

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

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:15pm by
Chairperson Shaw. The Open Public Meeting Act was
read by the Secretary.

PRESENT:

Chairperson Frederick Shaw
Vice-Chairperson Nicole Amos
Commissioner W.G. Harris
Commissioner Taahira Muhammad
Commissioner Maria Moss

ABSENT:

Commissioner Walter Waters
Commissioner Beth Coleman

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Celeste Spivey, HR Generalist
Ms. Kassem Jones, Regional Project Mgr.
Ms. Nukia Davis, Assistant Prop. Mgr. Halsted
Ms. Reese Brooks, Asst. Prop. Mgr. Vista Village
Mr. Ronald Hunt, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Harris made a correction to the
minutes that he should no longer be the Vice Chair
of the EOHA Commissioner Board.

Commissioner Muhammad asked about bills on page 2
of 16 regarding Gibson Technologies for IT support

and what are their services. Mr. Gill explained Gibson is their IT company and they take care of all the maintenance for the computers.

Commissioner Muhammad asked about NJ Advance Media, page 5 of 16. Mr. Gill responded it is the newspaper that ads are placed in, which is the Star-Ledger.

Commissioner Harris asked about a payment for \$6,888 for Pay Active and why is it a payroll deduction. Mr. Gill responded there is something called pay advance, where employees take an advance on income. There were some employees who payments before the transition to Paychex for payroll, so Pay Active had to be repaid.

There was discussion about Commissioner Amos paying for her airfare to the last conference, for which she was reimbursed.

Commissioner Harris asked about a Section 8 (page 202) \$8,898 charge. Mr. Gill responded there was another housing authority that overpaid the EOHA, so they had to be reimbursed.

Commissioner Harris asked about \$60,000 for 160 Halsted. Mr. Gill explained there was a pilot agreement with the City for the property. Taxes on the land are paid, then there's a credit on the pilot payment at the end of the year, which makes the taxes less. The regular taxes would be over \$100,000.

Commissioner Harris asked about the heating system and why was there a \$3,000 charge to trouble shoot. Mr. Gill explained there was a problem with heat on the parking lot side. The original general contractor could not figure out the problem and the product manufacturer charges to come out and do an inspection. They had to do rewiring to correct the problem.

Commissioner Muhammad asked about Encore Holdings, LLC replacing a hose. Mr. Gill responded there was a violation from the Fire Department which had to be corrected.

Commissioner Harris asked about the tracking report and why there still waiting for a court date since December. Ms. Jones explained the hold up.

3. ADJOURNMENT

Work Session was adjourned at 6:54 PM.

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE
HOUSING AUTHORITY, HELD ON MARCH 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 10th day of March, 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
Commissioner W.G. Harris
Commissioner Taahira Muhammad
Commissioner Maria Moss

ABSENT:

Commissioner Walter Waters
Commissioner Beth Coleman

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
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 March 10, 2026, for the purpose of acting upon:

**2026-06 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF FEBRUARY 2026**

**2026-07 RESOLUTION APPROVING THE UPDATE OF THE EAST
ORANGE HOUSING ADMINISTRATIVE PLAN**

**2026-08 RESOLUTION FOR THE EAST ORANGE HOUSING
AUTHORITY TO COLLABORATE WITH THE EAST ORANGE
SCHOOL DISTRICT ON A YOUTHBUILD GRANT**

2026-09 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 Frederick Shaw
Vice-Chairman Nicole Amos
Commissioner Taahira Muhammad
Commissioner W.G. Harris
Commissioner Maria Moss

ABSENT:

Commissioner Beth Coleman
Commissioner Walter Waters

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
Mr. Ronald Hunt, Esq., Legal Counsel

2. MINUTES

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

ROLL CALL:

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

The Resolution was approved 5-0-0.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Erica Hayes, apt. 401, talked about tenants complaining and how she witnessed how management is trying to meet the tenant's needs. But there is an issue with tenant participation.

There was further discussion regarding tenant participation and what can be done to improve it.

She complained about the quality of the floors and is there communication with the contractor who input the floors. Mr. Gill responded there is a meeting scheduled about the issue.

Ms. Gregory, Apt. 1F, complained about flooding damage in her apartment.

Johnnie Mae Goode, Apt. 1U, 70 South Burnett Street, complained about the washing machines. New machines are needed in her building. She also complained about the floods in the building and water in her apartment.

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.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

2026-07 RESOLUTION APPROVING THE UPDATE OF THE EAST ORANGE HOUSING ADMINISTRATIVE PLAN

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2026-08 RESOLUTION FOR THE EAST ORANGE HOUSING AUTHORITY TO COLLABORATE WITH THE EAST ORANGE SCHOOL DISTRICT ON A YOUTHBUILD GRANT

Commissioner Muhammad moved to approve.
Commissioner Harris seconded.

There was discussion regarding a set amount of hours. The details will be worked out later. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2026-09 2026 ADOPTED BUDGET RESOLUTION

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. EXECUTIVE SESSION

Commissioner Muhammad moved to go into Executive Session to discuss confidential matters.
Commissioner Harris seconded. There we no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Commissioner went into Executive Session at 8:38pm.

Commissioner Harris moved to return to Open Session. Commissioner Amos seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Commissioner returned to Open Session at 8:45pm.

10. MOTION

MOTION: Commissioner Harris moved to approve the payment of \$1,701 to Ms. Gregory for property loss. Commissioner Muhammad seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

11. ADJOURNMENT

Commissioner Harris moved to adjourn. Commissioner Moss seconded. By unanimous acclamation the meeting was adjourned at 8:47pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON MARCH 10, 2026, AT 160 HALSTED STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:38PM by Chairperson Shaw.

PRESENT:

Chairperson Frederick Shaw
Vice Chairperson Nicole Amos
Commissioner Taahira Muhammad
Commissioner Maria Moss
Commissioner W.G. Harris

ABSENT:

Commissioner Beth Coleman
Commissioner Walter Waters

ALSO PRESENT:

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

2. OPEN DISCUSSION

There was discussion about a reimbursement for a tenant for damaged items in her apartment.

3. ADJOURNMENT

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