

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 10, 2017 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:30 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 Keely Freeman  
Commissioner Walter Waters  
Commissioner Joshua Brown

**ABSENT:**

Commissioner Wanda Watson  
Commissioner Ted Green

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Mr. Greyson Hannigan, Esq., Legal Counsel  
Mr. Bahir Fuller, Aide to the Mayor

**2. OPEN DISCUSSION**

Chairperson Shaw asked why the City is paid for inspections. Mr. Fuller responded because the EOHA and the City are different entities with separate budgets.

Commissioner Harris asked about checks #6864 and #6899 regarding the different charges determined for renting or leasing the copier. Mr.

Gill responded the EOHA pays for rentals and it depends on the usage of the machine, that's why the charges fluctuate.

Commissioner Walters asked about check #6801 and what is done for monitoring. Mr. Gill responded it is for a security system monitored by the EOHA.

Commissioner Brown asked how much is owed to Reno & Cavanaugh. Mr. Hannigan responded there is more post-closing work to be done, so there will be more billing.

Commissioner Brown asked about the nine slip and fall lawsuits. Mr. Gill responded mostly they are complaints and people name the EOHA just to get money.

Chairperson Shaw asked about Comcast paying the EOHA for access to the building for cable services. Mr. Gill responded that former E.D. Mark Holmes allowed Comcast 10 years of access to the building for broadcast services. There was further discussion regarding how much Comcast should be charged for access.

### **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 JANUARY 10, 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 10<sup>th</sup> day of January, 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 Joshua Brown  
Commissioner Walter Lewis Waters  
Commissioner Keely Freeman  
Commissioner Ted Green  
Commissioner Wanda Watson (arrived 7:45 pm)

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. William Jones, Consultant  
Ms. Kassem Jones, Project Coordinator  
Ms. Shaunda Snyder, Administrative Assistant  
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, January 10, 2017, at 7:00 p.m. at 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

- 2017-01 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2016**
- 2017-02 RESOLUTION AUTHORIZING WILBERT O. GILL AND ELENA COLEY TO ATTEND THE 2017 NAHRO WASHINGTON CONFERENCE IN WASHINGTON DC, MARCH 26-28, 2017**
- 2017-03 RESOLUTION RATIFYING THE EXTENSION OF A CONTRACT WITH NETTARIUS FOR COMPUTER CONSULTING AND MAINTENANCE SERVICES FOR A THE MONTH OF NOVEMBER 30, 2016**
- 2017-04 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE AGREEMENT WITH COMCAST GRANTING ACCESS AND DELIVERY OF CABLE COMMUNICATION SERVICES TO VISTA VILLAGE APARTMENTS**
- 2017-05 RESOLUTION DESIGNATING WILBERT O. GILL AS A PUBLIC AGENCY COMPLIANCE OFFICE (P.A.C.O.) FOR THE EAST ORANGE HOUSING AUTHORITY**

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  
Vice-Chairman W.G. Harris  
Commissioner Joshua Brown  
Commissioner Walter Lewis Waters  
Commissioner Keely Freeman  
Commissioner Ted Green  
Commissioner Wanda Watson (arrived 7:45 pm)

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. William Jones, Consultant  
Ms. Kassema Jones, Project Coordinator  
Ms. Shaunda Snyder, Administrative Assistant  
Mr. Greyson Hannigan, Esq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

Ayes: Brown, Waters, Harris, Shaw, Freeman.  
Nays: None.  
Abstentions: Green.

The motion carried 5-0-1.

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: Brown, Waters, Harris, Shaw, Freeman.

Nays: None.

Abstentions: Green.

The motion carried 5-0-1.

**4. VISITORS**

There were no visitors.

**5. REPORTS**

**COMMITTEE REPORTS**

**PERSONNEL:** There was no report.

**FINANCE:** There was a meeting.

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

**REAL ESTATE DEVELOPMENT:** There was no report.

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

**EXECUTIVE DIRECTOR**

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

(Kassema Jones arrived at 7:15 p.m.)

Commissioner Harris asked about a court date that has been pending since October. Ms. Jones responded that she doesn't know the reason for the hold up. The tenant will get a 14-day notice in January.

**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: Green, Brown, Waters, Harris, Shaw,  
Freeman.

Nays: None.

Abstentions: None.

The motion carried 6-0-0.

The Commissioners went into Executive Session at 7:35 PM.

Commissioner Watson arrived during the Executive Session at 7:45 p.m.

**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, Green, Brown, Waters, Harris,  
Shaw, Freeman.

Nays: None.

Abstentions: None.

The motion carried 7-0-0. The Commissioners returned to Open Session at 8:44 pm.



**9. RESOLUTIONS**

**2017-02 RESOLUTION AUTHORIZING WILBERT O. GILL AND ELENA COLEY TO ATTEND THE 2017 NAHRO WASHINGTON CONFERENCE IN WASHINGTON DC, MARCH 26-28, 2017**

Commissioner Brown moved to approve. Commissioner Harris seconded.

Commissioner Waters moved to amend the resolution to include Commissioner Brown. Commissioner Brown seconded. By unanimous acclamation the amendment was approved

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

**ROLL CALL:**

**Ayes:** Watson, Waters, Brown, Green, Freeman, Harris, Shaw.

**Nays:** None.

**Abstentions:** None.

The Resolution was approved 7-0-0.

**2017-03 RESOLUTION RATIFYING THE EXTENSION OF A CONTRACT WITH NETTARIUS FOR COMPUTER CONSULTING AND MAINTENANCE SERVICES FOR A THE MONTH OF NOVEMBER 30, 2016**

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

**ROLL CALL:**

**Ayes:** Watson, Waters, Brown, Green, Freeman,

Harris, Shaw.  
Nays: None.  
Abstentions: None.

The Resolution was approved 7-0-0.

**2017-04 RESOLUTION AUTHORIZING THE EXECUTIVE  
DIRECTOR TO ENTER INTO A SERVICE  
AGREEMENT WITH COMCAST GRANTING ACCESS  
AND DELIVERY OF CABLE COMMUNICATION  
SERVICES TO VISTA VILLAGE APARTMENTS**

Commissioner Green moved to approve.  
Commissioner Brown seconded.

Chairperson Shaw suggested the  
attorneys look at the contract.  
Commissioner Waters suggested are there  
other vendors who may be interested.

ROLL CALL:

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

The Resolution was approved 7-0-0.

**2017-05 RESOLUTION DESIGNATING WILBERT O. GILL AS  
A PUBLIC AGENCY COMPLIANCE OFFICE  
(P.A.C.O.) FOR THE EAST ORANGE HOUSING  
AUTHORITY**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**9. ADJOURNMENT**

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

By unanimous acclamation the meeting was  
adjourned at 8:55 pm.

