

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 9, 2017 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:31 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 Wanda Watson  
Commissioner Joshua Brown  
Commissioner Keely Freeman  
Commissioner Walter Waters

**ABSENT:**

Commissioner Ted Green

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Elena Coley, Director of Operations  
Mr. Samuel O. Adenaike, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Harris asked about two reimbursements that are being done. One is a private party. Mr. Gill explained that Hunt, Hamlin & Ridley filed a motion to vacate a judgment. It's related to something that happened at Concord Towers over 15 years ago. There was an error on Hunt, Hamlin & Ridley's part. Mr. Adenaike explained a certified inquiry must be sent to Mrs. Greene for more information. He contacted Mr. Hamlin for more

information.

Commissioner Harris asked about the court tracking record and uncollected rents. There was discussion regarding the changing of attorneys handling the matter and what could be done to maintain continuity.

**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 MAY 9, 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 9<sup>th</sup> day of May, 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  
Commissioner Ted Green (arrived 8:37 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  
Mr. Samuel O. Adenaike, 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, May 9, 2017, at 7:00 p.m. At 160 Halsted Street, East Orange, New Jersey for the purpose of acting upon:

- 2017-33 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF APRIL 2017**
- 2017-34 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2017/2018 CONGREGATE HOUSING SERVICES GRANT SUBMISSION.**
- 2017-35 RESOLUTION AUTHORIZING MARIA PICHARDO, KASSEMA JONES, DENISE SIMMONS AND DENISE MILTON FOR ATTENDING TENMAST NATIONAL USER CONFERENCE ON WINTEN2+ ADVANCED TRAINING IN ATLANTIC CITY, NJ, JULY 17-18, 2017**
- 2017-36 RESOLUTION APPROVING PAYMENTS FOR TWO (2) OUTSTANDING JUDGMENTS AGAINST THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TOTALING \$20,673.18**
- 2017-37 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO PARTICIPATE IN THE PRESCRIPTION DRUG INSURANCE COVERAGE OFFERED BY THE NJ STATE HEALTH BENETISS PROGRAM (SHBP)**
- 2017-38 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE AUTHORIZING THE EXPLORATION AND NEGOTIATION OF THE ACQUISITION OF A CERTAIN**

AFFORDABLE HOUSING PROJECT FROM LINKED  
ECONOMIC REDEVELOPMENT AND AFFORDABLE  
HOUSING FOUNDATION, INC., AND THE EXECUTION  
OF AN AGREEMENT FOR THE TEMPORARY MANAGEMENT  
OF SAID PROJECT

WALK-ON RESOLUTIONS

- 2017-39 RESOLUTION AUTHORIZING COMMISSIONER HARRIS  
TO ATTEND NAHRO JULY 16-18, 2017
- 2017-40 RESOLUTION APPROVING SUMMER HOURS SCHEDULE  
FOR MAY 30, 2017 TO SEPTEMBER 4, 2017 (8:30  
AM - 5:00 PM MONDAY-THURSDAY; 8:00 AM -  
12:00 PM FRIDAY)

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  
Commissioner Ted Green (arrived 8:37 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  
Mr. Samuel O. Adenaike, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting. Commissioner Harris 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 Watson moved to approve

the payment of bills. Commissioner Waters seconded.

Commissioner Watson asked about check #7262 regarding what is the boiler repair for. Mr. Gill responded that two boilers went down. The relay switch and pilots had to be replaced.

Commissioner Watson asked about check #7269 regarding chemical treatments for Vista Village. Mr. Gill responded it is only done once a year.

Commissioner Watson asked for a breakdown of overtime on the staff payroll. Mr. Gill responded overtime was needed for snow removal.

Commissioner Harris asked about check #7310 for oven igniters for Vista Village. Mr. Gill responded the charge was incurred instead of getting new stoves.

Commissioner Harris asked about check #7283 for roof repair. Mr. Gill responded it was for the penthouses at Vista Village.

Commissioner Brown asked why was Brennan brought back in for the boilers. Mr. Gill responded that some jobs are specific for the repairers which are needed.

Commissioner Brown asked about check #7299 regarding legal services for McMannimon & Scotland. Mr. Gill responded it was for closing on real estate properties.

