

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. DECEMBER 13, 2017 12:00 PM  
875 New Willow Street, Trenton, NJ 08638**

The meeting was called to order by Chairman John Raines, who announced it was to be noted in the Book of Minutes that the required 48 hours notice of this meeting was mailed to the offices of *The Times*, the *Trentonian* and the Clerk of the City of Trenton, as well as, having been posted in the main entrance of the Housing Authority in accordance with the New Jersey Open Public Meetings Law also known as the Sunshine Law.

**ROLL CALL**

**PRESENT:** William Fitzgerald, Shenette Gray, Gary Gentry, Kim Taylor and Jessie Tossie, Commissioners; John Raines, Chairman; and Jelani B. Garrett, Secretary/ Executive Director

**ABSENT** Darlene Weldon-Gordon, Vice-Chair

**ALSO**

**PRESENT:** Rocky Peterson, Legal Counsel, Clifford Godfrey, Deputy Executive Director, Latrice Leggett, Acting Director of Finance, Chrysti Huff, Redevelopment Project Manager, Vance Thompson, Acting Chief of Security, Pamela Brooks, Director of Resident and Community Services and Francine Nalbone, Human Resources.

Chairman Raines asked for a motion to adopt the agenda. Commissioner Fitzgerald moved the motion to adopt the agenda; Commissioner Gray seconded the motion and upon roll call the motion carries as follows:

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Chairman Raines stated next is approval of the minutes from our regular meeting November 8, 2017 held at the Abbott Building. Chairman Raines asked for a motion to

move the minutes. Commissioner Fitzgerald moved that the minutes be approved; the motion was seconded by Commissioner Gray and upon roll call the motion carried as follows:

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSTAINS</b></u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

Chairman Raines then turned the meeting over to the Secretary for his report.

Report of the Secretary:

Executive Director Garrett introduced Resolution 17-48, disbursements for the month of November 2017.

Chairman Raines asked for a motion to approve Resolution 17-48, disbursements. Commissioner Fitzgerald moved the motion to approve Resolution 17-48; Commissioner Gray seconded the motion. Chairman Raines asked if there were any questions. Kim Taylor stated she had a question that has been answered regarding check number 3124, dated November 10, 2017. She said she had an issue with that expenditure as it is a violation of one of the Ethics policy. Chairman Raines asked what policy it violates. Commissioner Taylor stated one of the ones they recently passed. Chairman Raines asked for more detail. Executive Director Garrett stated this was something that should be discussed in Executive Session. Chairman Raines asked for a roll call on disbursements excluding check number 3124 which will be discussed in Executive Session. Upon Roll Call the motion carries as follows:

**RESOLUTION 17-48**

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSTAINS</b></u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

## Motion Passed

Executive Director Garrett presented Resolution 17-49, which authorizes the Authority to update the flat rent schedule in accordance with the Quality Housing and Work Responsibility Act of 1998. Executive Director Garrett explained, in detail, the purpose and need of this resolution. He recommended that the Board approve Resolution 17-49 to ensure that we are in compliance with HUD regulations with respect to the flat rent schedule

Chairman Raines asked for a motion to approve Resolution 17-49, Commissioner Fitzgerald moved the motion; Commissioner Gray seconded the motion. Chairman Raines asked if there were any questions; there being no questions he asked for a roll call and upon roll call the motion carries as follows:

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

## Motion Passed

Executive Director Garrett informed the commissioners that there is a walk on resolution at their place. Just a few days ago we received approval from DCA for the 2015 budget and it was recommended that we obtain approval of the 2016 budget. Once 2016 is approved we can move forward on the approval of the 2017 budget which would bring us current. It is recommended that the Board adopt Resolution 17-50, Adoption of the 2016 DCA Budget.

Chairman Raines asked for a motion to approve Resolution 17-50. Commissioner Fitzgerald moved the motion; Commissioner Gray seconded the motion. There being no questions Chairman Raines asked for a roll call. Upon the roll call the motion carries as follows:

### **RESOLUTION 17-50**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

This concluded the Report of the Secretary.

Chairman Raines asked if there was any unfinished business.

### **UNFINISHED BUSINESS**

There being no unfinished business; Chairman Raines asked if there was any new business.

### **NEW BUSINESS**

There being no new business; Chairman Raines moved on to the Report of the Chair.

