

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 26, 2019 AT 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:24 PM by Chairperson Harris. The Open Public Meeting Act was read by the Recording Secretary.

PRESENT:

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

ABSENT:

Joshua Brown (excused)

ALSO PRESENT:

Ms. Elena Coley, Director of Operations
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel
Mr. William Jones, Consultant (arrived at 6:48PM)

2. OPEN DISCUSSION

The Commissioners asked several questions regarding checks on the Bills List. Ms. Coley responded during the meeting and followed up with an email regarding what the checks in question were for with an explanation.

Check Number	Amount	Payee	Description	Explanation
9259	\$11,108	NJ Public Housing Authority JIF	1 st Installment of NJ Public Housing JIF 2019	This is first of two payments for workers compensation Insurance for 2019
9284, 9300, 9304	\$2,560 \$600 \$2,565	William Steinhart, Norman J. Goldberg, Harry J. Starrett	Professional Service Commissioner Fee Awarded 11/29/2018	Fees paid to court-appointed commissioners ruling on 112 Amherst Str. eminent domain action
9289	\$1,599	East Orange Municipal Court	Superintendent License Fees & Court Costs	Superintendent Licenses for Park Terrace, Grove House & Vista Village plus court costs of \$99.
3497	\$25,000	Freedom Mortgage	Freedom Mortgage held a mortgage on 112 Amherst St. when we filed eminent domain.	The additional purchase price for 112 Amherst Street for the condemnation approved by the Board.

- With regard to the liability of charges for the management of properties, all expenses are charged directly or reimbursed. These entities all have their own bank accounts. Only items such as payroll and other shared services and billed to the EOHA.
- With regard to the inquiry made regarding the McIver Homes units. There are 87 units total for which payments have been suspended. If repair and corrections are not made eventually the contracts will terminate and special permissions will be solicited from HUD regarding the affected tenants to ensure they receive decent, safe and sanitary housing.

Chairman Harris asked about mold remediation. Commissioner Watson asked about 111 S. Munn and the Authority providing the funding for it. Ms. Coley responded the payment was stopped for mold remediation for a few months for that property. The company received a final notice that all contracts could be terminated if the outstanding issues were not taken care of.

Chairman Harris asked about once RAD conversion is done, is the cost shifted away from the Authority. Ms. Coley responded that the cost is

reimbursed.

Commissioner Harris asked about the Vista Village property on the court tracking sheet. Ms. Duran explained the case and updated the status.

Ms. Duran said the marijuana case was dismissed because of the grievance hearing.

There was discussion regarding the Initiative for Bloomfield College and the Housing Authority. Ms. Coley responded that it will be increased from 10 to 25 qualified students.

Commissioner Shaw asked about Mr. Britain's and Mr. Gill's report, "all window replacements have been completed." There was a discrepancy between the reports. Mr. Britain responded that all apartments were done, only the common areas need to be completed.

Commissioner Watson asked about the MOU agreement with Bloomfield College and are the employees allowed to receive scholarships. Ms. Coley responded that Bloomfield College is providing all the funds.

3. ADJOURNMENT

Work Session adjourned at 6:59PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 26, 2019 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting at 70 South Burnett Street, Vista Village, East Orange, New Jersey, on the 26th day of February, 2019, 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 Thursday, February 14, 2019. The notice was e-mailed and faxed to the City Clerk Office on Monday, February 19, 2019 and Public Information Office of the City of East Orange on Monday, February 19, 2019. The notice was posted at the administrative office and the Authority's two public housing developments on Thursday, February 14, 2019.

