

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 11, 2024 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

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

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

**PRESENT:**

Chairperson Wanda Watson  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Beth Coleman  
Commissioner Fred Shaw

**ABSENT:**

Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Chairperson Watson asked about 28900 for Genesis Company. Mr. Gill responded regarding how cash is distributed. The company gets 35% and the EOHA gets 65%. There was discussion regarding asset management fees.

Chairperson Watson asked about flushing the boilers. Mr. Gill responded there are only two boilers. Depending on the time of year the boilers must be flushed more often.

Chairperson Watson asked about installation of

glass for doors. Mr. Gill responded the doors were installed for security measures.

Commissioner Harris asked about posting public notices in the local papers. He wanted to know if he could have an answer by the next meeting. Mr. Gill responded the board would have to vote to make it the official newspaper.

Commissioner Harris asked about check #6059 and if it was a mistake. Mr. Gill confirmed it was a mistake and the total should be \$200.00.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:45 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JUNE 11, 2024 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, on the 11<sup>th</sup> day of June, 2024. Chairperson Wanda Watson called the meeting to order at 7:00 PM.

This meeting is called to order and is being conducted in conformity with the Open Public Meeting Act. Notice of this meeting was e-mailed to the Worrell Community Newspapers (EAST ORANGE RECORD) and NJ Advance Media (STAR-LEDGER) on Friday, December 29, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, January 3, 2024. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Monday, January 8, 2024.

**PRESENT:**

Chairperson Wanda Watson  
Commissioner W.G. Harris  
Commissioner Beth Coleman  
Commissioner Fred Shaw  
Commissioner Walter Waters

**ABSENT:**

Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassema Jones, Project Manager  
Ms. Eva Irby, Asst. Mgr. at Vista Village  
Ms. Denise Milton, HCVP Manager  
Mr. Ronald Hunt, 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 June 11, 2024, for the purpose of acting upon:

**2024-17 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MAY 2024**

**2024-18 RESOLUTION AUTHORIZING COMMISSIONER SHAW, COMMISSIONER HARRIS, COMMISSIONER WATERS, AND MR. GILL TO ATTEND THE NAHRO 2024 SUMMER SYMPOSIUM IN CHICAGO, IL, JULY 11-12, 2024**

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 Wanda Watson  
Commissioner W.G. Harris  
Commissioner Beth Coleman  
Commissioner Fred Shaw  
Commissioner Walter Waters

**ABSENT:**

Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassem Jones, Project Manager  
Ms. Eva Irby, Asst. Mgr. at Vista Village  
Ms. Denise Milton, HCVP Manager  
Mr. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting in May of 2024. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Shaw moved to approve the

payment of the bills. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

#### 4. VISITORS

**Felicia Owens, 70 S. Burnett Street,** asked about approval for the pool table at Vista Village. Mr. Gill responded it was approved at the last meeting.

**Johnnie Mae Goode,** asked about recertifications. Ms. Milton requested that she be informed about problems with recertifications.

**Valerie Mills,** her Section 8 voucher was wrongfully terminated. She is concerned that she may get an eviction notice and has not received a notice regarding her termination.

**Lilly Moore,** Mayor's office for Senior Services. Responded to Ms. Mills concerns. She complained about the treatment of the residents by the EOHA staff.

**Lakisha Rollins,** EO Health Department, she services the senior population. She complained about Ms. Turan and her treatment of the residents.

**April Wilson** had her cousin Mark Wilson speak on her behalf. Ms. Kassema Jones addressed Ms. Wilson's

concerns.

**Amir Battle** said he lost his Section 8 and wants his case reevaluated. Ms. Rollins said he is one of her clients and spoke to his issue.

## 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

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

Ms. Jones highlighted her report and answered questions from the Commissioners.

Ms. Irby highlighted her report and answered questions from the Commissioners.

Ms. Milton highlighted her report and answered questions from the Commissioner.

**6. OLD BUSINESS**

There was no Old Business.

**7. NEW BUSINESS**

There was no New Business.

**8. RESOLUTIONS**

**2024-18 RESOLUTION AUTHORIZING COMMISSIONER SHAW,  
COMMISSIONER HARRIS, COMMISSIONER WATERS, AND  
MR. GILL TO ATTEND THE NAHRO 2024 SUMMER  
SYMPOSIUM IN CHICAGO, IL, JULY 11-12, 2024**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**9. ADJOURNMENT**



Commissioner Harris moved to adjourn.  
Commissioner Coleman seconded. By unanimous  
acclamation the meeting was adjourned at 8:49pm.