

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 14, 2020 AT 7 GLENWOOD STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:28 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 (arrived at 6:35 PM)
Commissioner Cassandra Chatman
Commissioner Joshua Brown

ABSENT:

None

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

2. OPEN DISCUSSION

Chairman Harris asked about check #10057 regarding Xerox and copier charges. Mr. Gill explained there is a minimum charge for impressions.

Chairman Harris asked about check #10043, a food voucher. Mr. Gill explained it's a reimbursement for relocating a tenant while the apartment was being painted.

Commissioner Chatman asked about #10058. Mr. Gill explained it was a replacement check.

Commissioner Shaw asked about North Walnut Development and that there is no time line. Mr. Britton responded he will provide it.

Commissioner Brown asked about check #1073. Mr. Gill responded it is for two months.

Commissioner Watson asked about check #1370 for PTGH Urban Renewal. Mr. Gill responded it is a settlement regarding violations at the building.

There was discussion regarding the court tracking sheet. Mr. Hickerson-Breedon updated the Commissioners on the status.

3. ADJOURNMENT

Work Session adjourned at 6:59PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 14, 2020 AT 7 GLENWOOD AVENUE, EAST ORANGE, NEW JERSEY.

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting at 7 Glenwood Avenue, East Orange, New Jersey, on the 14th day of January, 2020, the place, date and hour duly established for the holding of such meeting. Chairperson W.G. Harris called the meeting to order at 7:00 PM.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Notice of this Regular Meeting was e-mailed to Worrell Community Newspapers (East Orange Record) and NJ Advance Media on December 11, 2019. The notice was e-mailed and faxed to the City Clerk Office on December 24, 2018 and Public Information Office of the City of East Orange on December 26, 2019. The notice was posted at the administrative office and the Authority's two public housing developments on December 24, 2019.

PRESENT:

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

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Manager of Real Estate Dev.
Mr. 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 Tuesday, January 14, 2020, at 7:00 p.m. At 7 Glenwood Avenue, East Orange, New Jersey for the purpose of acting upon:

- 2020-01 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2019**
- 2020-02 RESOLUTION WRITING OFF RENTS OWNED BY FORMER TENANTS DEEMED UNCOLLECTIBLE**
- 2020-03 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY**
- 2020-04 RESOLUTION AWARDING A CONTRACT TO HYMANSON, PARNES & GIAMPAOLO FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR 2019 IN AN AMOUNT OF \$11,745.00**
- 2020-05 RESOLUTION AUTHORIZING COLLABORATING WITH EAST ORANGE HOUSING & COMMUNITY DEVELOPMENT CORPORATION TO CO-SPONSOR THE T-MOBILE HOME CONNECT PROGRAM FOR IT SENIOR DISABLE RESIDENTS**
- 2020-06 RESOLUTION AMENDING RESOLUTION #2019-30 AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF**

**THREE LOTS AND DEMOLITION AND DISPOSITION OF A
VACANT OFFICE BUILDING FOR THE HALSTED STREET
DEVELOPMENT**

2020-07 2020 ADOPTED BUDGET RESOLUTION

**2020-08 RESOLUTION AUTHORIZING A MEMORANDUM OF
UNDERSTANDING WITH THE NATIONAL BLACK MBA
ASSOCIATION (NBMBA) TO ALLOW THE USE OF THE
HOUSING AUTHORITY'S LEASED OFFICE SPACE AT 7
GLENWOOD AVENUE, SUITE 309, EAST ORANGE, NEW
JERSEY FOR ITS LEADERS OF TOMORROW (LOT)
MENTORING PROGRAM**

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 Fred Shaw
Commissioner Joshua Brown
Commissioner Cassandra Chatman
Commissioner Wanda Watson

ABSENT:

None

ALSO PRESENT:

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

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in December of 2019. Commissioner Watson seconded. There were no questions.

Commissioner Chatman said she should have been excused because she sent a text regarding her absence.

ROLL CALL:

Ayes: Watson, Waters, Shaw, Harris.

Nays: None.

Abstentions: Chatman, Brown.

The Resolution was approved 4-0-2.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of bills. Commissioner Shaw seconded.

Commissioner Brown asked about #1334 check to Genesis. Mr. Gill explained it was a replacement reserve funding.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

4. VISITORS

There were no visitors.

5. REPORTS

COMMITTEE REPORTS

Chairman Harris reassigned the members for each Committee.

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 and Ms. Coley highlighted his 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

2020-02 RESOLUTION WRITING OFF RENTS OWNED BY FORMER TENANTS DEEMED UNCOLLECTIBLE

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

2020-03 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY

Commissioner Brown moved to approve the Resolution. Commissioner Chatman seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

2020-04 RESOLUTION AWARDING A CONTRACT TO HYMANSON, PARNES & GIAMPAOLO FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME PUBLIC HOUSING PROGRAM AND HOUSING CHOICE VOUCHER PROGRAM FOR THE FISCAL YEAR 2019 IN AN AMOUNT OF \$11,745.00

Commissioner Brown moved to approve the Resolution. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

Commissioner Brown left the meeting at 8:00PM.

2020-05 RESOLUTION AUTHORIZING COLLABORATING WITH EAST ORANGE HOUSING & COMMUNITY DEVELOPMENT CORPORATION TO CO-SPONSOR THE T-MOBILE HOME CONNECT PROGRAM FOR IT SENIOR DISABLE RESIDENTS

Commissioner Waters moved to approve the Resolution. 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.

2020-06 RESOLUTION AMENDING RESOLUTION #2019-30 AUTHORIZING THE EXECUTIVE DIRECTOR OF THE EAST ORANGE HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF THREE LOTS AND DEMOLITION AND DISPOSITION OF A VACANT OFFICE BUILDING FOR THE HALSTED STREET DEVELOPMENT

Commissioner Shaw moved to approve the Resolution. 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.

2020-07 2020 ADOPTED BUDGET RESOLUTION

Commissioner Waters moved to approve the Resolution. 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.

2020-08 RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE NATIONAL BLACK MBA ASSOCIATION (NBMBAA) TO ALLOW THE USE OF THE HOUSING AUTHORITY'S LEASED OFFICE SPACE AT 7 GLENWOOD AVENUE, SUITE 309, EAST ORANGE, NEW JERSEY FOR ITS LEADERS OF TOMORROW (LOT) MENTORING PROGRAM

Ms. Coley explained the Resolution.

Commissioner Chatman moved to approve the Resolution. 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.

9. ADJOURNMENT

MOTION: Commissioner Chatman moved to adjourn. Commissioner Waters seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 8:05 PM.