PRESENT:

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

ABSENT:

Joshua Brown (excused)

ALSO PRESENT:

Ms. Elena Coley, Director of Operations
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel
Mr. William Jones, Consultant

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, February 26, 2019, at 7:00 p.m. at 70 South Burnett Street, Vista Village, East Orange, New Jersey for the purpose of acting upon:

2019-06 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2019

2019-07 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH SEBCO LAUNDRY SYSTEMS TO PROVIDE SMART CARD OPERATED LAUNDRY ROOM SERVICES AT VISTA VILLAGE AND CONCORD TOWERS SUBJECT TO ATTORNEY REVIEW

2019-08 RESOLUTION AUTHORIZING SAMEERAH JOYNER, HOUSING ASSISTANCE TECHNICIAN TO ATTEND NAN MCKAY SEMINAR AND EXAM ON HOUSING CHOICE VOUCHER SPECIALIST IN NEW ORLEANS, LA, MARCH 11-15, 2019

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 Cassandra Chatman
Commissioner Wanda Watson

ABSENT:

Joshua Brown (excused)

ALSO PRESENT:

Ms. Elena Coley, Director of Operations
Mr. Phil Britain, Manager of Real Estate Dev.
Ms. Yadira Duran, Esq., Legal Counsel
Mr. William Jones, Consultant

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Watson moved to approve the payment of bills. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

4. VISITORS

Rosemary Greer-Elijah, apt 1H. She has lived there 8 going on 9 years and she has no complaints. She loves the apartment.

Louise Parris, apt 1L, complained she has mice and the smell in the hallways. She and her husband moved to the motel for 1.5 months. They were told they could not move back. They came back on the 4th of January.

Jeanine Roberts, said she has been asking for a 1 bedroom for her and her husband. Ms. Coley said it is based on availability for the one bedrooms.

Debra Paulinus, she had no complaints, but one of the burners on her stove is not working.

Johnnie Mae Goode, apt. 1-U. She had a concern about the renovations and there are lots of sick people who could not get into a hotel and they cannot breath.

Sandra Davis, 7-M, complained she came home from the hospital and her apartment was torn apart

Andrea Savage, 2-J, she complained that Ms. Jones threatened her and her husband and said that she has to be the one that gives them the okay to move. She

is trying to move into an apartment on Court Street in Newark, but possibly Ms. Jones stopped the move. There were many things done to her in the building that were covered up by Ms. Jones. She now wants section 8 so she can move to Pennsylvania.

Sherman Roberts, 3-V. Mr. Roberts complained that things are not getting fixed. There's only one person that does the work.

Mark Bridges, 8-L, wanted to know if the floors in the bedrooms will be replaced.

Louise Parrish, wanted to know who she could complain to regarding mice getting on her stove.

Valerie Wilkerson, 7-J, complained about the windows where air is coming through, all around the frame. She also has mice.

Ms. Gregory, just echoed the concerns of the previous speakers. She complained that none one should have been in the building while construction was being done.

Jean Small, 6-N, complained about the workmen stealing things from her unit, specifically jewelry.

5. REPORTS

COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT: There was no meeting or report.

FINANCE: There was no report.

BUILDINGS & GROUNDS: There was no report.

BY-LAWS & PROCUREMENT: There was no report.

PERSONNEL: There was no meeting or report.

NON-PROFIT COMMITTEE: There was no report.

EOHCDC BOARD OF DIRECTORS: There was no report.

EXECUTIVE DIRECTOR

The report stood. Ms. Coley answered any questions regarding the report.

LEGAL REPORT (Board Attorneys)

There was no report. There was discussion regarding the court tracking sheet and specific cases.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2019-07 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH SEBCO LAUNDRY SYSTEMS TO PROVIDE SMART CARD OPERATED LAUNDRY

**ROOM SERVICES AT VISTA VILLAGE AND CONCORD
TOWERS SUBJECT TO ATTORNEY REVIEW**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-08 RESOLUTION AUTHORIZING SAMEERAH JOYNER, HOUSING
ASSISTANCE TECHNICIAN TO ATTEND NAN MCKAY
SEMINAR AND EXAM ON HOUSING CHOICE VOUCHER
SPECIALIST IN NEW ORLEANS, LA, MARCH 11-15,
2019**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Commissioner Waters moved to adjourn. Commissioner Chatman seconded. There were no questions. By unanimous acclamation, the meeting was adjourned at 8:24 PM.

1. The first part of the document is a list of names and addresses of the members of the committee.

2. The second part of the document is a list of names and addresses of the members of the committee.

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