MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 8, 2025 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:15PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

PRESENT:
Chairperson Fred Shaw
Vice-Chairperson W.G. Harris
Commissioner Maria Moss
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:
None

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

2. OPEN DISCUSSION

Commissioner Harris asked about check 13567 for an airless painter. Mr. Gill explained it and showed it to the commissioners on the computer screen.

Commissioner Amos asked is there a contract for special work or remediation outside of the monthly service. Mr. Gill responded that it is an on-demand service and the contract calls for monthly maintenance.

Commissioner Harris asked about check 3388 for $700 to sweep up glass for a sliding door. Ms. Irby responded that the glass was replaced. Ms. Matozzi respond that there was a need to replace the glass and repair the door.

Commissioner Muhammad asked when does the Authority go to Westwood versus Home Depot for supplies. Mr. Gill responded it depends on the item and that Home Depot usually has the best prices.

Commissioner Harris asked about the financing for construction. Mr. Gill explained the different sources of money for the construction.

Commissioner Harris, referring to the tracking report, asked if a tenant can be removed because of habitual lateness. Ms. Jones explained the process of taking the tenant to court to be removed.

3. ADJOURNMENT

Work Session was adjourned at 6:35 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 8, 2025 AT 210 NORTH GROVE 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 8th day of April, 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 (STARLEDGER) 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 Walter Waters
Commissioner Maria Moss
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:

None

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, Section 8 Manager
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Donna Matozzi, Accounting Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Frendy De Leon, FSS Residents Services
Ms. 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 April 8, 2025, for the purpose of acting upon:

2025-16 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF MARCH 2025

2025-17 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT O. GILL AND KASSEMA JONES TO THE NJNAHRO ANNUAL CONFERENCE IN ATLANTIC CITY, NJ APRIL 27-30, 2025

2025-18 RESOLUTION AUTHORIZING THE APPROVAL AND SUBMISSION OF THE 2025 ANNUAL AND 5-YEAR PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSIN AND URBAN DEVELOPMENT

2025-19 RESOLUTION TO TERMINATE THE SECTION 8 MANAGEMENT CONTRACT WITH IRVINGTON HOUSING AUTHORITY, NO LATER THAN JUNE 30, 2025

2025-20 RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A BANK ACCOUNT WITH CITIZENS BANK FOR THE GENERAL OPERATIONS OF CONCORD TOWERS APARTMENTS

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 Walter Waters
Commissioner Maria Moss
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:
None

ALSO PRESENT:
Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, Section 8 Manager
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Donna Matozzi, Accounting Manager
Ms. Tuesday Whitney, FSS Coordinator
Ms. Frendy De Leon, FSS Residents Services
Ms. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in March of 2025. Commissioner Coleman seconded.

There were corrections to the minutes. In the Work Session Minutes Commissioners Amos and Shaw were excused.

In the Regular Minutes Commissioner Shaw was not present and Commissioner Watson is no longer on the board.

There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-1.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters moved to approve the payment of the bills for March 2025. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 7-0-0.

4. VISITORS

There was a tenant who stated she is very pleased with her apartment.

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

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

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

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

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

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

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

Ms. Matozzi 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

2025-17 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT O. GILL AND KASSEMA JONES TO THE NJNAHRO ANNUAL CONFERENCE IN ATLANTIC CITY, NJ APRIL 27-30, 2025

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

ROLL CALL:

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

The Resolution was approved 7-0-0.

2025-18 RESOLUTION AUTHORIZING THE APPROVAL AND SUBMISSION OF THE 2025 ANNUAL AND 5-YEAR PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSIN AND URBAN DEVELOPMENT

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

ROLL CALL:

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

The Resolution was approved 7-0-0.

2025-19 RESOLUTION TO TERMINATE THE SECTION 8 MANAGEMENT CONTRACT WITH IRVINGTON HOUSING AUTHORITY

The Resolution was tabled to be discussed in Executive Session.

2025-20 RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A BANK ACCOUNT WITH CITIZENS BANK FOR THE GENERAL OPERATIONS OF CONCORD TOWERS APARTMENTS

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

ROLL CALL:

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

The Resolution was approved 7-0-0.

9. EXECUTIVE SESSION

Commissioner Waters moved to go into Executive Session to discuss confidential personnel, contract and litigation issues. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

The motion carried 7-0-0. The Commissioners went into Executive Session at 8:10pm.

MOTION: Commissioner Harris to return to open session, after discussing personnel and litigation matters. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The motion carried 7-0-0. The Commissioners returned to Open Session at 8:49pm.

10. RESOLUTIONS

2025-19 RESOLUTION TO TERMINATE THE SECTION 8 MANAGEMENT CONTRACT WITH IRVINGTON HOUSING AUTHORITY, NO LATER THAN JUNE 30, 2025

There was discussion regarding when to end the contract or amend the resolution. The Resolution was amended to say “no later than June 30th”.

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

ROLL CALL:

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

The Resolution was approved 6-1-0.

11. ADJOURNMENT

Commissioner Harris moved to adjourn. Commissioner Waters seconded. By unanimous acclamation the meeting was adjourned at 8:59pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 8, 2025, AT 210 NORTH GROVE STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:10pm by Chairperson Shaw.

PRESENT:
Chairperson Fred Shaw
Vice-Chairperson W.G. Harris
Commissioner Maria Moss
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:
None

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

2. OPEN DISCUSSION

Mr. Gill and the Commissioner discussed ending the contract with the Irvington Housing Authority and whether or not to amend Resolution 2025-19.

3. ADJOURNMENT

The Executive Session adjourned at 8:49pm.