. 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.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Chatman moved to approve the payment of September bills. Commissioner Waters

seconded. There were no questions.

ROLL CALL:

Ayes: Watson, Shaw, Chatman, 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 his report, portions of the executive reports and answered questions from the Commissioners. Mr. Britton gave an update on the real estate development.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2020-40 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE
COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP
(HAI GROUP)**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2020-41 RESOLUTION APPROVING THE MEETING DATES FOR THE
2021 CALENDAR YEAR OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF EAST**

ORANGE

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2020-42 RESOLUTION APPROVING HOLIDAY DATES FOR THE 2021
CALENDAR YEAR ON WHICH THE HOUSING AUTHORITY OF
THE CITY OF EAST ORANGE WILL BE OFFICIALLY
CLOSED**

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

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 Waters seconded. There were no questions.
By unanimous acclamation, the meeting was adjourned at
7:54 PM.