

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF
COMMISSIONER S OF THE EAST ORANGE HOUSING AUTHORITY,
HELD ON AUGUST 11, 2026 AT 160 HALSTED STREET, EAST
ORANGE, NEW JERSEY.**

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:14pm by
Chairperson Shaw. The Open Public Meeting Act was
read by the Secretary.

PRESENT:

Chairperson Frederick Shaw
Vice-Chairperson Nicole Amos
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Taahira K. Muhammad

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Ashley Mitchell, Property Manager
Ms. Shawna Welch, Property Manager
Ms. Donna Matozzi, Controller
Ms. Tuesday Whitney, FSS Manager
Ms. Denise Milton, Sr, HCPV Manager
Mr. Wilbert Gill, Executive Director
Ms. Noelle van Baaren, Esq., Legal Counsel (via Zoom)

2. OPEN DISCUSSION

Commissioner Harris asked about payments of
approximately 8,000 dollars for vehicle repairs.
Mr. Gill responded that one of newer cars was in an
accident and it was repaired. Mr. Gill recommended

it be sold.

There was discussion of other vehicles that are under repair.

Commissioner Amos asked about two payments for approximately \$4,000 under Administration on page 7 of 10 and is the building still under warranty. Mr. Gill responded that there was a problem with heating and cooling and the building is out of warranty.

Commissioner Harris asked about payment 249 under Vista Village, and was the authority partnered with Genesis and who is making the payment. Mr. Gill replied that the entity pays for that.

Commissioner Harris asked about the floors for Concord Towers, how much is the whole project, because there is only a total for the downpayment of \$21,000. Mr. Gill responded that the floors in the apartments are being replaced.

Commissioner Harris asked about the capital needs assessment for \$3 million dollars and how much will be funded over the next five years. Mr. Gill responded it will be \$7M for the next 20 years. The \$3 million is over the next two years. The Authority will get a loan for the \$3 Million.

Commissioner Amos asked about senior wellness day with Essex County. Ms. Mitchell responded that she hasn't received any notification of it yet, but the Authority will participate.

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 AUGUST 11, 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 11th day of August, 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
Vice-Chair Nicole Amos
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Taahira K. Muhammad

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Ashley Mitchell, Property Manager
Ms. Donna Matozzi, Property Manager
Ms. Shawna Welch, Property Manager
Ms. Denise Milton, Sr. HVCP Manager
Ms. Noelle van Baaren, Esq., Legal Counsel (via Zoom)

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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 August 11, 2026, for the purpose of acting upon:

- 2026-20 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF JUNE 2026**
- 2026-21 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF JULY 2026**
- 2026-22 RESOLUTION AUTHORIZING PAYMENT OF A PORTION OF
THE 2025 VISTA VILLAGE CASH FLOW TO THE EAST
ORANGE HOUSING COMMUNITY DEVELOPMENT CORPORATION**
- 2026-23 RESOLUTION ADOPTING THE EAST ORANGE HOUSING
AUTHORITY ARTIFICIAL INTELLIGENCE (AI)
GOVERNANCE**
- 2026-24 RESOLUTION AUTHORIZING A MEMORANDUM OF
UNDERSTANDING WITH GOODWILL INDUSTRIES OF
GREATER NEW YORK AND NORTHERN NEW JERSEY FOR A
YOUTH PAID INTERNSHIP AND WORK-BASED LEARNING
PROGRAM**
- 2026-25 RESOLUTION ADOPTING HCV PROGRAM COST-SAVING
MEASURES AND AUTHORIZING IMPLEMENTATION OF THE
CY 2026 HUD SHORTFALL ACTION PLAN**
- 2026-26 RESOLUTION RESCINDING THE PRIOR AWARD OF
CONTRACT TO ENCORE FIRE PROTECTION FOR THE**

**CONCORD TOWERS FIRE PUMP AND SPRINKLER UPGRADES
PROJECT AND REJECTING ALL BIDS**

**2026-27 RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS
WATER COOLER AND WATER BOTTLES**

**2026-28 RESOLUTION DECLARING A 2010 FORD ESCAPE AS
SURPLUS PROPERTY AND AUTHORIZING ITS SALE BY
PUBLIC SEALED BID**

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
Vice-Chair Nicole Amos
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Taahira K. Muhammad

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Ashley Mitchell, Property Manager
Ms. Donna Matozzi, Property Manager
Ms. Shawna Welch, Property Manager
Ms. Denise Milton, Sr. HVCP Manager
Ms. Noelle van Baaren, Esq., Legal Counsel (via Zoom)

2. MINUTES

MOTION: Commissioner Muhammad moved to approve the minutes of the previous meeting in June. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

The Resolution was approved 4-0-1.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

Ayes: Muhammad, Amos, Harris, Shaw.

