

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF
COMMISSIONER S OF THE EAST ORANGE HOUSING AUTHORITY,
HELD ON APRIL 14, 2026 AT 210 NORTH GROVE 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
Vice-Chairperson Nicole Amos (via Zoom)
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Beth Coleman

ABSENT:

Commissioner Taahira K. Muhammad
Commissioner Maria Moss

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

Commissioner Harris about a tenant who is scheduled
for lockout and if the person had any disabilities.
Ms. Jones confirmed the tenant is scheduled for
lockout for non-payment of rent.

Commissioner Harris asked about management fees for

Vista Village. Mr. Gill responded that the fee is 6% of what is collected on rent. Asset management fees are paid to the developer on a monthly basis.

There was discussion regarding staff training regarding the software that the EOHA uses.

Commissioner Harris asked about the treatment for ants in the apartments. Ms. Mitchell said the problem has been corrected.

3. ADJOURNMENT

Work Session was adjourned at 6:44 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE
HOUSING AUTHORITY, HELD ON APRIL 14, 2026 AT 210 NORTH GROVE
STREED, 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 14th day of April, 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 (via Zoom)
Commissioner W.G. Harris
Commissioner Walter Waters
Commissioner Beth Coleman

ABSENT:

Commissioner Taahira K. Muhammad
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Regional Project Manager
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Denise Milton, Section 8 Manager
Ms. Donna Matozzi, Controller (via Zoom)
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 April 14, 2026, for the purpose of acting upon:

- 2026-10 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF MARCH 2026**
- 2026-11 RESOLUTION APPROVING ENHANCED BENEFITS FOR PART-
TIME EMPLOYEES OF THE EAST ORANGE HOUSING
AUTHORITY**
- 2026-12 RESOLUTION AUTHORIZING THE IMPLEMENTATION OF A
DEFINED CONTRIBUTION RETIREMENT PROGRAM (DCRP)
FOR PART-TIME EMPLOYEES OF THE EAST ORANGE
HOUSING AUTHORITY**
- 2026-13 RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR
AND OPEN PROFESSIONAL SERVICES CONTRACT FOR
LEGAL SERVICES**
- 2026-14 RESOLUTION AUTHORIZING THE ATTENDANCE OF
COMMISSIONER TAAHIRA MUHAMMAD, DENISE MILTON,
AND ASHLEY MITCHELL TO PHADA 2026 ANNUAL
CONVENTION & EXHIBITION CONFERENCE IN CHICAGO,
IL, JUNE 10-13, 2026**

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-Chairman Nicole Amos (via Zoom)
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Walter Waters

ABSENT:

Commissioner Maria Moss
Commissioner Taahira K. Muhammad

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Regional Project Manager
Ms. Ashley Mitchell, Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Denise Milton, HCVP Manager
Ms. Donna Matozzi, Controller (via Zoom)
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

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

ROLL CALL:

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

The Resolution was approved 4-0-0.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Barbara Reid, Apt. 7F, asked when would the windows be cleaned and her apartment needs painting. She also asked about getting the bus service back. Ms. Mitchell said that EOHA needs a driver. Ms. Jones said there are partners who will help with the driving services. Ms. Reid asked about the master key being replaced

Deborah Townsend, Apt. 8E, asked about the house vents being cleaned.

Mohammed Gosimi, Apt. 3G, said he has a problem with his bathroom, there is water under the floor.

Tamika, Apt. 1D, asked about lights in her apartment being repaired because she is visually impaired.

Pinky Rutledge, Apt. 5E, was wondering about the dryers and washers being replaced. Every week they need repairs.

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

Ms. Mitchell highlighted her 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. Matozzi 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

2026-11 RESOLUTION APPROVING ENHANCED BENEFITS FOR PART-TIME EMPLOYEES OF THE EAST ORANGE HOUSING AUTHORITY

Commissioner Harris moved to approve.
Commissioner Waters seconded.

Commissioner Amos asked how does this affect the budget and when will it be implemented. Mr. Gill explained the Resolution.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2026-12 RESOLUTION AUTHORIZING THE IMPLEMENTATION OF A DEFINED CONTRIBUTION RETIREMENT PROGRAM (DCRP) FOR PART-TIME EMPLOYEES OF THE EAST ORANGE HOUSING AUTHORITY

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-13 RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR
AND OPEN PROFESSIONAL SERVICES CONTRACT FOR
LEGAL SERVICES**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**2026-14 RESOLUTION AUTHORIZING THE ATTENDANCE OF
COMMISSIONER TAAHIRA MUHAMMAD, DENISE MILTON,
AND ASHLEY MITCHELL TO THE PHADA 2026 ANNUAL
CONVENTION & EXHIBITION CONFERENCE IN CHICAGO,
IL, JUNE 1013, 2026**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. EXECUTIVE SESSION

Commissioner Waters moved to go into Executive Session to discuss confidential matters.

Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Commissioner went into Executive Session at 8:05pm.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Commissioner returned to Open Session at 8:27pm.

10. ADJOURNMENT

Commissioner Harris moved to adjourn. Commissioner Waters seconded. By unanimous acclamation the meeting was adjourned at 8:30pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON APRIL 14, 2026, AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY

1. ROLL CALL

The Executive Session meeting was called to order at 8:04PM by Chairperson Shaw.

PRESENT:

Chairperson Frederick Shaw
Vice Chairperson Nicole Amos (via Zoom)
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Walter Waters

ABSENT:

Commissioner Taahira K. Muhammad
Commissioner Maria Moss

ALSO PRESENT:

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

2. OPEN DISCUSSION

There was discussion regarding getting another attorney for a case where the City of East Orange and the East Orange Housing Authority are being sued because Hunt, Hamlin and Ridley is the Corporation Counsel for the City of East Orange.

3. ADJOURNMENT

The Executive Session adjourned at 8:45 p.m.