

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. JANUARY 10, 2018 12:00 PM  
875 New Willow Street, Trenton, NJ 08638**

The meeting was called to order by Vice Chair Darlene Weldon Gordon, 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; Vice Chair Darlene Weldon Gordon; and Jelani B. Garrett, Secretary/ Executive Director

**ABSENT** Chairman John C. Raines

**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 Nalbhone, Human Resources.

Executive Director Garrett stated that we need to amend the agenda to hold an Executive Session prior to the adoption of the resolutions. Vice Chair Weldon then asked for a motion to adopt the amended agenda. Commissioner Fitzgerald moved the motion to adopt the amended 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. Darlene Weldon Gordon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion passed

Vice Chair Weldon Gordon stated next is approval of the minutes from our regular meeting and the Executive session held on December 13, 2017. Vice Chair Weldon Gordon 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>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. Darlene Weldon Gordon			1
<b>Total</b>	<b>5</b>	<b>0</b>	<b>1</b>

Motion Passed

Vice Chair Weldon Gordon asked for a motion to go into Executive Session for Personnel issues and stated we would be back. Commissioner Fitzgerald moved the motion, Commissioner Gray seconded the motion and upon a voice vote the motion carries as follows:

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

Vice Chair Weldon Gordon stated they would be returning following the Executive Session.

**Report of the Secretary:**

Executive Director Garrett introduced Resolution 18-01, disbursements for the month of December 2017.

Vice Chair Weldon Gordon asked for a motion to approve Resolution 18-01, disbursements. Commissioner Fitzgerald moved the motion to approve Resolution 18-01; Commissioner Gray seconded the motion. Vice Chair Weldon Gordon asked if there were any questions. There being no questions, Vice Chair Weldon asked for a roll call. Upon Roll Call the motion carries as follows:

<u>RESOLUTION 18-01</u>			
	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. Darlene Weldon Gordon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

Executive Director Garrett presented Resolution 18-02 authorizing the Executive Director to enter into a contract with Corbett Exterminating for integrated pest management services which are required throughout the Authority. A RFP was prepared and issued on November 12, 2017; six firms picked up the package however only one firm submitted a proposal by the due date of December 5, 2018. Corbett submitted a proposal that was both responsive and responsible. This is designed to get our Extermination Program back on a really strong footing. It is recommended that the Board of Commissioners adopt this resolution authorizing the Executive Director to enter into a contract with Corbet Exterminating for an amount not to exceed \$193,027 in year one with the option of a second year not to exceed \$195,317 and a third year not to exceed \$197,677. As briefly discussed, this amount also includes educational sessions for our residents, monthly pest control services with respect to roaches, as well as bi-annual bed bug sweeps at the senior buildings and bi-annual or annual sweeps at the family sites and then the corresponding services for bed bugs.

Vice Chair Weldon Gordon asked for a motion to approve Resolution 18-02, Commissioner Fitzgerald moved the motion; Commissioner Gentry seconded the motion. Vice Chair Weldon Gordon asked if there were any questions; there being no questions she asked for a roll call and upon roll call the motion carries as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. Darlene Weldon Gordon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>
Motion Passed			

Executive Director Garrett provided the Board with an update on the snow. He stated we had 3 events since the last time we were here; two minor and the last one was significant. I think that the contractor along with working with our staff did a really good job. We only recorded on slip and fall. We have been dealing with a number of busted underground pipes at various developments so we are working with the City and the water department to get those things addressed.

Commissioner Taylor asked if there has been any building loss of water with the busted pipes. Executive Director stated that Prospect was shut down one day while the repairs were being repaired and we provided residents with bottled water. At Lincoln Homes there were two underground water breaks but there they just lost water pressure. Before we came into meeting I spoke with the Public Works Director and they are making that a top priority.

Vice Chair Weldon Gordon informed the Board that the Housing Authority and the Contractor did an excellent job with removing the snow.

This concluded the Report of the Secretary.

Vice Chair Weldon Gordon asked if there was any unfinished business.

#### **UNFINISHED BUSINESS**

There being no unfinished business; Vice Chair Weldon Gordon asked if there was any new business.

#### **NEW BUSINESS**

There being no new business; Vice Chair Weldon Gordon moved on to the Report of the Chair.

#### **REPORT OF THE CHAIR**

Vice Chair Weldon Gordon stated she would like to congratulate Commissioner Taylor for being appointed to another five years. She stated that she feels that Commissioner Taylor is a great asset to the Housing Authority and that she appreciates her.

Commissioner Taylor thanked her.

#### **PUBLIC COMMENTS**

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

Susan Pickett, Josephson Building, wished everyone a Happy New Year. She thanked the Housing Authority for the Christmas parties they gave the residents at the three senior buildings. It was wonderful; I mean kudos to Ms. Brooks, her team came in and decorated and dressed the tables, put chair covers on, the food was wonderful, the entertainment was wonderful, the personnel who served the food was wonderful. We thank you ever so much.

Clarence Willets, Abbott Building, wished everyone a Happy New Year. He was happy to He went on to ask about the monthly financials that are addressed here and asked if it was public information. Executive Director Garrett stated that all of these documents are public information and you can request it. Mr. Willets added that Ms. Brooks and her crew did an excellent job with the Christmas parties. He stated he had a great time and that he is looking forward to this year and working together with the Housing Authority and the Board. He stated that we hold them accountable and they will be holding them accountable.

Vice Chair Weldon Gordon then asked for a motion to adjourn. Commissioner Gentry moved the motion and Commissioner Fitzgerald seconded the motion and upon a voice vote the motion carried as follows.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. William Fitzgerald	1		
Com. Shenette Gray	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Jessie Tossie	1		
Com. Darlene Weldon Gordon	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