

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, FEBRUARY 13, 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:** Clifton Anderson, Gary Gentry, Shenette Gray, John C. Raines Commissioners; Kim Taylor, Vice-Chairwoman; Darlene Weldon-Gordon, Chairwoman; and Jelani B. Garrett, Secretary/Executive Director

**ABSENT:** William Fitzgerald, Commissioner

**Also Present:** Grant Wright, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Petrona Jerome and Andrew Nwadike, Asset Managers; Latrice Leggett, Finance Director; Audrey Walker, Manager of Admissions & Occupancy; Pamela Brooks, Manager of Resident Services; Kenneth Martin, Manager of Procurement & Contracts; Chrysti Huff, Redevelopment Project Manager; Darren “Freedom” Green, Security Manager, Francine Nalbone, Human Resources Specialist and Fateema Kirk, Administrative Assistant

Chairwoman Weldon asked for a motion to adopt the agenda. Commissioner Raines moved that the agenda for February 13, 2019 be approved; the motion was seconded by Commissioner Anderson and upon roll call the motion carried as follows:

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Clifton Anderson	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 and the Executive Session held on January 9, 2019. Chairwoman Weldon asked for a motion to move the minutes. Commissioner Raines moved the motion and Commissioner Gentry seconded the motion and upon roll call the motion carries as follows:

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

Minutes Approved.

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

Jelani B. Garrett, Secretary/Executive Director, stated first he would like to swear in the recently elected members of the new Abbott Resident Council. Director Garrett stated that we had a very productive meeting with them about some of the issues they are having in the building. Following the swearing in, he spoke on the draft of the 2019 Business and Operating Plan. He stated there were a couple of things he would like to the Board to really look at. There is a suggested revision to the mission statement. Also, the vision and values that have been identified as well as strategic goals and objectives. We are looking to update our policies and operating procedures so that everything is compiled in one place. The purpose of the plan is to provide clear guidance and direction to employees with respect to our mission, vision, goals and objective and the standard operation of THA as well as to provide the stakeholders and potential investors with an operational overview.

Jelani B. Garrett, Secretary/Executive Director called upon Latrice Leggett, Finance Director to introduce Resolution 19-03, 19-04 and 19-05.

Latrice Leggett, Director of Finance, introduced Resolution 19-03 approving disbursements for the month of January totaling \$956,458.38 (General Fund \$925,059.69 and Capital Fund \$31,398.69). Latrice Leggett, Director of Finance, recommended that the Board of Commissioners adopt this Resolution approving the disbursements for the month January 2019.

Chairwoman Weldon stated she would take a motion for Resolution 19-03. 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:

**RESOLUTION 19-03**

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

Resolution Passed.

Latrice Leggett, Finance Director introduced Resolution 19-04 authorizing the adoption of the 2017 Annual Audit prepared by Aprio Independent Auditors. Latrice Leggett, Finance Director, explained that the Department of Community Affairs (DCA) requires the governing body of the Housing Authority of the City of Trenton to adopt the resolution certifying that all governing body members received and reviewed the comments and recommendations.

Chairwoman Weldon stated she would take a motion for Resolution 19-04. Commissioner Raines moved the motion and Commissioner Anderson seconded the motion. Chairwoman Weldon asked if there were any questions. Commissioner Raines made a statement and Weldon asked a question. Following the responses, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carries as follows:

**RESOLUTION 19-04**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Clifton Anderson	1		
Commissioner Gary Gentry			1
Commissioner Shenette Gray	1		
Commissioner Kim Taylor		1	
Commissioner John Raines	1		
Commissioner Darlene Weldon	1		
<b>Total</b>	<b>4</b>	<b>1</b>	<b>1</b>

Resolution passed.

Latrice Leggett, Finance Director introduced Resolution 19-05 approving the Corrective Action Plan related to the Audit findings of the 2017 Annual Audit. Chairwoman Weldon asked for a motion to move Resolution 19-05. Commissioner Raines moved the motion and Commissioner Anderson 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 19-05**

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

Resolution passed.

Jelani B. Garrett, Secretary/Executive Director called upon Ken Martin to introduce Resolutions 19-06 and 19-07.

Ken Martin, Manager of Procurement introduced Resolution 19-06 authorizing the Executive Director to enter into an agreement with GE Appliances to provide the periodic replacement of ranges and refrigerators. Chairwoman Weldon asked for a motion to move Resolution 19-06. Commissioner Gray moved the motion and Commissioner Raines seconded the motion. Chairwoman Weldon asked if there were any questions. Chairwoman Weldon stated that she still hasn't received information requested as to what happens to the old appliance when it is removed. Director Garrett called upon Clifford Godfrey to explain the process. Mr. Godfrey explained the procedures that have been put in place to dispose of or to refurbish the old appliances. Chairwoman Weldon then asked for the roll to be called and upon roll call the motion carries as follows:

**RESOLUTION 19-06**

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

Resolution passed.

Ken Martin, Manager of Procurement introduced Resolution 19-07 authorizing the Executive Director to enter into an agreement with Aprio, LLP to complete the 2018 Annual Audit. Chairwoman Weldon asked for a motion to move Resolution 19-07. Commissioner Raines moved the motion and the Commissioner Anderson seconded the motion. Chairwoman Weldon asked if there were any questions. Seeing that there are none Chairwoman Weldon asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 19-07**

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

Resolution passed.

Jelani B. Garrett, Secretary/Executive Director called upon Clifford Godfrey, Deputy Executive Director, to introduce Resolution 19-08.

Clifford Godfrey, Deputy Executive Director , introduced Resolution 19-08 authorizing the Executive Director to enter into a Direct Purchase Agreement with EAW Security for the provisions and installation of 22 building entry door systems at Wilson Homes. Chairwoman Weldon asked for a motion to move Resolution 19-08. Commissioner Gray moved the motion and Commissioner Anderson seconded the motion. Chairwoman Weldon asked if there were any questions. Commissioner Gentry and Chairwoman Weldon had questions. Clifford Godfrey addressed all questions asked by the Board members. Chairwoman Weldon then asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 19-08**

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

Resolution passed.

Jelani B. Garrett, Secretary/Executive Director called Upon Darren (Freedom) Green, Security Manager to speak.

Darren (Freedom) Green, Security Manager, stated that he had an opportunity this morning to speak with Ms. Avis on the ride here and when I was listening to her, I heard the answer as to how we are going to turn this place around. We are going to do that with the people who live here. Ms. Avis is an amazing woman; she is full of energy and she has all kinds of ideas. I think that in the City of Trenton we get so caught up with bringing in new stuff that we fail to work on and empower the things/people that are already here. First, by working with our Executive Director who has been meeting with residents once a

month to see what the issues are how we can address them. Residents see that we are listening and that is why you haven't seen people sitting in these seats complaining. Second, for which I am taking ownership of, we are working on changing the culture of our Security guards. I want them to understand that the greatest role and responsibility is serving and that is what we are here for to serve the people. I want them to present themselves with a great attitude and aptitude. I don't want them thinking that they can speak to people any kind of way. We need to take care of our elderly and they are our number one priority. We need to make sure that they feel safe and secure in their surroundings., Thirdly and I want to thank Ms. Brooks for her help, we are creating floor captains in each building where each week we are going floor to floor knocking on doors and checking on the well-being of everyone who lives here.

This concluded the Report of the Secretary.

### **NEW BUSINESS**

Commissioner Taylor stated that she wanted to make the Board aware of the NAHRO Washington Conference being held at the Crystal Gateway Marriot in Arlington, VA on April 7<sup>th</sup> – 9<sup>th</sup>, 2019. The last day is usually a trip to Capitol Hill to advocate on housing policies. She spoke on the program for this conference. If anyone is interested, Francine has the information.

Also, at this conference, the Diversion, Equity and Inclusion Task Force for which I am a member of is starting a program to get our young people within public housing interested in becoming interns at the State level as well as in D.C. One of the programs we will be working on this year will be working with the Congressional Black Caucus which has an internship program. We feel that it is important to reach out to our young people as early as possible not just when they come of age to vote. On this panel I was asked to moderate so that is something that I am very excited about. Lastly, there is an organization here in Trenton that has reached out to me that is a collaboration of the Attorney Generals Office and the Trenton police called the Trenton Prevention Policy Board and they are working on an initiative in the City of Trenton to provide a safe place for our youth. They are rehabbing a building out in East Trenton and they are working with local agencies to provide services to our residents and they have reached out to the Trenton Housing Authority and this is a partnership they want us to be a part of. I have only attended one meeting but that is something I wanted to put out there for the Board to think about.

Executive Director Garrett asked that whenever you are requesting to go to training I would appreciate it if you would send it directly to me and I will filter it down to Fran or whomever in the agency that will be doing the registration and everything so that I am aware of it as soon as we get the request.

Commissioner Gentry stated that Mr. Green eluded to the fact that 4 bodies were discovered, and I would just like to say that I think the Board should be made aware of this, so they hear about it before they read about it. Also, I wanted to know why we received these reports electronically this month.

