

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 13, 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 Fred Shaw
Vice-Chairperson W.G. Harris
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Nicole Amos

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Celeste Spivey, HR Generalist
Ms. Kassem Jones, Regional Project Manager
Ms. Donna Matozzi, Controller (via zoom)
Ms. Rene Daniels, Property Manager
Ms. Denise Milton, HCVP Manager
Ms. Amina Abdellah, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Muhammad asked about check #13809 for the boilers. Mr. Gill explained that two boilers were down and had to be repaired.

Chairman Shaw asked about parking lot permits.

Mr. Gill explained that there is a new parking system that uses specialized stickers.

Commissioner Muhammad asked about check #3611 for apartment cleaning. Mr. Gill explained the vendor goes through all the units and clean the vents annually.

Commissioner Amos asked about the ants that were complained about at the last meeting. Mr. Gill explained that Orchid has been hired to do tests to see how to treat the ants.

Commissioner Harris asked about the difference between the first and last charts on the financial reports. Ms. Matozzi explained that each report breaks down, by each program, what drives the revenue and expenses.

Commissioner Harris asked about the court tracking sheets and why are there delays. Ms. Daniels explained the delays.

Commissioner Harris asked about emergency housing choice vouchers and why there are two different ones. Ms. Milton explained the difference between the vouchers, which is basically just a name change.

3. ADJOURNMENT

Work Session was adjourned at 6:42 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 13, 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 13th day of January, 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-Chairman W.G. Harris
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Nicole Amos

ABSENT:

Commissioner Maria Moss
Commissioner Walter Waters

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Regional Project Manager
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Property Manager
Ms. Frendy DeLeon, Asst. Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Denise Milton, HCVP Manager
Ms. Renee Daniels, Acting Property Manager
Ms. Donna Matozzi, Controller (via conference call)
Mr. Amina Abdellah, 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 13, 2026, for the purpose of acting upon:

**2026-01 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL
LIST FOR THE MONTH OF DECEMBER 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
Vice-Chairman W.G. Harris
Commissioner Beth Coleman
Commissioner Taahirah Muhammad
Commissioner Nicole Amos

ABSENT:

Commissioner Maria Moss
Commissioner Walter Waters

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassema Jones, Regional Project Manager
Ms. Celeste Spivey, HR Generalist
Ms. Ashley Mitchell, Property Manager
Ms. Frendy DeLeon, Property Manager
Ms. Tuesday Whitney, FSS Manager
Ms. Denise Milton, HCVP Manager
Ms. Renee Daniels, Property Manager
Ms. Donna Matozzi, Controller
Mr. Amina Abdellah, 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, Muhammad, Coleman, Harris, Shaw.
Nays: None.
Abstentions: None.

The Resolution was approved 5-0-0.

3. APPROVAL OF THE BILLS

MOTION: Commissioner Harris to approve the payment of the bills for December of 2025. Commissioner Amos seconded.

Commissioner Harris asked about two entries for parking permits. Mr. Gill explained that that particular entry is for other items purchased, not parking decals.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Erica Hayes thanked the board and thanks to Ms. Jones and her management staff.

There was discussion about getting a new pool table.

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

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

Ms. Jones 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. EXECUTIVE SESSION

Commissioner Harris moved to go into Executive Session. Commissioner Muhammad seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Motion was approved 5-0-0. The Commissioners went into Executive Session at 8:11pm.

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Motion was approved 5-0-0. The Commissioners returned to Open Session at 8:16pm.

9. ADJOURNMENT

Commissioner Harris moved to adjourn. Commissioner Amos seconded. By unanimous acclamation the meeting was adjourned at 8:17pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JANUARY 13, 2026, AT 160 HALSTED STREET, EAST ORANGE, NJ

1. ROLL CALL

The Executive Session meeting was called to order at 8:11PM by Chairperson Shaw.

PRESENT:

Chairperson Fred Shaw
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Tahirah Muhammad
Commissioner Nicole Amos

ABSENT:

Commissioner Walter Waters
Commissioner Maria Moss

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Amina Abdellah, Esq., Legal Counsel

2. OPEN DISCUSSION

There was discussion about getting raises for the union employees and non-union employees.

3. ADJOURNMENT

The Executive Session adjourned at 8:16 p.m.