

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON AUGUST 12, 2025 AT VISTA VILLAGE, 70 SOUTH BURNET STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:25pm by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Maria Moss
Commissioner Nicole Amos

ABSENT:

Vice-Chairperson W.G. Harris

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
Mr. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

There was discussion about the sprinkler systems and Commissioner Shaw asked what are the issues. Mr. Gill explained what has been going on.

Chairman Shaw asked about 7k for the streetlight. Mr. Gill responded that there are number of accounts and some of the street lighting has been

replaced.

There was discussion regarding emergency door repairs.

Commissioner Coleman asked about BEH management services. Mr. Gill responded they are for asset management for Vista Village and explained how asset management works for the buildings.

3. ADJOURNMENT

Work Session was adjourned at 6:46 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE
HOUSING AUTHORITY, HELD ON AUGUST 12, 2025 AT 70 SOUTH BURNET
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 August, 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 Walter Waters
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Maria Moss
Commissioner Nicole Amos

ABSENT:

Vice-Chairman W.G. Harris

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. 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 August 12, 2025, for the purpose of acting upon:

**2025-30 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTHS OF JUNE AND JULY 2025**

**2025-31 RESOLUTION AUTHORIZING THE ATTENDANCE OF KASSEMA
JONES, TUESDAY WHITNEY, AND FRENDY DE LEON TO
NJAIRA SEPTEMBER CONFERENCE IN ATLANTIC CITY,
NJ, SEPTEMBER 23-24, 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
Commissioner Nicole Amos

ABSENT:

Vice-Chairman W.G. Harris

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

2. MINUTES

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Waters to approve the payment of the bills for June and July 2025. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

4. VISITORS

Ms. Valerie Ragland, Apt. 3N, President of the Vista Village Tenants Association. Ms. Ragland requested to get their budget, since January. She also asked for bigger washers and dryers and a new vending machine which costs less money.

Ms. Goode asked about property in the back of the building and if the tenants could park there, could it be made safer.

Ms. Gregory, Apt. 1F, requested she needs maintenance for her apartment because of water flooding from the apartment above her.

5. REPORTS

COMMITTEE REPORTS

Mr. Gill covered information regarding all of the committee meetings.

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

Ms. Whitney 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. Irby 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. EXECUTIVE SESSION

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion was approved 6-0-0. The Commissioners went into Executive Session at 8:25pm.

Commissioner Waters moved to return to Open Session after discussion of confidential matters. Commissioner Muhammad seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion was approved 5-0-0. The Commissioners returned to open session at 8:36pm.

9. RESOLUTIONS

2025-31 RESOLUTION AUTHORIZING THE ATTENDANCE OF KASSEMA JONES, TUESDAY WHITNEY, AND FRENDY DE LEON TO NJAHRA SEPTEMBER CONFERENCE IN ATLANTIC CITY, NJ, SEPTEMBER 23-24, 2025

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

10. ADJOURNMENT

Commissioner Moss moved to adjourn. Commissioner Waters seconded. By unanimous acclamation the meeting was adjourned at 8:50pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON AUGUST 12, 2025, AT VISTA VILLAGE, 70 SOUTH BURNET STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:25PM by Chairperson Shaw.

PRESENT:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Maria Moss
Commissioner Nicole Amos

ABSENT:

Vice-Chairperson W.G. Harris

ALSO PRESENT:

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

2. OPEN DISCUSSION

There was discussion regarding an employee that resigned, who fell in the parking lot and broke her leg. Her attorney requested her personnel file.

There was discussion about someone hired who has a wrap sheet.

3. ADJOURNMENT

The Executive Session adjourned at 8:36 p.m.