

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 8, 2020 AT ONLINE VIRTUAL MEETING.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:17 PM by Chairperson Harris. The Open Public Meeting Act was read by the Chairman.

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
Mr. Phil Britton, Development Project Manager
Ms. Kassema Jones, Project Manager

2. OPEN DISCUSSION

Chairman Harris asked about extending ADP for 90 days. Mr. Gill responded he wanted to bid it out to get competitive pricing.

Chairman Harris asked about how the vouchers got miscounted by 80. Mr. Gill explained how the vouchers are recorded.

Chairman Harris asked about the income statement, which is minus \$271,000. Mr. Gill

explained HUD held back some funding because payments were not being made. However, the money can be requested back.

Commissioner Shaw asked about North Walnut Development and have the commercial properties been relocated. Mr. Britton responded that an offer will be extended for their properties. The RAP has not been approved because of the moratorium. There was further discussion regarding how the RAP is used.

Chairman Haris asked about check #10525 regarding Medicare. Mr. Gill responded it's for a former employee regarding his medical reimbursement.

Chairman Harris asked about check #10508. Mr. Gill responded it's for IT services.

3. ADJOURNMENT

Work Session adjourned at 6:36 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON SEPTEMBER 8, 2020 VIA CONFERENCE CALL.

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting, via conference call, on the 8th day of September, 2020. Chairperson W.G. Harris called the meeting to order at 7:03 PM.

The Chairman stated that this meeting is being conducted in conformity with the Open Public Meeting Act. Due to the Covid-19 pandemic, in lieu of a regular live meeting, the September 8, 2020 Board of Commissioners meeting will be conducted by conference call. The meeting will begin promptly at 7:00 PM, dial-in number: 201-479-3015, access code: 11875113#. The notice was posted on the EOHA website on Monday, August 31, 2020. The Chairman read the EOHA Mission Statement.

PRESENT:

Chairperson W.G. Harris
Vice-Chairman Walter Waters
Commissioner Wanda Watson
Commissioner Cassandra Chatman
Commissioner Fred Shaw

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Development Project Manager
Ms. Kassema Jones, Project Manager

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 September 8, 2020, via conference call, for the purpose of acting upon:

2020-31 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF AUGUST 2020

2020-32 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HAI GROUP

2020-33 RESOLUTION AUTHORIZING A ONE-TIME VACATION PAYOUT AND MODIFICATION OF EAST ORANGE HOUSING AUTHORITY (AUTHORITY) VACATION CARRY-OVER POLICY DUE TO THE COVID-19 PANDEMIC

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
Vice-Chairman Walter Waters
Commissioner Wanda Watson
Commissioner Fred Shaw
Commissioner Cassandra Chatman

ABSENT:

Commissioner Joshua Brown

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Elena Coley, Director of Operations
Mr. Phil Britton, Development Project Manager
Ms. Kassem Jones, Project Manager

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in August 2020. Commissioner Chatman seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

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.

NON-PROFIT COMMITTEE: There was no report.

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, portions of the executive reports and answered questions from the Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2020-32 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE ANNUAL PROPERTY INSURANCE COVERAGE WITH HAI GROUP

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

2020-33 RESOLUTION AUTHORIZING A ONE-TIME VACATION PAYOUT AND MODIFICATION OF EAST ORANGE HOUSING AUTHORITY (AUTHORITY) VACATION CARRY-OVER POLICY DUE TO THE COVID-19 PANDEMIC

Commissioner Waters moved to approve.
Commissioner Chatman seconded. There were no

questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

MOTION: Chairman Harris moved to adjourn.
Commissioner Waters seconded. There were no questions.
By unanimous acclamation, the meeting was adjourned at
7:33 PM.