

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, JANUARY 9, 2019 12:00 PM
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

The meeting was called to order by Chairwoman, Darlene Weldon, 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, Gary Gentry, Shenette Gray, John Raines Commissioners; Kim Taylor, Vice-Chairwoman; Darlene Weldon-Gordon, Chairwoman; and Jelani B. Garrett, Secretary/Executive Director

ABSENT: Clifton Anderson, Commissioner

Also Present: Grant Wright, Hill Wallack, LLP

Chairwoman Weldon asked for a motion to adopt the agenda. Commissioner Raines moved that the agenda for January 9, 2019 be approved; the motion was seconded by Commissioner Fitzgerald and upon roll call the motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner William Fitzgerald	1		
Commissioner Gary Gentry	1		
Commissioner Shenette Gray	1		
Commissioner Kim Taylor	1		
Commissioner John Raines	1		
Commissioner Darlene Weldon	1		
Total	6	0	0

Chairwoman Weldon stated the agenda has been adopted.

Chairwoman Weldon stated next is the approval of the minutes for the Regular Board Meeting held on December 12, 2018. Chairwoman Weldon asked for a motion to move the minutes. Commissioner Gray moved the motion and Commissioner Raines seconded the motion and upon roll call the motion carries as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner William Fitzgerald	1		
Commissioner Gary Gentry	1		
Commissioner Shenette Gray	1		
Commissioner Kim Taylor			1
Commissioner John Raines	1		
Commissioner Darlene Weldon	1		
Total	5	0	1

Minutes Approved.

Darlene Weldon, Chairwoman asked for the Report of the Secretary.

Jelani B. Garrett, Secretary/Executive Director called upon Latrice Leggett, Finance Director to introduce Resolution 19-01 and 19-02.

Latrice Leggett, Director of Finance, introduced Resolution 19-01 approving disbursements for the month of December totaling \$561,686.46 (General Fund \$460,081.71 and Capital Fund \$101,604.75). Latrice Leggett, Director of Finance, recommended that the Board of Commissioners adopt this Resolution approving the disbursements for the month of December 2018.

Chairwoman Weldon stated she would take a motion for Resolution 19-01. Commissioner Gray moved the motion and Commissioner Raines seconded the motion. Chairwoman Weldon asked if there were any questions. Seeing there are none, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carries as follows:

<u>RESOLUTION 19-01</u>			
	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner William Fitzgerald	1		
Commissioner Gary Gentry	1		
Commissioner Shenette Gray	1		
Commissioner Kim Taylor	1		
Commissioner John Raines	1		
Commissioner Darlene Weldon	1		
Total	6	0	0

Resolution Passed.

Latrice Leggett, Finance Director introduced Resolution 19-02 authorizing Trenton Housing Authority to update their Depository Account Signatories needed as a result of the Board Chair changing.

Chairwoman Weldon stated she would take a motion for Resolution 19-02. Commissioner Raines moved the motion and Commissioner Fitzgerald seconded the motion. Chairwoman Weldon asked if there were

any questions. Seeing there are none, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carries as follows:

RESOLUTION 19-02

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner William Fitzgerald	1		
Commissioner Gary Gentry	1		
Commissioner Shenette Gray	1		
Commissioner Kim Taylor	1		
Commissioner John Raines	1		
Commissioner Darlene Weldon	1		
Total	6	0	0

Resolution passed.

This concluded the Report of the Secretary.

NEW BUSINESS

Executive Director Garrett asked Ms. Brooks to update the Board on the December happenings.

Ms. Brooks stated that a Christmas Party was held on December 19, 2018 for the Senior Residents of Trenton Housing Authority, not just the Senior Buildings). Approximately 85 Seniors attended, and they had a fantastic time. On December 20th, a party was held for the children of the Afterschool program and each child received a nice gift from Santa. Hot food was also provided. There was another party held at Prospect Village for children who attend the Afterschool program there. We were able to do this through the monies received from the HEPA grant.

REPORT FROM THE CHAIR

Chairwoman Weldon stated that we needed to choose the Committees and explained that the Committees would bring the information back to the Board.

Prior to Public Comment Director Garrett, stated that as of the end of December our Occupancy Rate was 95% and we anticipate that we will reach our goal of 97% occupancy by April 30 2019. To accomplish this, we will need 28 more move-ins than move-outs.

REAC Inspections are scheduled for February 14th and 15th at Wilson Homes. All sites will be inspected this year. The inspection in February was supposed to be completed in April and May of 2018.

PUBLIC COMMENT

Ms. Oliver, 247 Old Rose Street, stated that the light on her front porch is still out. Stated she was told that water is getting in the light. She said it is so dark out there at night you can't even go out the door. She asked when we will be painting the units. Director Garrett explained that we are putting out an IFB to paint the occupied units.

Chairwoman Weldon asked for a motion to go into Executive Session. Commissioner Fitzgerald moved the motion and Commissioner Raines seconded the motion and upon roll call the motion carried as follows:

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

Chairwoman Weldon stated the Board will not be returning from the Executive Session and called for a voice vote to adjourn the public meeting. All present voted to end the public session.

Meeting was adjourned at 12:16 p.m.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton