

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 8, 2019 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:42 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 Walter Waters
Commissioner Joshua Brown

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Property Manager
Ms. Shaunda Snyder, Administrative Assistant
Mr. Phil Britton, Manager of Real Estate Dev.
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Harris asked if the grievances of Ms. Gregory were resolved. Ms. Jones responded she is the hospital so her unit could not be inspected. As soon as she returns home, it will be resolved.

Commissioner Shaw asked about check #9621, what is McMannimon & Scotland doing. Mr. Gill responded

they're looking into eminent domain on a property and other research on Walnut Street.

Chairman Harris asked about check #9849, smoke free banner. Mr. Gill responded it's for the signs on the Amherst Street property. It has nothing to do with smoke.

Chairman Harris asked if there is an approved contract for Eaton Place. Mr. Britton responded 6 bids were received, but they were higher than the budget. Mr. Britton said he will negotiate with the three lowest bidders.

Chairman Harris asked about the September meeting for the Annual Plan. Mr. Gill referred to a document in the commissioner's package which detailed the meeting.

3. ADJOURNMENT

Work Session adjourned at 6:59PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 8, 2019 AT 210 NORTH GROVE 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 210 North Grove Street, East Orange, New Jersey, on the 8th day of October, 2019, the place, date and hour duly established for the holding of such meeting. Chairperson W.G. Harris 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 December 11, 2018. The notice was e-mailed and faxed to the City Clerk Office on December 24, 2018 and Public Information Office of the City of East Orange on December 26, 2018. The notice was posted at the administrative office and the Authority's two public housing developments on December 24, 2018.

PRESENT:

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

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassema Jones, Property Manager
Ms. Shaunda Snyder, Administrative Assistant
Ms. Kimberly Golden, Congregate Program Coordinator
Mr. Phil Britton, Manager of Real Estate Dev.
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, October 8, 2019, at 7:00 p.m. At 210 North Grove Street, East Orange, New Jersey for the purpose of acting upon:

2019-33 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2019

2019-34 RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI SOFTWARE LLC IN AN AMOUNT OF \$35,696.64

2019-35 RESOLUTION AUTHORIZING COMMISSIONER SHAW, COMMISSIONER WATSON COMMISSIONER CHATMAN AND EXECUTIVE DIRECTOR WILBERT GILL TO ATTEND THE NJNAHRO CONFERENCE & NETWORKING IN ATLANTIC CITY, NJ, NOVEMBER 18-21, 2019

2019-36 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2020 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2019-37 LOCAL FINANCE BOARD SUBMISSION OF 2018 AUDIT REPORT

2019-38 2020 EAST ORANGE HOUSING AUTHORITY 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 W.G. Harris
Commissioner Fred Shaw
Commissioner Wanda Watson
Commissioner Walter Waters
Commissioner Joshua Brown

ABSENT:

Commissioner Cassandra Chatman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Ms. Kassem Jones, Property Manager
Ms. Shaunda Snyder, Administrative Assistant
Ms. Kimberly Golden, Congregate Program Coordinator
Mr. Phil Britton, Manager of Real Estate Dev.
Mr. Dennis Hickerson-Breedon, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in September of 2019. Commissioner Shaw seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-1.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Mr. Savage, Apartment 7H. Mr. Savage complained about the insulation on his pipes which have never been fixed.

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: Report will be held for Executive Session.

NON-PROFIT COMMITTEE: Report will be held for Executive Session.

EOHCDC BOARD OF DIRECTORS: There was no report.

LEGAL REPORT (Board Attorneys)

There was no report.

EXECUTIVE DIRECTOR

The report stood. Mr. Gill highlighted his report and answered questions from the Commissioners.

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 Watson seconded.

There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners went into Executive Session at 7:48 PM.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 5-0-0. The Commissioners returned to Open Session at 8:35 PM.

9. RESOLUTIONS

2019-34 RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL SUPPORT AGREEMENT WITH MRI SOFTWARE LLC IN AN AMOUNT OF \$35,696.64

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2019-35 RESOLUTION AUTHORIZING COMMISSIONER SHAW,
COMMISSIONER WATSON COMMISSIONER CHATMAN AND
EXECUTIVE DIRECTOR WILBERT GILL TO ATTEND THE
NJNAHRO CONFERENCE & NETWORKING IN ATLANTIC
CITY, NJ, NOVEMBER 18-21, 2019**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2019-36 RESOLUTION AUTHORIZING THE SUBMISSION OF THE
2020 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE
CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

**2019-37 LOCAL FINANCE BOARD SUBMISSION OF 2018 AUDIT
REPORT**

Commissioner Waters moved to approve.
Commissioner Watson seconded.

Commissioner haw asked if they could review the Resolution and vote on it later. Mr. Gill replied that it must go in with the audit.

The Resolution was approved 5-0-0.

**2019-38 2020 EAST ORANGE HOUSING AUTHORITY BUDGET
RESOLUTION**

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

ROLL CALL:

Ayes: Watson, Waters, Brown, Harris.

Nays: None.

Abstentions: Shaw.

The Resolution was approved 4-0-1.

10. ADJOURNMENT

MOTION: Commissioner Waters moved to adjourn.
Commissioner Shaw seconded. There were no questions.
By unanimous acclamation, the meeting was adjourned at
8:50 PM.