

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 11, 2025 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:

Vice-Chairperson W.G. Harris
Commissioner Maria Moss
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Tahirah Muhammad

ABSENT:

Chairperson Fred Shaw
Commissioner Nicole Amos

ALSO PRESENT:

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

2. OPEN DISCUSSION

Commissioner Harris asked about reimbursement for uniforms for one of the employees, Docket 20. Mr. Gill responded that the wrong account number was on file, so the check was most likely reissued.

Commissioner Coleman asked about a problem with a sink, check 3357. Mr. Gill responded that a complete description of the problem was not noted in the bills. He further explained the problem.

Commissioner Harris asked about writing off rents and evictions in the court tracking report.

Mr. Gill explained where the EOHA stands in the process.

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 MARCH 11, 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 11th day of March, 2025. Vice-Chairperson Harris 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 (STARLEDGER) 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:

Vice-Chairman W.G. Harris
Commissioner Walter Waters
Commissioner Maria Moss
Commissioner Beth Coleman
Commissioner Taahirah Muhammad

ABSENT:

Chairperson Fred Shaw
Commissioner Nicole Amos

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. 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 March 11, 2025, for the purpose of acting upon:

**2025-14 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST
FOR THE MONTH OF FEBRUARY 2025**

**2025-15 RESOLUTION RATIFYING COMMISSIONER FREDERICK SHAW,
JR. TO ATTEND NAHRO 2025 WASHINGTON CONFERENCE,
MARCH 10-12, 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 W.G. Harris
Commissioner Maria Moss
Commissioner Taahirah Muhammad

ABSENT:

Commissioner Beth Coleman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, HCVP 8 Manager
Ms. Tuesday Whitney, FSS Manager
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

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

ROLL CALL:

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

The Resolution was approved 4-0-1.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

A tenant asked for the television in the community room to be fixed and pictures on the walls, with more activities in the community room.

Antoinnette Page, complained about noise form the tenants who live above her.

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. Milton 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. 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. RESOLUTIONS

2025-14 RESOLUTION RATIFYING COMMISSIONER FREDERICK SHAW, JR. TO ATTEND NAHRO 2025 WASHINGTON CONFERENCE, MARCH 10-12, 2025

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

9. ADJOURNMENT

Vice-Chairman Harris moved to adjourn. Commissioner
Waters seconded. By unanimous acclamation the meeting was
adjourned at 8:16pm.