

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF
COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY,
HELD ON MAY 12, 2026 AT 160 HALSTED 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 Frederick Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Taahira K. Muhammad
Commissioner Maria Moss
Commissioner Beth Coleman

ABSENT:

Vice-Chairperson Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Celeste Spivey, HR Generalist
Ms. Kassem Jones, Regional Project Mgr.
Ms. Denise Milton, Section 8 Manager
Ms. Tuesday Whitney, FSS Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

Ms. Matozzi explained how she handled an IRS
assessment regarding 1099s that are issued to
landlords and where names sometimes don't match in
the database for the IRS.

Commissioner Moss asked about sprinklers and fire

inspections and was a contractor awarded. Mr. Gill explained that a contract was awarded, but the contractor wanted a higher fee.

Commissioner Shaw asked about any information regarding the Ross Grant. Ms. Whitney said that the date was pushed back a couple times for awarding the grant.

Commissioner Muhammad asked about Halsted Plaza and a new pipe fitting on page 2 of 6, check #206. Mr. Gill explained there was a leak in one of the risers that came down into the boiler room.

Commissioner Harris asked about court notices and where does the EOHA stand. Ms. Mitchell said the court is behind and she is still waiting for people she put in for court.

Commissioner Muhammad asked what is the max amount the authority is missing out on regarding the grant. Ms. Whitney explained it's based on the number of participants, 20 participants would be ideal.

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 MAY 12, 2026 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 12th day of May, 2026. 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 10, 2025. This notice was emailed to the City Clerk Office and Public Information Office of the City of East Orange on December 16, 2025. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on December 16, 2025.

PRESENT:

Chairperson Frederick Shaw
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Taahira K. Muhammad
Commissioner Maria Moss
Commissioner Beth Coleman

ABSENT:

Vice-Chair Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Regional Project Manager
Ms. Ashley Mitchell, Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Donna Matozzi, Controller (via Zoom)
Ms. Rene Daniels, *
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 May 12, 2026, for the purpose of acting upon:

**2026-16 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF APRIL 2026**

**2026-17 RESOLUTION AUTHORIZING COMMISSIONER SHAW,
COMMISSIONER HARRIS, COMMISSIONER MUHAMMAD AND
WILBERT GILL TO ATTEND NAHRO SUMMER SYMPOSIUM 26
IN NASHVILLE, TN ON JULY 16-17, 2026**

**2026-18 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN
SERVICES STANDARDIZED BOARD RESOLUTION AND
APPROVE THE 2026/2027 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 Frederick Shaw
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Maria Moss
Commissioner Taahira K. Muhammad
Commissioner Walter Waters

ABSENT:

Vice-Chairman Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Regional Project Manager
Ms. Ashley Mitchell, Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Donna Matozzi, Controller
Ms. Rene Daniels, Property Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Harris moved to approve the minutes of the previous meeting in April. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-2.

MOTION: Commissioner Waters moved to approve the minutes of the Special Meeting on April 23rd. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Harris moved to approve the payment of the bills for April of 2026. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 6-0-0.

4. VISITORS

Erica Hayes, Apt. 7F, she said the floors are falling apart. There are no new complaints and no ants. Mr. Gill said there was an inspection with contractors and all the units that are problematic have had water damage.

Paul Curry, has two issues. Because there's no security, EMS can't get in the building if there's an issue. Second, there are solicitors coming in the building.

Louise Parrish, said complained about her floor.

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

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

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

Ms. Mitchell 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

2026-17 RESOLUTION TO ADOPT NJ STATE DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION AND APPROVE THE 2026/2027 CONGREGATE HOUSING SERVICES GRANT SUBMISSION

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

2026-18 RESOLUTION AUTHORIZING COMMISSIONER SHAW, COMMISSIONER HARRIS, COMMISSIONER MUHAMMAD AND WILBERT GILL TO ATTEND NAHRO SUMMER SYMPOSIUM 26 IN NASHVILLE, TN ON JULY 16-17, 2026

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

9. amADJOURNMENT

Commissioner Harris moved to adjourn.

Commissioner Waters seconded. By unanimous acclamation
the meeting was adjourned at 8:05pm.