

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 14, 2025 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:30PM by Chairperson Watson. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Wanda Watson
Commissioner W.G. Harris
Commissioner Fred Shaw
Commissioner Maria Moss

ABSENT:

Commissioner Nicole Amos
Commissioner Walter Waters
Commissioner Beth Coleman

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. Tuesday Whitney, FSS Coordinator
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Nicole van Baaren, Esq., Legal Counsel

2. OPEN DISCUSSION

Chairman Shaw asked about the PSE&G transformer fire. Ms. Van Baaren said she will contact Mr. Hunt regarding whether there will be a lawsuit

against PSE&G.

Commissioner Harris asked about check #13452 for painting. Mr. Gill confirmed it was an advance for the painting renovation at Concord Towers.

Commissioner Harris asked about Essex Locksmith and work at Vista Village, check #38900. Ms. Irby responded there are still some doors that don't have a master key, so some locks need to be replaced.

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 JANUARY 14, 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 14th day of January, 2025. Chairperson Fred 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 (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:

Chairperson Fred Shaw
Commissioner Walter Waters
Commissioner W.G. Harris
Commissioner Maria Moss
Commissioner Nicole Amos

ABSENT:

Commissioner Wanda Watson
Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema 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. Frendy De Leon, FSS Residents Services
Ms. Noelle van Baaren, 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 January 14, 2025, for the purpose of acting upon:

2025-01 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF DECEMBER 2024

2025-02 AUTHORIZING THE HOUSING AUTHORITY TO ENTER IN AN AGREEMENT WITH LS ENGINEERING ASSOCIATES CORPORATION TO PROVIDE ARCHITECTURAL/ENGINEERING & ENVIRONMENTAL SERVICES FOR CAPITAL IMPROVEMENT AND MAINTENANCE FOR A PERIOD OF ONE YEAR AND NOT TO EXCEED \$44,000.00

2025-03 2025 (2025-2026) ADOPTED BUDGET RESOLUTION

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 Nicole Amos

ABSENT:

Commissioner Beth Coleman
Commissioner Wanda Watson

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, HCVP 8 Manager
Ms. Celeste Spivey, HR Generalist
Ms. Donna Matozzi, Accounting Manager
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Frendy De Leon, FSS Residents Services
Ms. Noelle van Baaren, Esq., Legal Counsel

2. MINUTES

MOTION: Commissioner Waters moved to approve the minutes of the previous meeting in December of 2024. Commissioner Amos seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Amos, Waters, Moss, Harris.
Nays: None.
Abstentions: None.

The Resolution was approved 5-0-0.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

There were no visitors.

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

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

Ms. Jones highlighted her report 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. DeLeon 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

2025-02 AUTHORIZING THE HOUSING AUTHORITY TO ENTER IN AN AGREEMENT WITH LS ENGINEERING ASSOCIATES CORPORATION TO PROVIDE ARCHITECTURAL, ENGINEERING & ENVIRONMENTAL SERVICES FOR CAPITAL IMPROVEMENT AND MAINTENANCE FOR A PERIOD OF ONE YEAR AND NOT TO EXCEED \$44,000.00

MOTION: Commissioner Waters moved to approve the resolution. Commissioner Harris seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2025-03 2025 (2025-2026) ADOPTED BUDGET RESOLUTION

MOTION: Commissioner Harris moved to approve the resolution. Commissioner Waters seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. ADJOURNMENT

Commissioner Harris moved to adjourn. Commissioner Waters seconded. By unanimous acclamation the meeting was adjourned at 7:47pm.