Nays: None.

Abstentions: Coleman.

The Resolution was approved 4-0-1.

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

ROLL CALL:

Ayes: Coleman, Muhammad, Amos, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

No visitors came forward.

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

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

Ms. Matozzi 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

**2026-22 RESOLUTION AUTHORIZING PAYMENT OF A PORTION OF
THE 2025 VISTA VILLAGE CASH FLOW TO THE EAST
ORANGE HOUSING COMMUNITY DEVELOPMENT CORPORATION**

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

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-23 RESOLUTION ADOPTING THE EAST ORANGE HOUSING
AUTHORITY ARTIFICIAL INTELLIGENCE (AI)
GOVERNANCE ACCEPTABLE USE POLICY**

Commissioner Amos moved to approve.
Commissioner Muhammad seconded.

Chairman Shaw asked if AI can be trusted.
Mr. Gill explained the use of AI and the
security needed while uploading personal
information.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-24 RESOLUTION AUTHORIZING A MEMORANDUM OF
UNDERSTANDING WITH GOODWILL INDUSTRIES OF**

**GREATER NEW YORK AND NORTHERN NEW JERSEY FOR
A YOUTH PAID INTERNSHIP AND WORK-BASED
LEARNING PROGRAM**

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

Commissioner Amos asked when would the
program begin. Mr. Gill responded that is
yet to be determined, however it will be an
ongoing relationship.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-25 RESOLUTION ADOPTING HCV PROGRAM COST-SAVING
MEASURES AND AUTHORIZING IMPLEMENTATION OF
THE CY 2026 HUD SHORTFALL ACTION PLAN**

Commissioner Amos moved to approve.
Commissioner Muhammad seconded. There were
no questions.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-26 RESOLUTION RESCINDING THE PRIOR AWARD OF
CONTRACT TO ENCORE FIRE PROTECTION FOR THE
CONCORD TOWERS FIRE PUMP AND SPRINKLER
UPGRADES PROJECT AND REJECTING ALL BIDS**

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

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-27 RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS
WATER COOLER AND WATER BOTTLES**

Commissioner Harris moved to approve.
Commissioner Amos seconded.

Mr. Gill explained the Resolution.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-28 RESOLUTION DECLARING A 2010 FORD ESCAPE AS
SURPLUS PROPERTY AND AUTHORIZING ITS SALE BY
PUBLIC SEALED BID**

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

Mr. Gill explained the Resolution.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. EXECUTIVE SESSION

Commissioner Harris moved to go into Executive Session to discuss confidential matters.
Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Motion was approved 5-0-0. The Commissioners went into Executive Session at 8:06 PM.

Commissioner Harris moved to return to Open Session. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

Ayes: Coleman, Amos, Muhammad, Harris, Shaw.

Nays: None.

Abstentions: None.

The Motion was approved 5-0-0. The
Commissioners returned to Open Session at 8:27 PM.

10. ADJOURNMENT

Commissioner Harris moved to adjourn.
Commissioner Muhammad seconded. By unanimous
acclamation the meeting was adjourned at 8:29pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON AUGUST 11, 2026, AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY

1. ROLL CALL

The Executive Session meeting was called to order at 8:06PM by Chairperson Shaw.

PRESENT:

Chairperson Frederick Shaw
Vice-Chair Nicole Amos
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Taahira K. Muhammad

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Noelle van Baaren, Esq., Legal Counsel (Zoom)

2. OPEN DISCUSSION

There was discussion regarding union negotiations.

3. ADJOURNMENT

The Executive Session adjourned at 8:27 p.m.