Director Garrett stated that apparently there was some miscommunication. At the last Board meeting Francine posed a question about receiving them electronically and I am not sure if everyone was listening or what but there was some miscommunication. He stated we will go back to sending them out. Commissioner Gray offered a suggestion of a better way we can do it that will make it much easier to read even when you are reading it electronically.

Commissioner Raines stated that Francine did come in and ask. Chairwoman Weldon asked if she was in there because she didn't hear that. Commissioner Raines stated you were you even said it was a great idea.

Director Garrett stated that we engaged a firm to come in and redo our website. One of the things we want to do is give the Commissioners a portal where there can be documentation specific to the Commissioners that they can look at. We are working on that now and we should roll that out in the next 3 to 4 months.

Commissioner Gentry stated that we use to have it where residents could go online and pay their rent. Director Garrett stated that we have received proposal and are scheduling interviews. We should be bringing this to the Board next month.

Commissioner Raines stated that the County One Stop Career Center is increasing our partnership with Trenton Housing Authority. I forwarded the Executive Directors name to our County Executive to be on the Workforce Development Board so hopefully he will be hearing something in the next month or so. Also, the Mercer County One Stop is going to be doing a summer youth program. It is for disadvantaged youth between the ages of 16-24 and our Deputy Director of Programs has been in contact with Mr. Green and will be working with him on that. I wanted to thank Ms. Brooks, Executive Director Garrett and his entire team. This past Sunday Assemblyman Anthony Verrelli hosted a Senior Valentine's Day Dance. I got there late but I saw at least 50 of our seniors there. It was a free event held at West Trenton Ballroom; food was catered by Revere Restaurant. Assemblyman Verrelli partnered with our Executive Director early and they got it together. Commissioner Raines thank Pam Brooks, Resident Services Manager for a good job.

Director Garrett asked Ms. Brooks to speak on her Cabaret.

Pam Brooks, Resident Services Manager, stated that this Friday, THAs Resident Services Department will be hosting an Old School Valentin's Cabaret from 7pm to 11pm here at Donnelly Homes. It is a fundraiser. The cost of the tickets is \$25 per person; \$45 per couple. The proceeds from the event will be used to benefit the youth programs here at THA. If you would like to donate because you are unable to come, we will see that one of our residents gets that ticket. Chairwoman Weldon stated she would like to donate and will see here after the meeting.

### **REPORT FROM THE CHAIR**

Chairwoman Weldon stated the only thing she has this month is that she is still holding bingo for the seniors every Friday. This past Friday we had 20 people. We had a little bump in the beginning, but it is what it is. Next month we will be at Josephson and the people from Abbott will come over there. The goal was to get 20 people and we did not get 20 people from each location, so we decided to combine them, and we came up with the 20 people.

### **PUBLIC COMMENT**

Charlotte Davis, Abbot Apartments, stated she is trying to create an environment for Abbott residents where they become involved. Right now, we are working with the stigma from past resident councils. We are talking directly to the residents and trying to get them involved because it is their home and it is where I live. We want our residents to be a beacon to the community, but it must start inside. She stated she is excited to start new ventures. She informed the Board of her experience working with people and the different trainings she has attended.

Steven Hines, French Towers, stated that the floor captains is working. The other thing is children in our building; the ones visiting relatives. They are not having control over them. I have one that lives on the floor above me that is just running and stomping through the apartment and I had to go knock on the door this is the second time. He asked what we can do to rectify that problem; I don't want them to stop

coming to visit their relatives, but they need to have control so that they are not bothering other residents because it is a senior/disabled building and it is not fair to your neighbor.

Director Garrett informed him that the first step would be to speak with the building manager and bring the issues that you are having up with her. He told Mr. Hines to speak with Fran Heaney and/or Petrona Jerome. He asked Mr. Hines if he knew Petrona and Mr. Hines stated he did. He stated that everything else is working well and we thank you.

Samuel Jennings, French Towers stated the lights in the front of the building and the back of the building are not working. Also, there are a couple of residents who are saying they have no heat. He thanked them for Mr. Green, Ms. Brooks and Tanita Williams, Security Guard. He stated they are doing a good job.

Chairwoman Weldon asked for a motion to go into Executive Session. Commissioner Raines moved the motion Commissioner Gentry seconded the motion 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. Gary Gentry	1		
Shenette Gray	1		
Com. Kim Taylor	1		
Com. John Raines	1		
Com. Darlene Weldon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

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.

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton