

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 10, 2025 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

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

The meeting was called to order at 6:19pm by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairperson W.G. Harris (excused)  
Commissioner Beth Coleman  
Commissioner Tahirah Muhammad  
Commissioner Walter Waters  
Commissioner Maria Moss

**ABSENT:**

Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Celeste Spivey, HR Generalist  
Ms. Ashley Mitchell, Asst. Property Manager  
Ms. Kassem Jones, Regional Project Manager  
Ms. Renee Daniels, Acting Property Manager  
Mr. Juden Dalce, Bookkeeper  
Ms. Amina Abdellah, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Muhammad asked about the Food Congregate Program. Mr. Gill explained that the program lasts multiple months.

Commissioner Moss asked about background

checks. Mr. Gill explained they are mostly for new applicants and for public housing lease ups.

Commissioner Muhammad asked about the semi-annual drain cleaning and which location is it for. Ms. Jones answered it is for Vista Village.

Commissioner Harris asked about the tracking sheet for Concord Towers and why is there a payment to a tenant. Ms. Mitchell responded that it is a reimbursement.

Chairman Shaw asked about Vista Village and 'follow up market rate.' Ms. Jones explained how it must be phrased in the documentation as 'tax credit rate.' There was further discussion regarding some of the tenant situations for tax credits pertaining to rent.

Commissioner Muhammad asked about check #3567 for electric circuit repair. Mr. Gill explained the situation when the transformer blew out.

Chairman Shaw asked about interviews for property managers. Mr. Spivey explained what positions are filled and what positions are being interviewed for.

Chairman Shaw asked about Walnut Phase 2 working with the non-profit. Mr. Gill responded the board has to adopt a resolution to move forward with it.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:48 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 10, 2025 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 14<sup>th</sup> day of October, 2025. Chairperson Shaw 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 December 12, 2024. This notice was emailed to the City Clerk Office and Public Information Office of the City of East Orange on December 29, 2024. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on December 29, 2024.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Beth Coleman  
Commissioner Taahirah Muhammad  
Commissioner Maria Moss  
Commissioner Walter Waters

**ABSENT:**

Commissioner Nicole Amos

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassema Jones, Regional Project Manager  
Ms. Celeste Spivey, HR Generalist  
Ms. Ashley Mitchell, Asst. Property Manager  
Ms. Frendy DeLeon, Asst. Property Manager  
Ms. Tuesday Whitney, FSS Manager  
Ms. Denise Milton, HCVP Manager  
Ms. Renee Daniels, Acting Property Manager  
Mr. Juden Dalce, Bookkeeper  
Ms. Amani Abdellah, 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 November 10, 2025, for the purpose of acting upon:

**2025-43 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL  
LIST FOR THE MONTH OF OCTOBER 2025**

**2025-44 2026 EAST ORANGE HOUSING AUTHORITY BUDGET  
RESOLUTION**

**2025-45 RESOLUTION APPROVING THE CREATION OF A FULL-TIME  
EXEMPT POSITION TITLED HOUSING CHOICE VOUCHER  
(HCV) COMPLIANCE SPECIALIST WITH A SALARY RANGE  
OF \$65,000 - \$75,000 PER YEAR**

**2025-46 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF  
THE CITY OF EAST ORANGE ("EOHA") TO ENTER INTO A  
MEMORANDUM OF UNDERSTANDING WITH ANJUM LOKHAT,  
DPM ("PROVIDER") TO PROVIDE ON-SITE PODIATRY  
SERVICES TO EAST ORANGE HOUSING AUTHORITY  
RESIDENTS IN THE COMMUNITY ROOMS OF EACH  
BUILDING LOCATION**

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 Beth Coleman  
Commissioner Taahirah Muhammad  
Commissioner Maria Moss  
Commissioner Walter Waters

### **ABSENT:**

Commissioner Nicole Amos

### **ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassema Jones, Regional Project Manager  
Ms. Celeste Spivey, HR Generalist  
Ms. Ashley Mitchell, Asst. Property Manager  
Ms. Frendy DeLeon, Asst. Property Manager  
Ms. Tuesday Whitney, FSS Manager  
Ms. Denise Milton, HCVP Manager  
Ms. Renee Daniels, Acting Property Manager  
Mr. Juden Dalce, Bookkeeper  
Ms. Amani Abdellah, Esq., Legal Counsel

## 2. MINUTES

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting. Commissioner Muhammad seconded. There were no questions.

