

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON DECEMBER 12, 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 12th day of December, 2017, the place, date and hour duly established for the holding of such meeting. Chairperson Fred Shaw called the meeting to order at 7:20 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

ABSENT:

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

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
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, December 12, 2017, at 7:00 p.m. At 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

2017-76 RESOLUTION AUTHORIZING THE PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2017

2017-77 RESOLUTION DESIGNATING WILBERT O. GILL AS A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FOR THE EAST ORANGE HOUSING AUTHORITY FOR THE YEAR ENDING 2018

2017-78 RESOLUTION APPOINTING WILBERT O. GILL AS ITS FUND COMMISSIONER FOR THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE FUND YEAR 2018

2018-79 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN AGREEMENT FOR THE TEMPORARY MANAGEMENT OF THE PTGH-EO URBAN RENEWAL, LLC PROPERTIES FOR A PERIOD OF 6 MONTHS

2018-80 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN ASSET MANAGEMENT AGREEMENT FOR THE TEMPORARY MANAGEMENT OF THE PTGH-EO URBAN RENEWAL, LLC PROPERTIES FOR A PERIOD OF 6 MONTHS

2017-81 RESOLUTION AUTHORIZING RENEWAL OF A SHARE SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH TO PROVIDE DEVELOPMENT MANAGEMENT CONSULTING AND

TECHNICAL ASSISTANCE SERVICES TO THE EAST
ORANGE HOUSING AUTHORITY

- 2017-82 RESOLUTION APPROVING THE MEETING DATES FOR
THE 2018 CALENDAR YEAR OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE
CITY OF EAST ORANGE
- 2017-83 RESOLUTION APPROVING HOLIDAY DATES FOR THE
2018 CALENDAR YEAR ON WHICH THE HOUSING
AUTHORITY OF THE CITY OF EAST ORANGE WILL BE
OFFICIALLY CLOSED
- 2017-84 RESOLUTION WRITING OFF RENTS OWNED BY FORMER
TENANTS DEEMED UNCOLLECTIBLE
- 2017-85 RESOLUTION ELECTING COMMISSIONER
_____ FOR THE POSITION OF CHAIRPERSON
FOR THE BOARD OF COMMISSIONERS
- 2017-86 RESOLUTION ELECTING COMMISSIONER
_____ FOR THE POSITION OF
VICE-CHAIRPERSON FOR THE BOARD OF COMMISSIONERS
- 2017-87 RESOLUTION ELECTING COMMISSIONER _____
FOR THE POSITION OF TREASURER FOR THE BOARD OF
COMMISSIONERS

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 Wanda Watson
Commissioner Walter Lewis Waters
Commissioner W.G. Harris

ABSENT:

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

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Yadira Duran, Esq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

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

The motion carried 3-0-1.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

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.

LEGAL REPORT (Board Attorneys)

There was no report.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2017-77 RESOLUTION DESIGNATING WILBERT O. GILL AS
A PUBLIC AGENCY COMPLIANCE OFFICER
(P.A.C.O.) FOR THE EAST ORANGE HOUSING
AUTHORITY FOR THE YEAR ENDING 2018**

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

**2017-78 RESOLUTION APPOINTING WILBERT O. GILL AS
ITS FUND COMMISSIONER FOR THE NEW JERSEY
PUBLIC HOUSING AUTHORITY JOINT INSURANCE
FUND FOR THE FUND YEAR 2018**

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.
Abstentions: None

The motion carried 4-0-0.

2018-79 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN AGREEMENT FOR THE TEMPORARY MANAGEMENT OF THE PTGH-EO URBAN RENEWAL, LLC PROPERTIES FOR A PERIOD OF 6 MONTHS

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

Commissioner Brown asked if temporary management of the buildings is being suspended. Mr. Gill responded that it's being extended for six months.

ROLL CALL:

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

The motion carried 4-0-0.

2018-80 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN ASSET MANAGEMENT AGREEMENT FOR THE TEMPORARY MANAGEMENT OF THE PTGH-EO URBAN RENEWAL, LLC PROPERTIES FOR A PERIOD OF 6 MONTHS

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

2017-81 RESOLUTION AUTHORIZING RENEWAL OF A SHARE SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH TO PROVIDE DEVELOPMENT MANAGEMENT CONSULTING AND TECHNICAL ASSISTANCE SERVICES TO THE EAST ORANGE HOUSING AUTHORITY

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

Commissioner Harris asked if it was \$30,000 instead of \$50,000. Mr. Gill confirmed it is \$30,000.

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

2017-82 RESOLUTION APPROVING THE MEETING DATES FOR THE 2018 CALENDAR YEAR OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Commissioner Brown moved to approve

the resolution. Commissioner Waters seconded. There were no questions.

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

2017-83 RESOLUTION APPROVING HOLIDAY DATES FOR THE 2018 CALENDAR YEAR ON WHICH THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE WILL BE OFFICIALLY CLOSED

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

2017-84 RESOLUTION WRITING OFF RENTS OWNED BY FORMER TENANTS DEEMED UNCOLLECTIBLE

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

ROLL CALL:

Ayes: Waters, Brown, Harris, Shaw.

Nays: None.

Abstentions: None

The motion carried 4-0-0.

9. ADJOURNMENT

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

By unanimous acclamation, the meeting was adjourned at 7:43 PM.