Commissioner Brown asked about check #7305 and who is McCarthy LLC. Mr. Gill responded they are

the law firm handling the Tate George matter.

Commissioner Freeman asked about check #7324 to Polcari & Company and what was the bill for. Mr. Gill responded it was for the Tenmast issue.

**ROLL CALL:**

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

Nays: None.

Abstentions: None.

The motion carried 6-0-0.

Mr. Adenaike followed up on the Work Session issue regarding court cases. Cases have been filed and are waiting for response. He is aware of 5 cases.

Commissioner Brown asked about Urban Relocation Program and is PSE&G billed for. Ms. Coley responded if the account goes into the negative it is paid for.

**4. VISITORS**

There were no visitors.

**5. REPORTS**

**COMMITTEE REPORTS**

**PERSONNEL:** Commissioner Harris said there was no report. There will be a meeting next Tuesday at 5:00pm.



**FINANCE:** There was no report.

**BUILDINGS & GROUNDS:** There was no report. Mr. Gill added there was concern about the grass at Vista Village. It was cut yesterday.

**REAL ESTATE DEVELOPMENT:** Commissioner Freeman covered some of the data from the Greenwood Festival. 350 people were surveyed.

**BY-LAWS & PROCUREMENT:** Commissioner Brown said there was a meeting. For the committees it says nothing regarding term limits. There was further discussion regarding who could serve on committees and for how long.

**NON-PROFIT:** There was no report.

#### **EXECUTIVE DIRECTOR**

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

Mr. Hamlin entered the meeting at 8:10 PM. He explained the court case resolution. There was further discussion regarding how court cases would be handled in the future and which attorneys from Hunt, Hamlin & Ridley would represent the East Orange Housing Authority.

Commissioner Green arrived at 8:37PM.

#### **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. RESOLUTIONS**

**2017-34 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2017/2018 CONGREGATE HOUSING SERVICES GRANT SUBMISSION.**

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

**ROLL CALL:**

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

**Nays:** None.

**Abstentions:** None.

The Resolution was approved 7-0-0.

**2017-35 RESOLUTION AUTHORIZING MARIA PICHARDO, KASSEMA JONES, DENISE SIMMONS AND DENISE MILTON FOR ATTENDING TENMAST NATIONAL USER CONFERENCE ON WINTEN2+ ADVANCED**

**TRAINING IN ATLANTIC CITY, NJ, JULY 17-18, 2017**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

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The Resolution was approved 7-0-0.

**2017-36 RESOLUTION APPROVING PAYMENTS FOR TWO (2) OUTSTANDING JUDGMENTS AGAINST THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TOTALING \$20,673.18**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**2017-37 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO PARTICIPATE IN THE PRESCRIPTION DRUG INSURANCE COVERAGE OFFERED BY THE NJ STATE HEALTH BENEFITS PROGRAM (SHBP)**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**2017-38 RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
EAST ORANGE AUTHORIZING THE EXPLORATION  
AND NEGOTIATION OF THE ACQUISITION OF A  
CERTAIN AFFORDABLE HOUSING PROJECT FROM  
LINKED ECONOMIC REDEVELOPMENT AND  
AFFORDABLE HOUSING FOUNDATION, INC., AND  
THE EXECUTION OF AN AGREEMENT FOR THE  
TEMPORARY MANAGEMENT OF SAID PROJECT**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

## **WALK ON RESOLUTIONS**

**2017-39 RESOLUTION AUTHORIZING COMMISSIONER HARRIS  
TO ATTEND NAHRO JULY 16-18, 2017**

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

**ROLL CALL:**

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

**Nays:** None.

**Abstentions:** None.

The Resolution was approved 7-0-0.

**2017-40 RESOLUTION APPROVING SUMMER HOURS SCHEDULE  
FOR MAY 30, 2017 TO SEPTEMBER 4, 2017  
(8:30 AM - 5:00 PM MONDAY-THURSDAY; 8:00  
AM - 12:00 PM FRIDAY)**

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

**ROLL CALL:**

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

**Nays:** Watson, Freeman.

**Abstentions:** Green.

The Resolution was approved 4-2-1.

**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.