

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 10, 2026 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.**

**1. OPEN PUBLIC MEETING ACT & ROLL CALL**

The meeting was called to order at 6:05pm by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

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

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director (via Zoom)  
Ms. Celeste Spivey, HR Generalist  
Ms. Kassem Jones, Regional Project Mgr. (via Zoom)  
Ms. Donna Matozzi, Controller  
Ms. Rene Daniels, Property Manager  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Chairman Shaw asked if the people in the bills list at Concord Towers worked for the EOHA. Mr. Gill responded there are some stipend workers who work 20 hours a week. They work through a HUD Residents Stipend Program.

Commissioner Coleman asked about the keys for Vista Village and the cost. Mr. Gill replied that the cost is \$24 per key and they are special keys for the apartment doors.

Commissioner Muhammad asked about PSEG credits for tenants. Mr. Gill explained that since tenants pay their own utilities, they get a credit, which is computed by Section 8.

Commissioner Harris asked about the court tracking sheet and why is there one entry that has been separated from the table. Ms. Daniels responded that another court date must be scheduled for that entry. It was postponed from December.

Commissioner Muhammad asked is the developer for Halsted Plaza being used for any other projects. Mr. Gill replied no, as there have been some issues with the developer.

Commissioner Harris asked about the replacement of wheels for the dumpsters and does EOHA own the dumpsters. Mr. Gill responded that the EOHA owns the dumpsters at Halsted and it would be too expensive to own the ones at Concord and Vista.

Commissioner Amos asked about reoccurring boiler and heating issues at Concord Towers. Ms. Mitchell responded that the issues have been addressed at Concord Towers.

Commissioner Harris asked about the Concord Towers conversion progress. Mr. Gill responded there have been calls with HUD. An environmental review and physical needs assessment must be done. Possibly in another two months the EOHA will get a response from HUD.

Commissioner Amos asked about 10, 15 and 20 year planning and is there a plan for preventative

maintenance for infrastructure. Mr. Gill responded that the physical needs assessment will cover that.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:50 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON FEBRUARY 10, 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 10<sup>th</sup> day of February, 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 Fred Shaw  
Vice-Chair Nicole Amos  
Commissioner Walter Waters  
Commissioner W.G. Harris  
Commissioner Beth Coleman  
Commissioner Taahirah Muhammad  
Commissioner Maria Moss

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director (via Zoom)  
Ms. Kassema Jones, Regional Project Manager (via Zoom)  
Ms. Celeste Spivey, HR Generalist  
Ms. Ashley Mitchell, Property Manager  
Ms. Tuesday Whitney, FSS Manager  
Ms. Renee Daniels, Acting Property Manager  
Ms. Donna Matozzi, Controller  
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 February 10, 2026, for the purpose of acting upon:

- 2026-02 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JANUARY 2026**
- 2026-03 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH LS ENGINEERING ASSOCIATES CORPORATION TO PROVIDE ARCHITECTURAL, ENGINEERING AND ENVIRONMENTAL SERVICES FOR CAPITAL IMPROVEMENT AND MAINTENANCE FOR A PERIOD OF ONE YEAR AND NOT TO EXCEED \$44,000.00**
- 2026-04 RESOLUTION AUTHORIZING THE EAST ORANGE HOUSING AUTHORITY TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY**
- 2026-05 RESOLUTION AWARDED A CONTRACT WITH GIAMPAOLO & ASSOCIATES FOR PROFESSIONAL AUDITING SERVICES OF LOW INCOME HOUSING PROGRAM FOR THE FISCAL YEAR 2025 IN AN AMOUNT OF \$14,775.00**

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

### **ABSENT:**

None

### **ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director (via Zoom)  
Ms. Kassema Jones, Regional Project Manager (via Zoom)  
Ms. Celeste Spivey, HR Generalist  
Ms. Ashley Mitchell, Property Manager  
Ms. Tuesday Whitney, FSS Manager  
Ms. Renee Daniels, Property Manager  
Ms. Donna Matozzi, Controller  
Mr. Ronald Hunt, Esq., Legal Counsel

## 2. MINUTES

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

### ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

### 3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

### 4. VISITORS

Ms. Gregory, Apt. 1F, complained about damage to her home because of flooding. It has not been rectified yet.

Barbara Rucker, Apt. 1T, complained that from April until now she has had problems with her apartment. She was just moved into another apartment because of no heat. She has an infestation of roaches in her old apartment and she is wondering why it's taking so long to fix the problem.

Sharon Hall, not a resident of the EOHA, complained about not getting an application from the EOHA. She set up a meeting with the staff at the meeting.

Johnnie Mae Goode, Apt. 1U, asked about fixing the washing machines and is there another company that can

come and repair them. Also, there is a problem with the candy machine and the prices are too high.

## **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. Daniels highlighted her report and answered questions from the Commissioners.

Ms. Mitchell 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

**2026-03 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH LS ENGINEERING ASSOCIATES CORPORATION TO PROVIDE ARCHITECTURAL, ENGINEERING AND ENVIRONMENTAL SERVICES FOR CAPITAL IMPROVEMENT AND MAINTENANCE FOR A PERIOD OF ONE YEAR AND NOT TO EXCEED \$44,000.00**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**2026-04 RESOLUTION AUTHORIZING THE EAST ORANGE HOUSING AUTHORITY TO ENTER INTO A ONE (1) YEAR AGREEMENT FOR GENERAL LEGAL SERVICES WITH HUNT, HAMLIN & RIDLEY**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**2026-05 RESOLUTION AWARDING A CONTRACT WITH GIAMPAOLO  
& ASSOCIATES FOR PROFESSIONAL AUDITING  
SERVICES OF LOW INCOME HOUSING PROGRAM FOR THE  
FISCAL YEAR 2025 IN AN AMOUNT OF \$14,775.00**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 7-0-0.

**9. ADJOURNMENT**

Commissioner Waters moved to adjourn.  
Commissioner Amos seconded. By unanimous acclamation  
the meeting was adjourned at 8:32pm.