

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 13, 2022 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:08PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Geoffrey Burbage

**ABSENT:**

Commissioner Cassandra Chatman  
Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Harris asked about an auto debit for \$975.18 on the July bills for Paychex. Mr. Gill responded they are payroll charges.

Commissioner Harris asked about disinfecting services and the cost. Mr. Gill responded the cost would be higher because of the Covid pandemic.

Commissioner Harris asked about the vouchers on page 10. Mr. Gill explained how the contracts with the old owners and new owners work, when a property is sold.

Commissioner Harris asked about RFP out for North Walnut. Mr. Gill explained the status of the project and acquiring the building next to it.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:56 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 13, 2022 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY

Chairman 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 Friday, December 17, 2021. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Tuesday December 28, 2021. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Tuesday, December 28, 2021. Due to the COVID-19 pandemic and its recovery period, 2022 annual/regular meetings for the first 6 months will be held virtually by dial-in number: 1-201-479-3015, conference ID: 11875113#; and the meetings for the second 6 months will be held onsite. 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 PM.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Geoffrey Burbage

**ABSENT:**

Commissioner Nicole Amos  
Commissioner Cassandra Chatman

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassema Jones, Project Manager  
Ms. Juliana Reyes, Property Manager  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. George Marie Chalet, Section 8 Supervisor  
Ms. Kim Golden, Assistant Housing 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 September 13, 2022, at 70 South Burnett Street, for the purpose of acting upon:

- 2022-27      **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JULY 2022**
- 2022-28      **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF AUGUST 2022**
- 2022-29      **RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP) IN AN AMOUNT OF \$18,683.00**
- 2022-30      **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HAI GROUP IN AN AMOUNT OF \$17,232.00**
- 2022-31      **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI SOFTWARE LLC IN AN AMOUNT OF \$45,652.44**
- 2022-32      **RESOLUTION RATIFYING COMMISSIONER W. G. HARRIS TO ATTEND THE 2022 PHADA LEGISLATIVE FORUM IN WASHINGTON, DC, SEPTEMBER 11-13, 2022**
- 2022-33      **RESOLUTION AUTHORIZING DENISE MILTON, DONNA MATOZZI, KASSEMA JONES AND DUANGRAT SIMPKINS FOR ATTENDING MRI ASCEND 2022 IN NEW ORLEANS, LA,**

OCTOBER 23-26, 2022

- 2022-34 RESOLUTION AUTHORIZING WILBERT O. GILL FOR ATTENDING 2022 NEW JERSEY STATE LEAGUE OF MUNICIPALITIES, 107<sup>TH</sup> ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-17, 2022
- 2022-35 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH GENESIS COMPANIES FOR THE NORTH WALNUT DEVELOPMENT - PHASE II
- 2022-36 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE, AS MANAGEMENT AGENT OF HALSTED PLAZA SENIOR RESIDENCES, TO JOIN IN A MEMORANDUM OF UNDERSTANDING BETWEEN 160 HALSTED ASSOCIATES URBAN RENEWAL, LLC (OWNER), BRIDGEWAY BEHAVIORAL HEALTH SERVICES AND COLLABORATIVE SUPPORT PROGRAMS OF NJ FOR SUPPORTIVE SERVICES AT THE HALSTED PLAZA SENIOR RESIDENCES
- 2022-37 RESOLUTION AUTHORIZING CHAIRPERSON SHAW AND COMMISSIONER AMOS FOR ATTENDING 2022 NEW JERSEY STATE LEAGUE OF MUNICIPALITIES, 107<sup>TH</sup> ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-17, 2022
- 2022-38 RESOLUTION TO NAME THE HALSTED SENIOR RESIDENCE BUILDING THE "TED R. GREEN HALSTED PLAZA"

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  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Geoffrey Burbage

**ABSENT:**

Commissioner Nicole Amos  
Commissioner Cassandra Chatman

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassem Jones, Project Manager  
Ms. Juliana Reyes, Property Manager  
Ms. Tuesday Whitney, FSS Coordinator  
Ms. George Marie Chalet, Section 8 Supervisor  
Ms. Kim Golden, Assistant Housing Manager  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting in July of 2022. Commissioner Harris seconded. There were no questions.

