

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 12, 2020 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:00 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 Joshua Brown

ABSENT:

Commissioner Walter Waters
Commissioner Cassandra Chatman

ALSO PRESENT:

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

2. OPEN DISCUSSION

Chairman Harris asked about the fee for the tablets, checks #10262 and #10314. Mr. Gill responded those checks are for the employees who opted to get tablets and they paid for them. They have deduction from their paychecks. Those checks are for money to reimburse the non-profit because the non-profit paid for the tablets. The employees are reimbursing the non-profit.

Chairman Harris asked about the total amount from HUD for Covid-19. Mr. Gill responded it is \$41,000 for public housing and for Section 8 it is

two months admin fees.

Chairman Harris asked about the grand opening at Vista Village. Mr. Britton responded that there are still discussions with the representatives from Genesis, but plans are still being made and no date is set.

Chairman Harris asked about a typo regarding a check to Vista Village which should read \$319,000, not \$319, under the real estate section.

Chairman Harris asked about the summer schedule and why are reduced hours necessary since no one is going to the office. Mr. Gill responded employees are still working at home, therefore the regular summer schedule still applies.

3. ADJOURNMENT

Work Session adjourned at 6:20 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 12, 2020 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 May, 2020. Chairperson W.G. Harris called the meeting to order at 7:00 PM.

The Chairman stated that this meeting is being conducted on conformity with the Open Public Meeting Act. Due to the Covid-19 pandemic, in lieu of a regular live meeting, the May 12, 2020 Board of Commissioners meeting will be conducted by conference call. The meeting will begin promptly at 7:00 PM, dial-in number: 800-615-1516, access code: 6780250. The notice was posted on the EOHA website on Thursday, May 12, 2020.

PRESENT:

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

ABSENT:

Commissioner Cassandra Chatman (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Manager of Real Estate Dev.
Ms. Duangrat Simpkins, Office Manager
Mr. Dennis 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, April 14, 2020, via conference call, for the purpose of acting upon:

2020-18 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF APRIL 2020

2020-19 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE 2020 SUMMER SCHEDULE

2020-20 RESOLUTION AUTHORIZING CONSENT TO THE TRANSFER OF THE PARTNERSHIP INTEREST IN MCIVER HOMES, LLC AND TRANSFER OF THE HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT TO JOINED DEVELOPMENT PARTNERS

2020-21 RESOLUTION AUTHORIZING THE TRANSFER OF \$100,000 OF DEVELOPMENT FEES EARNED ON THE VISTA VILLAGE RENOVATION PROJECT TO EAST ORANGE HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR AFFORDABLE HOUSING AND OTHER COMMUNITY-BASED PROGRAMS

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 Wanda Watson
Commissioner Joshua Brown
Commissioner Fred Shaw

ABSENT:

Commissioner Cassandra Chatman (excused)

ALSO PRESENT:

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

2. **MINUTES**

MOTION: Commissioner Shaw moved to approve the minutes of the previous meeting in April 2020. Commissioner Brown seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-1.

3. **APPROVAL OF THE BILLS**

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

There were no questions.

ROLL CALL:

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

The report stood. Mr. Gill, Ms. Coley and Mr. Britton highlighted portions of the 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

**2020-19 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY
OF THE CITY OF EAST ORANGE 2020 SUMMER
SCHEDULE**

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

ROLL CALL:

Ayes: Brown, Shaw, Waters, Harris.

Nays: Watson.

Abstentions: None.

The Resolution was approved 4-1-0.

**2020-20 RESOLUTION AUTHORIZING CONSENT TO THE TRANSFER
OF THE PARTNERSHIP INTEREST IN MCIVER HOMES,
LLC AND TRANSFER OF THE HOUSING ASSISTANCE
PAYMENT (HAP) CONTRACT TO JOINED DEVELOPMENT
PARTNERS**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2020-21 RESOLUTION AUTHORIZING THE TRANSFER OF \$100,000 OF DEVELOPMENT FEES EARNED ON THE VISTA VILLAGE RENOVATION PROJECT TO EAST ORANGE HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR AFFORDABLE HOUSING AND OTHER COMMUNITY-BASED PROGRAMS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Commissioner Waters moved to adjourn. Commissioner Brown. There were no questions. By unanimous acclamation, the meeting was adjourned at 7:38 PM.