### ROLL CALL:

Ayes: Muhammad, Coleman, Moss, Waters, Shaw.  
Nays: None.  
Abstentions: Harris.

The Resolution was approved 5-0-1.

### 3. APPROVAL OF THE BILLS

**MOTION:** Commissioner Waters to approve the payment of the bills for September of 2025. Commissioner Muhammad seconded. There were no questions.

ROLL CALL:

Ayes: Muhammad, Coleman, Moss, Waters, Shaw.

Nays: None.

Abstentions: Harris.

The Resolution was approved 5-0-1.

### 4. VISITORS

Louise Parrish asked about security payment reimbursement from Vista Village since she moved. She also complained about the floors in her apartment.

Carl Curry explained that the floors in the apartments are coming up because the floors are made from poor materials.

Erica Hayes complained that her floors have been coming up and were repaired. There are ants in her apartment also.

Diane Huff complained about the floors.

Sharon Hall requested a paper application to get an apartment. She is not able to apply online with her email.

Ms. Page complained about the thermostat in her apartment. She can't adjust the heat and it is too hot.

## **5. REPORTS**

### **COMMITTEE REPORTS**

#### **LEGAL REPORT (Board Attorneys)**

There was no report.

#### **EXECUTIVE DIRECTOR**

Mr. Gill highlighted his report, covered information regarding the Committee Reports and answered questions from the Commissioners.

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

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

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

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

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

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

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

## **6. OLD BUSINESS**

There was no Old Business.

## **7. NEW BUSINESS**

There was no New Business.

## **8. RESOLUTIONS**

### **2025-44 2026 EAST ORANGE HOUSING AUTHORITY BUDGET RESOLUTION**

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

ROLL CALL:

Ayes: Coleman, Harris, Muhammad, Waters,  
Moss, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2025-45 RESOLUTION APPROVING THE CREATION OF A  
FULL-TIME EXEMPT POSITION TITLED HOUSING  
CHOICE VOUCHER (HCV) COMPLIANCE SPECIALIST  
WITH A SALARY RANGE OF \$65,000 - \$75,000  
PER YEAR**

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

ROLL CALL:

Ayes: Coleman, Harris, Muhammad, Waters,  
Moss, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

**2025-46 RESOLUTION AUTHORIZING THE HOUSING  
AUTHORITY OF THE CITY OF EAST ORANGE  
("EOHA") TO ENTER INTO A MEMORANDUM OF  
UNDERSTANDING WITH ANJUM LOKHAT, DPM  
(`PROVIDER") TO PROVIDE ON-SITE PODIATRY  
SERVICES TO EAST ORANGE HOUSING AUTHORITY  
RESIDENTS IN THE COMMUNITY ROOMS OF EACH  
BUILDING LOCATION**

Commissioner Harris moved to approve.  
Commissioner Waters seconded.

Chairman Shaw asked how long would the MOU be  
for. Ms. Whitney said it should be reviewed every  
year. There was discussion about the specifics of  
the MOU. The Resolution would be amended to be for  
one year.

ROLL CALL:

Ayes: Coleman, Harris, Muhammad, Waters,  
Moss, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

## **9. ADJOURNMENT**

Commissioner Waters moved to adjourn.  
Commissioner Coleman seconded. By unanimous out by  
Waters acclamation the meeting was adjourned at 8:50pm.