

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WED. October 10, 2018 12:00 NOON
ADM. BLDG., 875 NEW WILLOW STREET**

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: Gary Gentry, Clifton Anderson, Kim Taylor Commissioners; Darlene Weldon-Gordon, Vice-Chair; John Raines, Chairman; and Jelani B. Garrett, Secretary/Executive Director

ABSENT: William Fitzgerald and Walter Denson, Commissioners

Chairman Raines stated that we have a quorum. Chairman Raines then asked for a motion to adopt the agenda.

Vice-chair Weldon-Gordon moved that the agenda for October 10, 2018 be approved; the motion was seconded by Chairman Raines and upon a voice vote, as follows, the motion carried:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Chairman Raines stated the agenda has been adopted.

Chairman Raines stated next is the approval of the minutes for the Regular Board Meeting of September 12, 2018, the Special Board Meeting held on September 18th and the Executive Session Minutes of September 12th and September 18th, 2018. Chairman Raines asked for a motion to move the minutes. Vice-chair Weldon-Gordon moved the motion and Commissioner Anderson 2nd the motion and upon roll call that motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Minutes Approved.

John Raines, Chairman asked for the Report of the Secretary.

Jelani B. Garrett, Secretary/Executive Director called upon Latrice Leggett, Director of Resolution to introduce Resolution 18-28.

Latrice Leggett, Director of Finance, introduced Resolution 18-28 approving disbursements for the month of September totaling \$1,210,437. Latrice Leggett, Director of Finance, recommended that the Board of Commissioners adopt this Resolution approving the disbursements for the month of September.

Chairman Raines stated he would take a motion for Resolution 18-28. Commissioner Taylor moved the motion and Chairman Raines 2nd the motion. Chairman Raines asked if there were any questions; Vice-chair Weldon-Gordon had a question regarding refrigerators and stoves. She asked how many more refrigerators and stoves we will be purchasing, where are the old ones and do we have an inventory list. Executive Director Garrett called upon the Deputy Executive Director to respond to her questions. Cliff Godfrey, Deputy Executive Director answered all of Vice-chair Weldon-Gordon's questions. There being no more questions, Chairman Raines asked for the roll to be called and upon roll call the motion carried as follows:

RESOLUTION 18-28 (Attached)

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Resolution Passed.

Jelani B. Garrett, Secretary/Executive Director informed the Board that Resolution 18-29 and 18-30 were being pulled to allow the Commissioners more time to review the Audit report.

Jelani B. Garrett, Secretary/Executive Director introduced Resolution 18-31 appointing the Executive Director to be THAs Fund Commissioner to the New Jersey Joint Insurance Fund (JIF). Executive Director Garrett explained that they cover our Workers Comp insurance. Commissioner Taylor stated that in the description it says Workers Comp and Employee. Executive Director Garrett stated they only cover our Workers Comp. Our Commercial Liability, Property and Fidelity Bond are covered through HARRG (Housing Authority Risk Retention Group).

Chairman Raines stated he would take a motion for Resolution 18-31. Vice Chair Weldon moved the motion, Chairman Raines 2nd the motion. Chairman Raines asked if there were any more questions. There being no more questions Chairman Raines asked for the roll to be called and upon roll call the motion carried as follows.

RESOLUTION 18-31 (Attached)

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Resolution passed.

Jelani Garrett, Secretary/Executive Director called upon Chrysti Huff, Project Redevelopment Manager to introduce Resolution 18-32.

Chrysti Huff, Project Redevelopment Manager, introduced Resolution 18-32 Submission of the Annual Plan in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Ms. Huff stated that the THA consulted with the Resident Advisory Board (RAB) when developing the plan and; THA conducted a public hearing on September 19, 2018 in the development of the plan; the plan is consistent with the Consolidated (Housing) Plan of the City of Trenton; and THA has met all the certification requirements of the US Department of Housing and Urban Development. Chrysti Huff, Project Redevelopment Manager asked if there were any questions.

Chairman Raines stated he would take a motion for Resolution 18-32. Vice-chair Weldon Gordon moved the motion; Chairman Raines 2nd the motion. There being no questions, Chairman Raines called for the roll and upon roll call the motion carried as follows:

RESOLUTION 18-32 (Attached)

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor			1
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	4	0	1

Resolution passed.

