

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 14, 2017 AT 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:40 PM by Chairperson Shaw. The Open Public Meeting Act was read by the Recording Secretary.

**PRESENT:**

Chairperson Fred Shaw  
Commissioner Keely Freeman  
Commissioner Walter Waters  
Commissioner Wanda Watson  
Commissioner Joshua Brown

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Ted Green

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Greyson Hannigan, Esq., Legal Counsel  
Mr. Bahir Fuller, Aide to the Mayor

**2. OPEN DISCUSSION**

Commissioner Brown asked about check #6982 for Gibson PC for legal fees. Mr. Gill responded he is a labor attorney

Commissioner Brown asked about check #6980 and what is the MNV. Mr. Gill responded it is for the utility monitoring firm. \$7,000 is paid annually.

The bill is paid every quarter.

Commissioner Brown asked about check #7011 for worker's compensation assessment. Mr. Gill responded the premium is paid in one lump sum.

Commissioner Brown asked about a \$430,000 figure under finance. Mr. Gill explained that there was a resolution for unrestricted admin fees and the board voted to move that money over to a non-profit.

### **3. ADJOURNMENT**

The Work Session was adjourned at 6:59 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 14, 2017 AT 70 SOUTH BURNET 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 Burnet Street, East Orange, New Jersey, on the 14<sup>th</sup> day of February, 2017, the place, date and hour duly established for the holding of such meeting. Chairperson Fred Shaw 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 Tuesday, December 27, 2016. The notice was also faxed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, December 28, 2016. The notice was posted at the administrative office and the Authority's two public housing developments on Thursday, December 29, 2016.

**PRESENT:**

Chairperson Fred Shaw  
Commissioner Joshua Brown  
Commissioner Walter Lewis Waters  
Commissioner Keely Freeman  
Commissioner Wanda Watson

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Ted Green

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. William Jones, Consultant  
Ms. Kassema Jones, Project Coordinator  
Mr. Greyson Hannigan, 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, February 14, 2017, at 7:00 p.m. at 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

- 2017-06 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2016**
- 2017-07 RESOLUTION AUTHORIZING COMMISSIONER FREDERICK SHAW, COMMISSIONER WALTER L. WATERS AND COMMISSIONER WANDA WATSON TO ATTEND THE 2017 NAHRO WASHINGTON CONFERENCE IN ARLINGTON, VA, MARCH 26-28, 2017**
- 2017-08 RESOLUTION RATIFYING THE REORGANIZATION OF THE HOUSING AUTHORITY STAFF PERSONNEL FOR ECONOMY AND EFFICIENCY**
- 2017-09 RESOLUTION AUTHORIZING KASSEMA JONES, DENISE SIMMONS AND DENISE MILTON TO ATTEND THE NJNAHRO RAD PROJECT-BASED VOUCHER (PBV) OCCUPANCY TRAINING IN ATLANTIC CITY, NJ, APRIL 3-5, 2017**
- 2017-10 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO CLOSE THE WAITING LIST FOR PUBLIC HOUSING PROGRAM**
- 2017-11 RESOLUTION AUTHORIZING THE ACQUISITION OF TWO PROPERTY LOCATED AT 104 & 108 AMHERST STREET, EAST ORANGE, NEW JERSEY THROUGH NEGOTIATIONS WITH EXISTING OWNER**
- 2017-12 RESOLUTION AUTHORIZING THE ACQUISITION OF**

PROPERTIES LOCATED AT 110 AND 114 AMHERST STREET, EAST ORANGE, NEW JERSEY 07018 BY EMINENT DOMAIN

- 2017-13 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES LOCATED AT 112 AND 116 - 118 AMHERST STREET, EAST ORANGE, NEW JERSEY THROUGH NEGOTIATIONS WITH CURRENT OWNER(S) OR, IF NECESSARY, BY EMINENT DOMAIN
- 2017-14 RESOLUTION AUTHORIZING THE PROVISION OF MOVING ASSISTANCE TO CERTAIN RESIDENTS OF 111 AMHERST STREET, EAST ORANGE, NJ
- 2017-15 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A FIVE YEAR (INITIAL TERM) LEASE WITH T-MOBILE USA, INC. TO RENT A SECTION OF THE ROOF FOR INSTALLATION OF A CELLPHONE ANTENNA AT VISTA VILLAGE, 70 SOUTH BURNET STREET, EAST ORANGE, NJ
- 2017-16 RESOLUTION AUTHORIZING A PREMISES ACCESS LICENSE (PAL) TO VERIZON TO CONVERT THE EXISTING COPPER NETWORK LINE TO FIBER OPTIC TECHNOLOGY AT BOTH VISTA VILLAGE AND CONCORD TOWERS APARTMENTS
- 2017-17 AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE PERIOD OF OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2021
- 2017-18 2016 ADOPTED BUDGET RESOLUTION
- 2017-19 2017 ADOPTED BUDGET RESOLUTION

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  
Commissioner Joshua Brown  
Commissioner Walter Lewis Waters  
Commissioner Keely Freeman  
Commissioner Wanda Watson

**ABSENT:**

Vice-Chairman W.G. Harris  
Commissioner Ted Green

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. William Jones, Consultant  
Ms. Kassem Jones, Project Coordinator  
Mr. Greyson Hannigan, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting. Commissioner Brown seconded. There were no questions.

ROLL CALL:

Ayes: Brown, Waters, Watson, Freeman, Shaw.

Nays: None.

Abstentions: None.

The motion carried 5-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Brown moved to approve the payment of bills. Commissioner Waters

seconded. There were no questions.

**ROLL CALL:**

Ayes: Brown, Waters, Watson, Freeman, Shaw.

Nays: None.

Abstentions: None.

The motion carried 5-0-0.

**4. VISITORS**

There were no comments from the visitors.

**5. REPORTS**

**COMMITTEE REPORTS**

**PERSONNEL:** There was a meeting and details will be discussed in Executive Session.

**FINANCE:** Commissioner Watson said there was a meeting. The financial results are summarized in the report. Properties on Amherst were identified for acquisition. The capital budget provisions were recapped.

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

**REAL ESTATE DEVELOPMENT:** There was no report. Chairperson Shaw said projects on Eaton Street were discussed. There is a possible project on Amherst which will be discussed in Executive Session.

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

**EXECUTIVE DIRECTOR**

The report stood. Mr. Gill highlighted his report and the reports of the departments.

Commissioner Watson asked what is the grace period on the court tracking sheet. Ms. Coley responded there is a 14-day notice.

**LEGAL REPORT (Board Attorneys)**

Report was held for closed session

**6. OLD BUSINESS**

There was no Old Business.

**7. NEW BUSINESS**

There was no New Business.

**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 Brown seconded. There were no questions.

ROLL CALL:

Ayes: Brown, Waters, Watson, Freeman, Shaw.  
Nays: None.  
Abstentions: None.

The motion carried 5-0-0.

The Commissioners went into Executive Session at 7:31 PM.

**MOTION:** Commissioner Freeman moved to return to open session, after discussing personnel and litigation matters. Commissioner Harris seconded. There were no questions.

ROLL CALL:

Ayes: Watson, Brown, Waters, Shaw, Freeman.  
Nays: None.  
Abstentions: None.

The motion carried 5-0-0. The Commissioners returned to Open Session at 8:44 pm.

**9. RESOLUTIONS**

2017-07    **RESOLUTION AUTHORIZING COMMISSIONER  
FREDERICK SHAW, COMMISSIONER WALTER L.  
WATERS AND COMMISSIONER WANDA WATSON TO  
ATTEND THE 2017 NAHRO WASHINGTON  
CONFERENCE IN ARLINGTON, VA, MARCH 26-28,  
2017**

Commissioner Brown moved to approve.  
Commissioner Freeman seconded.

Commissioner Waters moved to add  
Commissioner Brown to the Resolution.  
Chairperson Shaw seconded.

Commissioner Waters moved to approve  
the Resolution as amended. Commissioner  
Brown Seconded. There were no questions.

ROLL CALL:

Ayes:            Waters, Brown, Freeman, Shaw.

