

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 9, 2024 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:21PM by Chairperson Watson. The Open Public Meeting Act was read by the Secretary.

PRESENT:

Chairperson Wanda Watson
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Fred Shaw
Commissioner Nicole Amos

ABSENT:

Vice-Chairman W.G. Harris (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Donna Matozzi, Accounting Manager
Ms. Kim Golden, Project Manager
Ms. Frendy Deleon, FSS Coordinator
Mr. Ronald Hunt, Esq., Legal Counsel
Ms. Amani Abdellah, Edq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Shaw asked about a check for three stoves to be replaced for over \$15,000. Mr. Gill responded there were a number of stoves replaced, more than three.

Commissioner Shaw asked about a check to Encore Fire Protection for \$11,850. Ms. Matozzi said there was a draw from the capital funds program for large programs.

Commissioner Amos asked about a check for VTH Management Services. Ms. Matozzi responded it is for Vista Village and part of the management agreement.

3. ADJOURNMENT

Work Session was adjourned at 6:48 PM.

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 9, 2024 AT VISTA VILLAGE, 70 SOUTH BURNETT 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 9th day of July, 2024. Chairperson Wanda Watson 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 Friday, December 29, 2023. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Wednesday, January 3, 2024. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Monday, January 8, 2024.

PRESENT:

Chairperson Wanda Watson
Commissioner Beth Coleman
Commissioner Fred Shaw
Commissioner Walter Waters
Commissioner Nicole Amos

ABSENT:

Commissioner W.G. Harris (excused)

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Donna Matozzi, Accounting Manager
Ms. Kim Golden, Project Manager
Ms. Frendy Deleon, FSS Coordinator
Ms. Celeste Spivey, HR Generalist
Mr. Ronald Hunt, Esq., Legal Counsel
Ms. Amani Abdellah, Edq., 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 July 9, 2024, for the purpose of acting upon:

2024-19 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JUNE 2024

2024-20 RESOLUTION AUTHORIZING COMMISSIONER WANDA WATSON TO ATTEND THE 2024 LEO P. DAUWER MEMORIAL COMMISSIONERS CONFERENCE IN EDGARTOWN, MA, SEPTEMBER 12-13, 2024 (WORKING GROUP # 3)

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 Wanda Watson
Commissioner W.G. Harris
Commissioner Beth Coleman
Commissioner Fred Shaw
Commissioner Walter Waters

ABSENT:

Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Kassem Jones, Project Manager
Ms. Eva Irby, Asst. Mgr. at Vista Village
Ms. Denise Milton, HCVP Manager
Ms. Celeste Spivey, HR Generalist
Ms. Frendy DeLeon, FSS Coordinator
Mr. Ronald Hunt, Esq., Legal Counsel
Ms. Amani Abdellah, Edq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

Ayes: Shaw, Amos, Coleman, Waters, Watson.
Nays: None.
Abstentions: None.

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

MOTION: Commissioner Shaw moved to approve the payment of the bills. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

4. VISITORS

Rosemarie Greer Elijah, Vista Village 1H, asked about having a 4-way stop sign at the corner of Lennox Street and South Burnett. There have been many accidents at the intersection.

A complaint was made at the office about security and allowing unauthorized people in the building.

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 no 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. Jones highlighted her report and answered questions from the Commissioners.

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

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

Ms. Matozzi highlighted her report and answered questions from the Commissioner.

Ms. Tuesday Whitney highlighted her report and answered questions from Commissioners.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2024-20 RESOLUTION AUTHORIZING COMMISSIONER WANDA
WATSON TO ATTEND THE 2024 LEO P. DAUWER
MEMORIAL COMMISSIONERS CONFERENCE IN
EDGARTOWN, MA, SEPTEMBER 12-13, 2024
(WORKING GROUP # 3)**

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

9. EXECUTIVE SESSION

Commissioner Shaw moved to go into Executive Session to discuss confidential matters. Commissioner Coleman seconded. There were no questions.

ROLL CALL:

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

Nays: None.

Abstentions: None.

The motion was approved 5-0-0. The Commissioners went into Executive Session at 7:56pm.

In Executive Session there was a discussion of the

Executive Director's contract.

The Commissioners returned to open session at 8:57pm.

9. ADJOURNMENT

Commissioner Harris moved to adjourn.
Commissioner Coleman seconded. By unanimous acclamation the meeting was adjourned at 8:58pm.

MINUTES OF AN EXECUTIVE SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 9, 2024 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.

1. ROLL CALL

The meeting was called to order at 7:56PM by Chairperson Watson.

PRESENT:

Chairperson Wanda Watson
Commissioner Walter Waters
Commissioner Beth Coleman
Commissioner Fred Shaw
Commissioner Nicole Amos

ABSENT:

Vice-Chairman W.G. Harris (excused)

ALSO PRESENT:

Mr. Ronald Hunt, Esq., Legal Counsel
Ms. Amani Abdellah, Edq., Legal Counsel

2. OPEN DISCUSSION

There was discussion of the terms and conditions of the Executive Director's contract and personnel matters.

3. ADJOURNMENT

Executive Session was adjourned at 8:57PM.