This concluded the Report of the Secretary.

NEW BUSINESS

Chairman Raines stated that there has been some discussion on changing the meeting times to the evening. He asked the Commissioners to please send him an email with your thoughts. This change will allow the staff to prepare better.

REPORT FROM THE CHAIR

Chairman Raines stated that THA will be holding a flag football under the lights. He asked the commissioner to please show your presence if you can. There will be an Executive Session to discuss personnel and contracts and we will be returning to the public meeting.

PUBLIC COMMENT

Ms. Oliver, Lincoln Homes, 247 Old Rose Street – Ms Oliver asked why we don't send out notification when a new manager is put in place. Lincoln Homes has a new manager and she didn't know who he was.

The lights have been out on our side. We can't see anything. Maintenance is a nightmare – they don't do anything; they don't respond; yesterday they were standing there in a huddle. She called for her kitchen faucet and they told her they don't do this. House hasn't been painted in 30+ years. When maintenance comes to do a job they should leave a piece of paper letting you know they were there. The kids are very annoying – out until 12-1 am, Pitbull's running around.

Lawn people need to clean up their mess. They dump grass over by the lake. Maintenance should have ID's.

Executive Director Garrett informed her that we have implemented the notices being put in place. It is a 2-part copy. Maintenance will leave one for the resident and the copy will go to the Asset Manager. We are working on getting ID's for all employees.

Chairman Raines encouraged her to keep the lines of communication with the Executive Director and the Deputy Executive Director.

Jacqueline Crawford 237 Oakland Street, Secretary of Resident Council. She is requesting a list of all the residents in the building. She stated that residents pass away and are found dead. She would like for the captains to know the names of the residents on their floor.

Executive Director Garrett told her to speak with Petrona Jerome.

William Hayes – Abbott Building stated that the doors at Abbott are not working and the guards leave the desk and then they are stuck outside.

Executive Director Garrett informed Mr. Hayes that they should be repaired shortly; the mother boards and key fobs have been ordered.

Ms. Milbourne – We do not have a full resident council. We need a committee or someone to go talk to. We need something for the seniors to do. Exercise classes, exercise bikes. She stated they do not have a full resident council.

She was informed that there is general meeting on October 11th at 5:00 p.m. to discuss the steps, dates and nomination process. Anyone with questions can contact Ms. Brooks or Mr. Willets.

Executive Director Garrett informed her that as of October 15, 2018 there will be a full-time Assistant Housing Manager who has experience with the Seniors and Disabled.

Annie Elozier, 490 Hoffman Ave, units need to be painted; the door situation, maintenance. She stated that the leaky tiles in Clarence's office are still hanging. She wants to know who is in Authority @ the Abbott building. There seems to be some miscommunication. She was told by the guard that Clarence Willets is not the president.

Clarence Willets, 490 Hoffman Ave, stated that the residents are looking for a partnership. They have some great questions and ideas. He stated that he has spoke to Pam Brooks about Narcotics Anonymous. Mr. Willets feels that people won't always ask for help but if the resources are made available they may seek the help.

Commissioner Gentry asked why Narcotics Anonymous.

Ms. Oliver of Lincoln Homes stated she is not afraid to speak out. There are some dealers around her place out there blowing horns all night. She said she isn't afraid to tell them not to bring it to her place.

Chairman Raines asked for a motion to close the public session. Commissioner Gentry moved the motion; Commissioner Anderson 2nd the motion and following a voice vote the motion carries as follows.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Chairman Raines asked for a motion to go into Executive Session and stated they will be returning to the public session. Commissioner Weldon moved the motion; Commissioner Taylor 2nd the motion and following a voice vote the motion carries as follows.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

At 1:00 p.m. the Board of Commissioners returned to the Public Session.

Chairman Raines asked for a motion to extend the Executive Director's employment contract until December 31, 2020. Commissioner Gentry moved the motion; Commissioner Weldon 2nd the motion. Following roll call the motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Com. Clifton Anderson	1		
Com. Gary Gentry	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
Total	5	0	0

Motion passed.

Those present at the time were applauding the Boards decision to extend the Executive Director's contract.

Chairman Raines stated that they will be drafting changes to the paid time off section of the contract.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton