

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 12, 2021 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

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

PRESENT:

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

ABSENT:

Commissioner Cassandra Chatman
Commissioner Joshua Brown

ALSO PRESENT:

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

2. OPEN DISCUSSION

Commissioner Harris asked about the \$1500 for the website developer and for what period of time. Mr. Gill responded it's to rebuild the website. The annual fee is different. Ms. Coley responded that it is a three-year package that the authority has.

Commissioner Harris asked about Concord's bill's where there's a check to the City of Plainfield and what was it for. Mr. Gill responded that is a typo and should be the City of East Orange.

Commissioner Harris asked how often is the EOHA paying for reinspections. Mr. Gill responded that the landlords will be charged, the Housing Authority doesn't pay anything.

Commissioner Harris asked about the Concord Conversion Program and upgrading the generator service and what is going on with it. Mr. Britton explained that it was upgrading a tank at first, then replacing the generator altogether, but it was decided to focus on other jobs first, then go back to looking at the generator. There are no problems anticipated with the generator for this winter.

Commissioner Harris asked about the National Equity Fund. Ms. Coley explained they access risk for tax credits. It's IRS driven and not HUD driven.

Commissioner Shaw asked who is retiring. Mr. Gill responded Maria Pichardo is retiring.

3. ADJOURNMENT

Work Session adjourned at 6:21 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 12, 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 12th day of October, 2021. Chairperson Walter Waters called the meeting to order at 7:09 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 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
Ms. Denise Milton, HCVP Manager
Ms. Kassema Jones, Project Manager
Mr. Phil Britton, Development Project 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 October 12, 2021, via conference call, for the purpose of acting upon:

2021-32 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2021

2021-33 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2022 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2021-34 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER THE EAST ORANGE HOUSING AUTHORITY INTO A MEMORANDUM OF UNDERSTANDING WITH NEWARK/ESSEX COUNTY CONTINUUM OF CARE (COC) IN RELATION TO THE ADMINISTRATION AND FACILITATION OF ASSISTANCE GRANTED UNDER THE EMERGENCY HOUSING VOUCHERS (EHV) INITIATIVE AND THE REQUIREMENTS OF HUD NOTICE PIH 2021-15

2021-35 RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO PERMIT CHARGING A REINSPECTION FEE AFTER THE FIRST HOUSING QUALITY STANDARDS (HQS) REINSPECTION AS ALLOWED BY 24 CFR §982.405 AND HUD PIH NOTICE 2016-05

2021-36 RESOLUTION AUTHORIZING VICE-CHAIRPERSON W. G.

HARRIS, TO ATTEND THE NJNAHRO FALL TRAINING
CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-
18, 2021

**2021-37 RESOLUTION FOR LATE SUBMISSION OF THE 2022
EAST ORANGE HOUSING AUTHORITY BUDGET**

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 Cassandra Chatman
Commissioner Wanda Watson
Commissioner Fred Shaw

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

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

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Harris moved to approve the

payment of the September bills. Commissioner Watson seconded. There were no questions.

ROLL CALL:

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

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.

Mr. Britton answered questions regarding construction.

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

Ms. Milton 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

2021-33 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2022 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

2021-34 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER THE EAST ORANGE HOUSING AUTHORITY INTO A MEMORANDUM OF UNDERSTANDING WITH NEWARK/ESSEX COUNTY CONTINUUM OF CARE (COC) IN RELATION TO THE ADMINISTRATION AND FACILITATION OF ASSISTANCE GRANTED UNDER THE EMERGENCY HOUSING VOUCHERS (EHV) INITIATIVE AND THE REQUIREMENTS OF HUD NOTICE PIH 2021-15

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

2021-35 RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO PERMIT CHARGING A REINSPECTION FEE AFTER THE FIRST HOUSING QUALITY STANDARDS (HQS) REINSPECTION AS ALLOWED BY 24 CFR §982.405 AND HUD PIH NOTICE 2016-05

Commissioner Harris moved to approve.

Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2021-36 RESOLUTION AUTHORIZING VICE-CHAIRPERSON W. G. HARRIS, TO ATTEND THE NJNAHRO FALL TRAINING CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 15-18, 2021

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2021-37 RESOLUTION FOR LATE SUBMISSION OF THE 2022 EAST ORANGE HOUSING AUTHORITY BUDGET

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Commissioner Harris moved to adjourn. Commissioner Shaw seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 7:43PM.