Nays:            None.

Abstentions: None.

The Resolution was approved 4-0-0.

2017-08    **RESOLUTION RATIFYING THE REORGANIZATION  
OF THE HOUSING AUTHORITY STAFF PERSONNEL  
FOR ECONOMY AND EFFICIENCY**

Commissioner Waters moved to approve.  
Commissioner Brown seconded.

Commissioner Watson made a motion to  
remove the 6<sup>th</sup> (last) "Whereas" paragraph.  
Commissioner Brown seconded. There were  
no questions.

ROLL CALL:

Ayes:            Watson, Waters, Brown, Freeman, Shaw.

Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**2017-09 RESOLUTION AUTHORIZING KASSEMA JONES,  
DENISE SIMMONS AND DENISE MILTON TO  
ATTEND THE NJNAHRO RAD PROJECT-BASED  
VOUCHER (PBV) OCCUPANCY TRAINING IN  
ATLANTIC CITY, NJ, APRIL 3-5, 2017**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**2017-10 RESOLUTION AUTHORIZING THE HOUSING  
AUTHORITY OF THE CITY OF EAST ORANGE TO  
CLOSE THE WAITING LIST FOR PUBLIC HOUSING  
PROGRAM**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**2017-11 RESOLUTION AUTHORIZING THE ACQUISITION OF TWO PROPERTY LOCATED AT 104 & 108 AMHERST STREET, EAST ORANGE, NEW JERSEY THROUGH NEGOTIATIONS WITH EXISTING OWNER**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-12 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES LOCATED AT 110 AND 114 AMHERST STREET, EAST ORANGE, NEW JERSEY 07018 BY EMINENT DOMAIN**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-13 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES LOCATED AT 112 AND 116 - 118 AMHERST STREET, EAST ORANGE, NEW JERSEY THROUGH NEGOTIATIONS WITH CURRENT**

**OWNER(S) OR, IF NECESSARY, BY EMINENT  
DOMAIN**

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

**ROLL CALL:**

Ayes: Watson, Waters, Brown, Freeman, Shaw.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**2017-14 RESOLUTION AUTHORIZING THE PROVISION OF  
MOVING ASSISTANCE TO CERTAIN RESIDENTS OF  
111 AMHERST STREET, EAST ORANGE, NJ**

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

**ROLL CALL:**

Ayes: Watson, Waters, Brown, Freeman, Shaw.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**2017-15 RESOLUTION AUTHORIZING THE EXECUTIVE  
DIRECTOR TO ENTER INTO A FIVE YEAR  
(INITIAL TERM) LEASE WITH T-MOBILE USA,  
INC. TO RENT A SECTION OF THE ROOF FOR  
INSTALLATION OF A CELLPHONE ANTENNA AT  
VISTA VILLAGE, 70 SOUTH BURNET STREET,  
EAST ORANGE, NJ**

Commissioner Brown moved to approve.

Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-16 RESOLUTION AUTHORIZING A PREMISES ACCESS LICENSE (PAL) TO VERIZON TO CONVERT THE EXISTING COPPER NETWORK LINE TO FIBER OPTIC TECHNOLOGY AT BOTH VISTA VILLAGE AND CONCORD TOWERS APARTMENTS**

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

Mr. Hannigan opined he believed the Resolution is fine.

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-17 AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE PERIOD OF OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2021**

Commissioner Waters moved to approve. Commissioner Freeman seconded.

Commissioner Brown asked what is the purpose of the resolution. Mr. Gill responded the EOHA won't have to go through the procurement process to use the vendor.

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-18 2016 ADOPTED BUDGET RESOLUTION**

Commissioner Watson moved to approve. Commissioner Waters seconded.

Commissioner Waters asked for the numbers for the budget. There were no questions.

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2017-19 2017 ADOPTED BUDGET RESOLUTION**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Freeman, Shaw.

Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

**9. ADJOURNMENT**

**MOTION:** Commissioner Brown moved to adjourn.  
Commissioner Waters seconded. There were no  
questions.

By unanimous acclamation the meeting was  
adjourned at 9:06 PM.