

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF
COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY,
HELD ON SEPTEMBER 9, 2025 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 Shaw. The Open Public Meeting Act was
read by the Secretary.

PRESENT:

Chairperson Fred Shaw
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Maria Moss

ABSENT:

Vice-Chairperson W.G. Harris
Commissioner Walter Waters
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Assistant Manager Vista Village
Ms. Frendy DeLeon, FSS Coordinator
Mr. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Shaw asked about the union. Mr. Gill
said this year he will have the attorney deal with
them. There was discussion about a new contract.

Chairman Shaw asked about check #13722. Mr. Gill noted there was a mistake. Ms. Matozzi said there was a check voided and reissued.

Commissioner Muhammad asked about a check for \$1,199 for printers. Mr. Gill responded the lease payments were released. There is a contract in place paid on a regular basis.

Chairman Shaw asked about Paycheck of New York. Ms. Matozzi responded that is Paychex's legal name, the company used for payroll.

Chairman Shaw asked about Hard Rock Hotel and Casino. Ms. Matozzi responded that is payment for the NAHRO conference in Atlantic City.

Commissioner Moss asked about check #13714 and is it just for one apartment. Ms. Mitchell responded that there were major issues in the unit and a special treatment was necessary.

Commissioner Muhammad asked about PSE&G and a street lighting item for more than \$17,000. Ms. Matozzi explained how the billing is recorded and said that the total description can't fit on the description line in the report.

Chairman Shaw asked about the court tracking report regarding each unit. Ms. Jones explained what was going on with each apartment.

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 SEPTEMBER 9, 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 9th day of September, 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
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Maria Moss
Commissioner Walter Waters

ABSENT:

Vice-Chairman W.G. Harris
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Donna Matozzi, Accounting Manager
Ms. Frendy DeLeon, FSS Coordinator
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 September 9, 2025, for the purpose of acting upon:

**2025-32 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF AUGUST 2025**

**2025-33 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO AN AGREEMENT WITH TELECLOUD TO
UPGRADE THE EXISTING TELEPHONE SYSTEM SERVICES
FOR A PERIOD OF 36 MONTHS**

**2025-34 RESOLUTION AUTHORIZING THE ATTENDANCE OF
COMMISSIONER SHAW, COMMISSIONER MOSS, MR. GILL,
AND MS. SIMPKINS TO THE 2025 NJNAHRO FALL
TRAINING CONFERENCE IN ATLANTIC CITY, NJ,
NOVEMBER 17-20, 2025**

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
Commissioner Walter Waters
Commissioner Taahirah Muhammad
Commissioner Beth Coleman
Commissioner Maria Moss

ABSENT:

Vice-Chairman W.G. Harris
Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Donna Matozzi, Accounting Manager
Ms. Frendy DeLeon, FSS Coordinator
Ms. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in August of 2025. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters to approve the payment of the bills for August of 2025. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

There were no visitors.

5. REPORTS

COMMITTEE REPORTS

Mr. Gill covered information regarding Section 8.

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. Irby 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. 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

**2025-33 RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO ENTER INTO AN AGREEMENT WITH
TELECLOUD TO UPGRADE THE EXISTING TELEPHONE
SYSTEM SERVICES FOR A PERIOD OF 36 MONTHS**

Commissioner Waters moved to approve.
Commissioner Muhammad seconded.

Mr. Gill explained the EOHA expects to save
\$600 a month with this service.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2025-34 RESOLUTION AUTHORIZING THE ATTENDANCE OF
COMMISSIONER SHAW, COMMISSIONER MOSS, MR.
GILL, AND MS. SIMPKINS TO THE 2025 NJNAHRO
FALL TRAINING CONFERENCE IN ATLANTIC CITY,
NJ, NOVEMBER 17-20, 2025**

Commissioner Waters moved to approve.
Commissioner Coleman seconded.

Commissioner Waters and Denise Milton were
added to the Resolution.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Coleman seconded. By unanimous
acclamation the meeting was adjourned at 8:07pm.