

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MAY 13, 2025 AT 160 HALSTEAD 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
Vice-Chairperson W.G. Harris
Commissioner Maria Moss
Commissioner Walter Waters
Commissioner Tahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:

Commissioner Beth Coleman

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. Tuesday Whitney, FSS Coordinator
Ms. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Harris asked about cash payments to Metro Access Control, page 2 of 3 on the bills list. Mr. Gill explained the bill is for the

window tags to access the grounds for Concord Towers.

Commissioner Harris asked about a bill for Life Station. Mr. Gill responded it is the monitoring service that will be discontinued.

Commissioner Harris asked about an entry on the tracking sheet, "voluntarily vacated", but there was a payment due. Ms. Jones explained the tenant went to the hospital and didn't return.

Chairman Shaw asked about maintenance cleaners for the office cleanings. Mr. Gill responded that the service will be discontinued and internal maintenance will take care of future office cleanings.

Chairman Shaw asked about Nationwide Retirement Solutions. Mr. Gill stated the contributions are voluntary to a 457 retirement plan.

3. ADJOURNMENT

Work Session was adjourned at 6:37 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE
HOUSING AUTHORITY, HELD ON MAY 13, 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 13th day of May, 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 Walter Waters
Commissioner Maria Moss
Commissioner Taahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:

Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem 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. 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 May 13, 2025, for the purpose of acting upon:

**2025-21 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF APRIL 2025**

**2025-22 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN
SERVICES STANDARDIZED BOARD RESOLUTION AND
APPROVE THE 2025/2026 CONGREGATE HOUSING
SERVICES GRANT SUBMISSION**

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 Taahirah Muhammad
Commissioner Nicole Amos (via Zoom)

ABSENT:

Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem 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 Harris moved to approve the minutes of the previous meeting in April of 2025.
Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

4. VISITORS

Saymah Nah, Executive Director of Gateway U, explained how her organization works and discussed what she would like to do with the FSS program of the EOHA. She then answered questions from the Commissioners.

Alnisa Julien, a student, told the Commissioners about her experience with Gateway U.

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

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

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

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

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

Ms. Whitney 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

2025-22 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2025/2026 CONGREGATE HOUSING SERVICES GRANT SUBMISSION

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

9. ADJOURNMENT

Commissioner Harris moved to adjourn.
Commissioner Waters seconded. By unanimous acclamation
the meeting was adjourned at 8:41pm.