

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 14, 2017 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:35 PM by Chairperson Shaw. The Open Public Meeting Act was read by the Recording Secretary.

PRESENT:

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

ABSENT:

Commissioner Ted Green
Commissioner Joshua Brown (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Duangrat Simpkins, Office Manager
Ms. Kassem Jones, Project Coordinator
Ms. Yadira Duran, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Harris asked about \$100,000 for a project. How come one is being split from RHF. Mr. Gill responded that the projects are different.

Chairman Shaw asked about the Parking Authority asking for \$240,000 for a piece of property. Mr. Gill responded they would take care of the environmental issues. There was further discussion

regarding the property.

Commissioner Freeman asked about Section 8 being in the red. Mr. Gill explained that it should be \$154,000 in the black.

Commissioner Harris asked about 21 refrigerators not being installed at Vista Village. Mr. Gill replied there were some issues with the size of the units.

Commissioner Harris asked where is Pharmacy Plus located. Mr. Gill responded they don't have housing.

Commissioner Harris asked about the court tracking sheet regarding Concord Towers, as papers were filed in August and the Authority still waiting for a court date in November. Ms. Duran responded that for Concord Towers the court date is November 29th, but she was advised that they have all settled. As of now the only pending matters are for Vista Village. They were received last week and filed today.

There was discussion regarding the holiday party at the East Orange Golf Course.

3. ADJOURNMENT

Work Session adjourned at 6:59 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 14, 2017 AT 160 HALSTED 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 160 Halsted Street, East Orange, New Jersey, on the 14th day of November, 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
Vice-Chairman W.G. Harris
Commissioner Walter Lewis Waters
Commissioner Keely Freeman
Commissioner Wanda Watson

ABSENT:

Commissioner Ted Green (excused)
Commissioner Joshua Brown (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Yadira Duran, 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, November 14, 2017, at 7:00 p.m. At 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

2017-69 RESOLUTION AUTHORIZING THE PAYMENT OF THE BILL LIST FOR THE MONTH OF OCTOBER 2017

2017-70 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE COMMITTING \$200,000 IN REPLACEMENT HOUSING FACTOR FUNDS TO THE RAD CONVERSION PROJECTS FOR VISTA VILLAGE AND CONCORD TOWERS

2017-71 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE COMMITTING \$200,000 IN CAPITAL FUNDS PROJECT ("CFP") GRANT TO THE RAD CONVERSION PROJECTS FOR THE CONCORD TOWERS BUILDING

2017-72 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL INSURANCE COVERAGE WITH HOUSING AUTHORITY INSURANCE GROUP (HAI GROUP)

2017-73 RESOLUTION AWARDING A CONTRACT TO FCC CONSULTING SERVICES FOR INFORMATION TECHNOLOGY SUPPORT SERVICES FOR A PERIOD OF ONE YEAR WITH RENEWAL OPTION FOR YEAR 2 AND 3

2017-74 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH TD+PARTNERS AND J.G. PETRUCCI COMPANY AS DEVELOPER FOR THE NORTH WALNUT DEVELOPMENT PROJECT

**2017-75 RESOLUTION AUTHORIZING THE ACQUISITION OF A
VACANT PROPERTY LOCATED 192 HALSTED STREET,
EAST ORANGE, NEW JERSEY 07018**

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 Wanda Watson
Commissioner Walter Lewis Waters
Commissioner Keely Freeman
Commissioner Fred Shaw
Commissioner W.G. Harris

ABSENT:

Commissioner Joshua Brown (excused)
Commissioner Ted Green (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Yadira Duran, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in October of 2017. Commissioner Harris seconded.

Commissioner Freeman corrected the minutes and said that she came late during the work session.

ROLL CALL:

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

The motion carried 5-0-0.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

4. VISITORS

There were no visitors.

5. REPORTS

COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT: Commissioner Freeman mentioned that she and Chairperson Shaw met with a developer that wants to do a community garden and kitchen incubator for chefs and artists, regarding the Walnut Street project.

FINANCE: There was no report.

BUILDINGS & GROUNDS: There was no report.

BY-LAWS & PROCUREMENT: There was no report.

PERSONNEL: There was no report.

EXECUTIVE DIRECTOR

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

LEGAL REPORT (Board Attorneys)

Report was held for closed session.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

Mr. Gill reported the EOHA was approached by a church that has a radio station and they want an antenna on Concord Towers. He asked for information regarding the programing.

8. RESOLUTIONS

2014-70 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE COMMITTING \$200,000 IN REPLACEMENT HOUSING FACTOR FUNDS TO THE RAD CONVERSION PROJECTS FOR VISTA VILLAGE AND CONCORD TOWERS

Commissioner Waters moved to approve the resolution. Commissioner Harris seconded.

There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

**2014-71 RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF EAST
ORANGE COMMITTING \$200,000 IN CAPITAL FUNDS
PROJECT ("CFP") GRANT TO THE RAD CONVERSION
PROJECTS FOR THE CONCORD TOWERS BUILDING**

Commissioner Waters moved to approve the resolution. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

**2014-72 RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO RENEW THE ANNUAL AUTO COMMERCIAL
INSURANCE COVERAGE WITH HOUSING AUTHORITY
INSURANCE GROUP (HAI GROUP)**

Commissioner Waters moved to approve the resolution. Commissioner Freeman seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

**2014-73 RESOLUTION AWARDING A CONTRACT TO FCC
CONSULTING SERVICES FOR INFORMATION
TECHNOLOGY SUPPORT SERVICES FOR A PERIOD OF
ONE YEAR WITH RENEWAL OPTION FOR YEAR 2 AND
3**

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

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

**2014-74 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY
TO ENTER INTO AN AGREEMENT WITH TD+PARTNERS
AND J.G. PETRUCCI COMPANY AS DEVELOPER FOR
THE NORTH WALNUT STREET DEVELOPMENT PROJECT**

Commissioner Waters moved to approve the resolution. Commissioner Harris seconded.

Commissioner Watson asked is a credit report submitted when they submit package. Mr. Gill responded their financials were

reviewed. There was discussion regarding how the contractor is funded.

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

**2014-75 RESOLUTION AUTHORIZING THE ACQUISITION OF A
VACANT PROPERTY LOCATED AT 192 HALSTED
STREET, EAST ORANGE, NEW JERSEY 07018**

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

ROLL CALL:

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

Nays: None.

Abstentions: None

The motion carried 5-0-0.

9. ADJOURNMENT

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

By unanimous acclamation, the meeting was adjourned at 8:30 PM.

