

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON OCTOBER 8, 2024 AT 210 NORTH GROVE STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

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

PRESENT:

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

ABSENT:

Commissioner Nicole Amos

ALSO PRESENT:

Mr. Wilbert Gill, Executive Director
Ms. Donna Matozzi, Accounting Manager
Ms. Amani Abdellah, Esq., Legal Counsel

2. OPEN DISCUSSION

Mr. Gill introduced newly hired EOHA staff Rene Daniels, Keisha Williams and Aniah Pollard.

Commissioner Harris asked about Dell Marketing and new equipment for the new staff for Genesis. Mr. Gill responded it is for Vista Village.

Commissioner Harris asked about check 13275. Ms. Matozzi responded that it is Jersey Elevators, the money will be reimbursed through the capital

funds program.

Commissioner Harris asked about checks 13311 and 13312 and are they contracting for gas services. Mr. Gill said the EOHA is in a consortium for bidding for energy, so the prices are better.

Commissioner Shaw asked if the Ross Grant is just for EOHA. Mr. Gill confirmed it is just for EOHA.

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 OCTOBER 8, 2024 AT 210 NORTH GROVE 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 8th day of October, 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 W.G. Harris
Commissioner Maria Moss

ABSENT:

Commissioner Nicole Amos

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. Amani 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 October 8, 2024, for the purpose of acting upon:

2024-34 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF SEPTEMBER 2024

2024-35 RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2025 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2024-36 2025 EAST ORANGE HOUSING AUTHORITY BUDGET RESOLUTION

2024-37 RESOLUTION AUTHORIZING THE ATTENDANCE OF COMMISSIONER SHAW, COMMISSIONER WATERS, DENISE MILTON, AND DUANGRAT SIMPKINS TO THE 2024 NJNAHRO FALL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 19-21, 2024

2024-38 RESOLUTION AUTHORIZING THE ATTENDANCE OF WILBERT GILL, EXECUTIVE DIRECTOR TO THE NEW JERSEY 2024 LEAGUE OF MUNICIPALITIES 109TH ANNUAL CONFERENCE IN ATLANTIC CITY, NJ, NOVEMBER 19-21, 2024

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 Beth Coleman
Commissioner Fred Shaw
Commissioner Walter Waters
Commissioner W.G. Harris
Commissioner Maria Moss

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, Section 8 Manager
Ms. Celeste Spivey, HR Generalist
Ms. Frendy DeLeon, FSS Coordinator
Ms. Donna Matozzi, Accounting Manager
Ms. Ashley Mitchell, Asst. Property Manager
Ms. Amani Abdellah, Esq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

Ayes: Shaw, Harris, Coleman, Waters, Watson.
Nays: None.
Abstentions: Moss.

The Resolution was approved 5-0-1.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

Ayes: Shaw, Coleman, Waters, Watson.

Nays: None.

Abstentions: Moss, Harris.

The Resolution was approved 4-0-2.

4. VISITORS

Ms. Stevens, Family Connections. Ms. Stevens said she was there to observe the meeting.

Husim Nathari, Apt. 2F, 210 North Grove, said he was there to observe the meeting.

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

Ms. Matozzi highlighted her 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. Whitney 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.

6. OLD BUSINESS

There was no Old Business.

7. NEW BUSINESS

There was no New Business.

8. RESOLUTIONS

**2024-35 RESOLUTION AUTHORIZING THE SUBMISSION OF THE
2025 ANNUAL PLAN OF THE HOUSING AUTHORITY OF
THE CITY OF EAST ORANGE TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

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

ROLL CALL:

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

Nays: None.

Abstentions: Moss.

The Resolution was approved 5-0-1.

**2024-36 2025 EAST ORANGE HOUSING AUTHORITY BUDGET
RESOLUTION**

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

ROLL CALL:

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

Nays: None.

Abstentions: Moss.

The Resolution was approved 5-0-1.

**2024-37 RESOLUTION AUTHORIZING THE ATTENDANCE OF
COMMISSIONER SHAW, COMMISSIONER WATERS, DENISE
MILTON, AND DUANGRAT SIMPKINS TO THE 2024
NJNAHRO FALL CONFERENCE IN ATLANTIC CITY, NJ,
NOVEMBER 19-21, 2024**

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

ROLL CALL:

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

Nays: None.

Abstentions: Moss.

The Resolution was approved 5-0-1.

**2024-38 RESOLUTION AUTHORIZING THE ATTENDANCE OF
WILBERT GILL, EXECUTIVE DIRECTOR TO THE NEW
JERSEY 2024 LEAGUE OF MUNICIPALITIES 109TH
ANNUAL CONFERENCE IN ATLANTIC CITY, NJ,
NOVEMBER 19-21, 2024**

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

ROLL CALL:

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

Nays: None.

Abstentions: Moss.

The Resolution was approved 5-0-1.

9. ADJOURNMENT

Commissioner Waters moved to adjourn.
Commissioner Coleman seconded. By unanimous
acclamation the meeting was adjourned at 8:23pm.