**ROLL CALL:**

Ayes: Shaw, Harris, Waters.  
Nays: None.  
Abstentions: Burbage.

The Resolution was approved 3-0-1.

**3. APPROVAL OF THE BILLS**

The Bills List was tabled.

#### 4. VISITORS

**Denise Parrish**, Apt. 8C. Ms. Parrish said she has a problem because there is no social worker. She needs help filling out papers. Ms. Kassema Jones explained the process of working with a social worker.

**Billy Boram**, resident and security officer. He explained the camera situation on the property and where there are blind spots.

**Johnnie Mae Goode**, Apt. 1U. She explained how dark it is in the parking lot and the problems it causes.

#### 5. REPORTS

##### COMMITTEE REPORTS

**REAL ESTATE DEVELOPMENT:** There was no report.

**FINANCE:** There was a meeting.

**BUILDINGS & GROUNDS:** There was no report.

**BY-LAWS & PROCUREMENT:** There was no report.

**PERSONNEL:** There was a meeting.

**NON-PROFIT COMMITTEE:** There was a meeting.

**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 explained how the in services are working regarding booster shots.

Ms. Whitney highlighted 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. RESOLUTIONS**

2022-29      **RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL  
COMMERCIAL LIABILITY INSURANCE COVERAGE WITH  
HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)  
IN AN AMOUNT OF \$18,683.00**

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

ROLL CALL:



Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-30

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR  
TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE  
WITH HAI GROUP IN AN AMOUNT OF \$17,232.00**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-31

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR  
TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI  
SOFTWARE LLC IN AN AMOUNT OF \$45,652.44**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-32

**RESOLUTION RATIFYING COMMISSIONER W. G. HARRIS  
TO ATTEND THE 2022 PHADA LEGISLATIVE FORUM IN  
WASHINGTON, DC, SEPTEMBER 11-13, 2022**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-33

**RESOLUTION AUTHORIZING DENISE MILTON, DONNA  
MATOZZI, KASSEMA JONES AND DUANGRAT SIMPKINS  
FOR ATTENDING MRI ASCEND 2022 IN NEW ORLEANS,  
LA, OCTOBER 23-26, 2022**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-34

**RESOLUTION AUTHORIZING WILBERT O. GILL FOR  
ATTENDING 2022 NEW JERSEY STATE LEAGUE OF  
MUNICIPALITIES, 107<sup>TH</sup> ANNUAL CONFERENCE IN**

**ATLANTIC CITY, NJ, NOVEMBER 15-17, 2022**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-35      **RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO  
ENTER INTO AN AGREEMENT WITH GENESIS COMPANIES  
FOR THE NORTH WALNUT DEVELOPMENT - PHASE II**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-36      **RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF  
THE CITY OF EAST ORANGE, AS MANAGEMENT AGENT OF  
HALSTED PLAZA SENIOR RESIDENCES, TO JOIN IN A  
MEMORANDUM OF UNDERSTANDING BETWEEN 160 HALSTED  
ASSOCIATES URBAN RENEWAL, LLC (OWNER),  
BRIDGEWAY BEHAVIORAL HEALTH SERVICES AND  
COLLABORATIVE SUPPORT PROGRAMS OF NJ FOR  
SUPPORTIVE SERVICES AT THE HALSTED PLAZA SENIOR**

**RESIDENCES**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-37

**RESOLUTION AUTHORIZING CHAIRPERSON SHAW AND COMMISSIONER AMOS FOR ATTENDING 2022 NEW JERSEY STATE LEAGUE OF MUNICIPALITIES, 107<sup>TH</sup> ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-17, 2022**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

2022-38

**RESOLUTION TO NAME THE HALSTED SENIOR RESIDENCE BUILDING THE "TED R. GREEN HALSTED PLAZA"**

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

ROLL CALL:

Ayes: Shaw, Harris, Waters.

Nays: None.

Abstentions: Burbage.

The Resolution was approved 3-0-1.

**9. ADJOURNMENT**

Commissioner Harris moved to adjourn the meeting. Commissioner Waters seconded. By unanimous acclamation the meeting was adjourned at 8:16pm.