

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 21, 2017 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:27 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 Wanda Watson
Commissioner Joshua Brown
Commissioner Walter Waters

ABSENT:

Commissioner Ted Green

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Greyson Hannigan, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Shaw asked about the shared services that EOHA gets with the City of East Orange. Mr. Gill explained the cost depends on the services requested.

Commissioner Watson asked about a check to TD Equipment Finance for \$34,000. Mr. Gill responded there was a loan taken out for \$1.3 million to do conservation work and it is the financing arm of TD

Bank.

Commissioner Freeman asked about Social Services and what was the pay for the Case Manager. Mr. Gill explained there is a line item in the budget for it.

There was discussion regarding tax credits and non-profit ownership. Commissioner Harris asked about the QCT and what it means. Mr. Gill responded it is the Qualified Census Tract. The state carves up the state according to income levels. Depending on where you are there could be funding for certain projects.

Mr. Gill explained the Housing Trust Fund which was instituted by President Obama, but it wasn't funded by Congress.

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 MARCH 21, 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 21st day of March, 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 Wanda Watson

ABSENT:

Commissioner Ted Green

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. William Jones, Consultant
Ms. Kassem Jones, Project Coordinator
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, March 21, 2017, at 7:00 p.m. at 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

2017-20 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2016

2017-21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE COMMITTING \$1.1 MILLION IN REPLACEMENT HOUSING FACTOR FUNDS AND/OR OTHER PUBLIC FUNDS FOR THE HALSTED STREET DEVELOPMENT

2017-22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE AUTHORIZING THE ISSUANCE OF TWENTY-FIVE (25) PROJECT BASED VOUCHERS TO THE HALSTED STREET DEVELOPMENT

2017-23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING FOR PROVISION OF SOCIAL SERVICES FOR THE HALSTED STREET DEVELOPMENT

2017-24 RESOLUTION AUTHORIZING COMMISSIONER JOSHUA BROWN FOR ATTENDING THE NJNAHRO ANNUAL CONFERENCE & TRADE SHOW ON APRIL 2-5, 2017

2017-25 RESOLUTION RATIFYING THE EXTENDING AN AGREEMENT WITH SEBCO LAUNDRY SYSTEMS FOR PROVISION OF SMART CARD OPERATED LAUNDRY ROOM SERVICES AT VISTA VILLAGE AND CONCORD TOWERS

FOR A PERIOD OF TWO YEARS FROM MARCH 14, 2016
THROUGH 13, 2018

2017-26 RESOLUTION AUTHORIZING COMMISSIONER W. G.
HARRIS, COMMISSIONER KEELY FREEMAN,
COMMISSIONER JOSHUA BROWN AND MR. WILBERT O.
GILL FOR ATTENDING THE PHADA 2017 ANNUAL
CONVENTION & EXHIBITION CONFERENCE IN CHICAGO,
IL ON APRIL 30 - MAY 3, 2017

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 Wanda Watson

ABSENT:

Commissioner Ted Green

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. William Jones, Consultant
Ms. Kassem Jones, Project Coordinator
Mr. Greyson Hannigan, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Watson moved to approve the minutes of the previous meeting. Commissioner Brown seconded.

There was discussion regarding Verizon using the building for transmission services.

Commissioner Harris wanted his "absence" at the last meeting to be "excused". Commissioner Waters moved to approve the change. Commissioner Harris seconded. By unanimous acclamation the motion was approved.

Commissioner Watson moved to approve the minutes with the proposed change of an "excused" absence for Commissioner Harris. Commissioner Brown seconded.

There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Freeman moved to approve the payment of bills. Commissioner Harris seconded.

Commissioner Harris asked about check #7074 regarding the State Statute 40 and 48. Mr. Gill responded it is the state statute for procurement and finance.

There were no further questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0.

4. VISITORS

Betty Kern, P.O. Box 1192, East Orange, NJ.
Ms. Kern explained how her daughter is disabled and they were chosen for Section 8. She complained that she was not treated professionally and she is getting the run around. She is looking for housing and will be homeless in 10 days.

5. REPORTS

COMMITTEE REPORTS

PERSONNEL: Commissioner Harris said there will be discussion for Executive Session.

FINANCE: There was no report.

BUILDINGS & GROUNDS: Commissioner Freeman mentioned the projects that the EOHA is working on and there will be further discussion in Executive Session. There is a meeting scheduled for tomorrow.

REAL ESTATE DEVELOPMENT: There was no report.

BY-LAWS & PROCUREMENT: Mr. Gill stated there was an RFP for the auditors and there were two responses.

EXECUTIVE DIRECTOR

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

Commissioner Harris asked for Halsted Street

Development and will there be housing for the homeless. There was discussion regarding who will be in the homes.

Commissioner Harris asked about the court tracking sheet. Mr. Hannigan responded everyone is paid up.

Commissioner Watson asked about meeting with the property manager of the City of East Orange. Ms. Coley responded she met with the Div. of Senior Services and hopefully some of the SS employees will be on site.

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. Mr. Gill explained the resolutions regarding the Halsted Street housing projects.

8. RESOLUTIONS

**2017-21 RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
EAST ORANGE COMMITTING \$1.1 MILLION IN
REPLACEMENT HOUSING FACTOR FUNDS AND/OR**

**OTHER PUBLIC FUNDS FOR THE HALSTED STREET
DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-22 RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
EAST ORANGE AUTHORIZING THE ISSUANCE OF
TWENTY-FIVE (25) PROJECT BASED VOUCHERS TO
THE HALSTED STREET DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-23 RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
EAST ORANGE AUTHORIZING EXECUTION OF A
MEMORANDUM OF UNDERSTANDING FOR PROVISION**

**OF SOCIAL SERVICES FOR THE HALSTED STREET
DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-24 RESOLUTION AUTHORIZING COMMISSIONER JOSHUA
BROWN FOR ATTENDING THE NJNAHRO ANNUAL
CONFERENCE & TRADE SHOW ON APRIL 2-5, 2017**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2017-25 RESOLUTION RATIFYING THE EXTENDING AN
AGREEMENT WITH SEBCO LAUNDRY SYSTEMS FOR
PROVISION OF SMART CARD OPERATED LAUNDRY
ROOM SERVICES AT VISTA VILLAGE AND CONCORD
TOWERS FOR A PERIOD OF TWO YEARS FROM
MARCH 14, 2016 THROUGH 13, 2018**

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

**2017-26 RESOLUTION AUTHORIZING COMMISSIONER W. G.
HARRIS, COMMISSIONER KEELY FREEMAN,
COMMISSIONER JOSHUA BROWN AND MR. WILBERT
O. GILL FOR ATTENDING THE PHADA 2017
ANNUAL CONVENTION & EXHIBITION CONFERENCE
IN CHICAGO, IL ON APRIL 30 - MAY 3, 2017**

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

9. ADJOURNMENT

MOTION: Commissioner Brown moved to adjourn.

Commissioner Waters seconded. There were no questions.

By unanimous acclamation the meeting was adjourned at 8:35 PM.