### **REPORT OF THE CHAIR**

Chairman Raines stated that we will be going into Executive Session to discuss personnel and contracts and the issue surrounding check # 3124. We will be coming back to the public session. I met with the Executive Director and we are looking to hold a team building retreat either the 1<sup>st</sup> or 2<sup>nd</sup> Saturday in February. Please let me know your availability as soon as possible. This will be a ½ day retreat off site. We have a new Executive Director and he has a new team in place and they have been working hard and diligently these past 6 months. We want to be in one accord.

### **PUBLIC COMMENTS**

The following residents addressed the Board with regards to their concerns.

Susan Pickett, Josephson Building, started by wishing everyone a Merry Christmas, Happy New Year, Hanukah, and Kwanza. We are looking forward to another year. She said that she has some things that she needs to personally speak about but cannot bring them up in this board meeting. These are things that are happening in the Josephson building over the years which are very concerning. She realizes that it all hasn't happened under your watch and I am not trying to penalize anyone. She stated that she called the Director and left a message and did not get a return call. Executive

Director just had one question for her and that was you called me and left a message for me and she stated yes not recently though. She said she wouldn't mind sharing with the Board but she cannot share here in this meeting.

Mr. Rivers wished everyone happy holidays and stated that he has been a resident now for 2 years and 5 months and he is impressed with the protocol that is at hand now. He realizes this is a new administration with their own agenda and they haven't had time to implement your program or protocol. He stated that the quality of life is okay but sometimes we tend to make/passing judgments without understanding the mitigating circumstances. I appreciate that I am a resident. I have no grievances and it is your turn to advocate. Change only comes; where there is no resistance there is no change. I would like to commend you and I am impressed and I am waiting to see if you manifest what you advocate.

Clarence Willets, Abbott Building, wished everyone a Merry Christmas and Happy New Year. He stated that he has spoken with the Executive Director but the residents of the Abbott building would like to have a clear understanding of Resident Services since we have no actual social worker. We come with a suggestion and that is that a meeting with the Executive Director, our Government and whatever members of the Board that would like to attend to gain a clear understanding of the function of the Resident Services Department. We know that the availability will not be by the end of this year but we would like to get a date for early January so we can resolve this issue. Executive Director Garrett that he thought when they talked they agreed that with the coming new year they would have ongoing conversations with them. Mr. Willets stated that he would like to extend an invitation for a meeting of the Board of Commissioners to be held at Abbott annually.

Dora Young, this is the first meeting that I have ever attended since I moved in. I have complained that these managers see and know how many times I have been to the hospital for smoke inhalation. I don't care what they smoke but I do care about my health and it is killing me. The smoke and fumes come right up under the floors, through the heater vents and through the door from the hallway. They are going to come in and find me dead.

Executive Director Garrett told Ms. Young that he definitely wants to come and talk to her so please give your information to Mr. Godfrey and we will come over to speak with you.

Samuel Hardwick, THA employee, he stated that at his last visit here he spoke on behalf of Mr. Leggett and our work and I said some pretty harsh things after my comments and I want to say that what I said wasn't right and I wanted to apologize and to let you know that is not who I am and it wasn't warranted to say that and I just want to let you know from the bottom of my heart that I apologize for that statement. I just got a little emotional and I hope that you will accept my apology.

Chairman Raines stated that your apology will be accepted and it is on the record. Thank you.

George Smith and G. Sanchez, 237 Oakland Street, spoke with regards to getting G. Sanchez added to his lease.

Chairman Raines stated at this time he will take a motion to go into Executive Session to discuss Personnel and Contracts. The motion was moved and seconded and upon a voice vote all in attendance were in favor.

Upon returning from the Executive Session, Chairman Raines Resolution 17-51 on the Instrumentality. Executive Director Garrett stated we already approved a resolution for the Instrumentality; this resolution is appointing members. Chairman Raines stated that at this time he would take a motion to appoint the following members William Fitzgerald, Gary Gentry, and Shenette Gray as well as Chryst Huff, Redevelopment Manager and Jelani Garrett, Executive Director/Secretary to the Board.

William Fitzgerald moved Resolution 17-51; Commissioner Gentry seconded the motion and upon roll call the motion carries as follows:

	<b><u>RESOLUTION 17-51</u></b>		
	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion passed

Chairman Raines asked for a motion for adjournment. Commissioner Gentry moved the motion; Commissioner Fitzgerald seconded the motion and upon a voice vote the motion carried as follows:

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSTAINS</b></u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

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Jelani B. Garrett  
 Board of Commissioners  
 Housing Authority  
 of the  
 City of Trenton