

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON NOVEMBER 12, 2024 AT 160 HALSTED STREET, EAST ORANGE, NEW JERSEY.

1. OPEN PUBLIC MEETING ACT & ROLL CALL

The meeting was called to order at 6:20PM 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. Kassem 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. Noelle van Baaren, Esq., Legal Counsel

2. OPEN DISCUSSION

Commissioner Shaw asked about the cost for cabinets in the apartments, check #53100. Mr. Gill responded it is for three units, more than is shown in the report.

Commissioner Harris asked about the Genesis bills. Ms. Matozzi explained the expenses.

Commissioner Harris asked why is EOHA paying PSEG bills for individual apartments. Mr. Gill responded because one of the contractors was supposed to pay the bill. The payment was to keep the service on for one month.

Ms. Spivey explained the functions of the Safety Committee to the Commissioners.

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 NOVEMBER 12, 2024 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 12th day of November, 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. Tuesday Whitney, FSS Coordinator
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 November 12, 2024, for the purpose of acting upon:

2024-39 AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF OCTOBER 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, 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. Noelle van Baaren, Esq., Legal Counsel

2. **MINUTES**

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

ROLL CALL:

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

The Resolution was approved 6-0-0.

3. APPROVAL OF THE BILLS

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

ROLL CALL:

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

Nays: None.

Abstentions: None.

The Resolution was approved 6-0-0.

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

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

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

Ms. Irby 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

There were no Resolutions.

9. ADJOURNMENT

Commissioner Harris moved to adjourn.
Commissioner Waters seconded. By unanimous
acclamation the meeting was adjourned at 8:19pm.