

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 13, 2021 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 13th day of September, 2021. Chairperson Walter Waters called the meeting to order at 7:14 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 Worrell Community Newspapers (East Orange Record) and NJ Advance Media (Star-Ledger) on Thursday, December 3, 2020. This notice was e-mailed to the City Clerk of East Orange on Thursday, December 3, 2020. This notice was posted at the administrative office and the Authority's two public housing developments and the EOHA website on Tuesday, December 8, 2020. Due to the Covid-19 pandemic, 2021 annual/regular meetings will be held virtually by dial-in number: 1-201-479-3015, Conference ID: 11875113#. 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 p.m.

PRESENT:

Chairperson Walter Waters
Vice-Chairman W.G. Harris
Commissioner Fred Shaw
Commissioner Joshua Brown

ABSENT:

Commissioner Wanda Watson
Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Project Manager
Mr. Phil Britton, Development Project Manager
Mr. Ronald Hunt, Esq., Legal Counsel
Mr. Emeka Madubuogo, 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, 2021, via conference call, for the purpose of acting upon:

2021-25 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTHS OF JULY AND AUGUST 2021

2021-26 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL COMMERCIAL LIABILITY INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP) IN AN AMOUNT OF \$17,996.00

2021-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HAI GROUP IN AN AMOUNT OF \$14,979.00

2021-28 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI SOFTWARE LLC IN AN AMOUNT OF \$39,355.54

2021-29 RESOLUTION AUTHORIZING VICE-CHAIRPERSON W. G. HARRIS TO ATTEND THE PHADA 2021 LEGISLATIVE FORUM IN WASHINGTON, DC, SEPTEMBER 12-14, 2021

2021-30 RESOLUTION AUTHORIZING COMMISSIONER FREDERICK SHAW TO ATTEND THE NJNAHRO 2021 FALL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-18, 2021

2021-31 RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE

FUND

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 Walter Waters
Vice-Chairman W.G. Harris
Commissioner Fred Shaw
Commissioner Joshua Brown

ABSENT:

Commissioner Cassandra Chatman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Project Manager
Mr. Phil Britton, Development Project Manager
Mr. Ronald Hunt, Esq., Legal Counsel
Mr. Emeka Madubougo, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in June of 2021. Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 3-0-1.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Harris moved to approve the

payment of the July and August bills. Commissioner Shaw seconded.

Questions for July Bills

Commissioner Harris asked about check #1175 to the IRS and what was it for. Mr. Gill responded that last year there was money the federal government gave out. There was a credit give to the EOHA that had to be paid back.

Commissioner Harris asked about a check for "Hydro Recharge and 6-year maintenance." Mr. Gill responded it was for recharging the fire hydrants.

Commissioner Harris asked about check #1958 to Aaron Miller and why did he get more money. Ms. Jones explained they covered for an employee that was out.

Commissioner Harris asked about check #11262. Mr. Gill responded that there was work in the bathrooms on the outlets.

Questions for August Bills

Commissioner Harris asked about checks to Granger & Granger for gaskets and maintenance supplies. Mr. Gill responded it is for the magnet around the refrigerator doors.

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

4. VISITORS

Juliette Campbell spoke on behalf of her mother, Veronica Smith, residing in Apt. 1C, at Concord Towers. She said there were some concerns regarding some of the apartments were being broken into with no forced entry. Someone must have had the key to rob the apartments.

She was told visitors can no longer park in the parking lot, which Ms. Kassema Jones confirmed.

She had concerns about taking care of her mother and being considered a health care aide.

Mr. Hunt responded that some of her issues were better to be taken up directly with Mr. Gill or other EOHA officials.

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 a meeting in September. 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.

Mr. Britton answered questions regarding construction.

Ms. Jones answered questions from the Commissioners regarding her report.

Ms. Coley answered questions from the Commissioners regarding her report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2021-26 RESOLUTION RATIFYING THE RENEWAL OF THE ANNUAL
COMMERCIAL LIABILITY INSURANCE COVERAGE WITH**

**HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)
IN AN AMOUNT OF \$17,996.00**

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2021-27 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE
WITH HAI GROUP IN AN AMOUNT OF \$14,979.00**

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

**2021-28 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI
SOFTWARE LLC IN AN AMOUNT OF \$39,355.54**

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

2021-29 RESOLUTION AUTHORIZING VICE-CHAIRPERSON W. G. HARRIS TO ATTEND THE PHADA 2021 LEGISLATIVE FORUM IN WASHINGTON, DC, SEPTEMBER 12-14, 2021

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

2021-30 RESOLUTION AUTHORIZING COMMISSIONER FREDERICK SHAW TO ATTEND THE NJNAHRO 2021 FALL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-18, 2021

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

2021-31 RESOLUTION TO RENEW MEMBERSHIP IN THE NEW

**JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE
FUND**

Commissioner Shaw moved to approve.
Commissioner Brown seconded.

Commissioner Harris asked how much it is.
Mr. Gill said nothing is paid for membership.
The EOHA purchases worker's compensation
through them. It's significantly less.

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The Resolution was approved 4-0-0.

8. EXECUTIVE SESSION

The following statement was read prior to
Executive Session...

BE IT HEREBY RESOLVED that, pursuant to Chapter
231, P.L., 1975 of the laws of the State of New Jersey,
the "Open Public Meeting Act", the East Orange Housing
Authority meets in closed session for the purpose of
matters of confidentiality and attorney/client
privilege. It is expected that the matters discussed
in this closed session can be made public at the time
that the need for confidentiality no longer exists.

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

ROLL CALL:

Ayes: Brown, Shaw, Harris, Waters.

Nays: None.

Abstentions: None.

The motion carried 4-0-0.

The Commissioners went into Executive Session at 7:46 PM.

Commissioner Brown left the meeting so it adjourned for lack of a quorum.