

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. April 11, 2018 12:00 PM  
875 New Willow Street, Trenton, NJ 08638**

The meeting was called to order by Chairman 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, and Kim Taylor, Commissioners; Vice Chair Darlene Weldon Gordon; Chairman John Raines and Jelani B. Garrett, Secretary/ Executive Director

**ABSENT**

**ALSO**

**PRESENT:** Rocky Peterson, Legal Counsel, Clifford Godfrey, Deputy Executive Director, Latrice Leggett, Acting Director of Finance, Chrysti Huff, Redevelopment Project Manager, Pamela Brooks, Director of Resident and Community Services, Fateema Kirk, Administrative Assistant, Francine Nalbone, Human Resources, Councilman Zachary Chester and Algernon Ward.

Chairman Raines stated that Board Counsel is here but he is in a meeting right now so we are going to move on without him.

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. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion passed

Chairman Raines stated next is approval of the minutes from the regular meeting held on March 14, 2018. Chairman Raines asked for a motion to move the minutes. Vice Chair Weldon Gordon moved that the minutes be approved; the motion was seconded by Commissioner

Fitzgerald. Chairman Raines asked if there were any questions. Chairman Raines stated that there was one minor correction, he was listed as both here and not here and he was here. There being no further questions, Chairman Raines asked for a roll call 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. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>1</b>

Motion Passed

#### **Report of the Secretary:**

Executive Director Garrett introduced Resolution 18-08 approving disbursements for the month of March 2018 in the amount of \$907,479.79.

Chairman Raines asked for a motion to approve Resolution 18-08, disbursements. Commissioner Gray moved the motion; Commissioner Fitzgerald seconded the motion. Chairman Raines asked if there were any questions. Commissioner Taylor asked about the overtime, she stated that there was a significant increase in protective services. Executive Director Garrett explained the reason for the increase and the steps taken to reduce the overtime. There being no further questions, Chairman Raines asked for a roll call. Upon Roll Call the motion carries as follows:

#### **RESOLUTION 18-08**

	<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. Darlene Weldon Gordon			1
Com. John Raines	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>1</b>

Motion Passed

Executive Director Garrett introduced Resolution 18-09 authorizing the Executive Director to enter into a contract, not to exceed \$78,200, with Mercadien Technology to provide IT Services to Trenton Housing Authority.

Commissioner Taylor asked if the Deputy was still overseeing IT. Executive Director Garrett informed her that he was.

Chairman Raines asked for a motion to approve Resolution 18-09, Commissioner Fitzgerald moved the motion; Chairman Raines seconded the motion. Chairman Raines asked if there were any questions; Commissioner Fitzgerald asked if they would be providing training and support and Vice-chair Weldon Gordon asked if Mercadien was the same company that is used for the telephone services. Deputy Executive Director Godfrey responded to their questions. There being no further questions Chairman Raines asked for a roll call and upon roll call the motion carries as follows:

**RESOLUTION 18- 09**

	<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. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

Executive Director Garrett introduced Resolution 18-10 authorizing the Executive Director to enter into an agreement with Hill Wallack to provide general legal services for an amount not to exceed \$96,000.

Chairman Raines asked for a motion to approve Resolution 18-10, Commissioner Fitzgerald moved the motion; Commissioner Gray seconded the motion. Chairman Raines asked if there were any questions. Vice-chair Weldon Gordon asked if it was for the same amount as we paid last year. Executive Director Garrett responded to her question. There being no further questions Chairman Raines asked for a roll call and upon roll call the motion carries as follows:

**RESOLUTION 18-10**

	<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. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>5</b>	<b>1</b>	<b>0</b>

Motion Passed

Executive Director Garrett introduced Resolution 18-11 authorizing the Executive Director to enter into an agreement with Szaferman, Lakind, and Blumstein and Bladder, PC to provide tenancy and occupancy legal services for an amount not to exceed \$95,000.

Chairman Raines asked for a motion to approve Resolution 18-11, Commissioner Fitzgerald moved the motion; Chairman Raines seconded the motion. Chairman Raines asked if there were any questions. Vice-chair Weldon Gordon asked if it was for the same amount as we paid last year. Executive Director Garrett responded to her question. There being no further questions Chairman Raines asked for a roll call and upon roll call the motion carries as follows:

**RESOLUTION 18-11**

	<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. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

Executive Director Garrett introduced Resolution 18-12, a walk on resolution, authorizing the Executive Director to enter into an agreement with WHL Enterprises not to exceed \$73,751 for upgrades to the HVAC system in the Administration Building, 875 New Willow Street.

Chairman Raines asked for a motion to approve Resolution 18-12; Vice-chair Weldon Gordon moved the motion; Commissioner Gray seconded the motion. Chairman Raines asked if there were any questions. Commissioner Taylor asked how the system was going to be set up. Will it be set up in zones? Commissioner Gentry asked how it was missed in the original contract? Chairman Raines asked if it was 2015 when we did the EPC? Executive Director Garrett responded to all of their questions. There being no further questions Chairman Raines asked for a roll call and upon roll call the motion carries as follows:

**RESOLUTION 18-12**

	<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. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

## **NEW BUSINESS**

Chairman Raines stated that we have a presentation for the Community Development Credit Union. Before their presentation I would like to do the report from the Chair.

## **REPORT OF THE CHAIR**

Chairman Raines stated that Ms. Tossie resigned her position effective February 23, 2018. She was a Mayoral appointment and I have been informed by the Office of the Mayor that 3 people have expressed an interest and interviews are happening at this time. I spoke with the Executive Director yesterday and we had a meeting this morning with regards to when bid evaluations are being conducted if he could identify the positions of the evaluation team. Going forward that will be included in our packet. There will be an Executive Session following this meeting regarding Personnel and Contracts and we will not be returning to public session. Chairman Raines then called upon Algernon Ward to begin his presentation.

## **NEW BUSINESS- CONTINUED**

Algernon Ward and Kareem Beyah presented to the Board of Commissioners their plans to develop a Community Credit Union. The presentation explained how a Credit Union works, how it is organized, the length of time to organize it, how its membership works. They explained the need and the benefits of this and how important it is to the City of Trenton Residents and asked for the Board and the Housing Authority's support with their plan. It will be called the Trenton Credit Union and 51% of its members would come from the City of Trenton. He stated that they have already asked Mr. Garrett to be on their Board. There was some discussion amongst members of the Board and Mr. Ward. Members of the Board expressed their concerns and their support of the plan. The presentation lasted about 20 minutes. Board members received a printed copy of the presentation. At the end of the presentation, Chairman Raines suggested that the Board look at their copy of the presentation and email or call any questions they may have to Fran or Fateema and then we will compile something. Many members of the Board expressed that they thought it was a fantastic idea. Mr. Fitzgerald asked Mr. Ward to keep the Board updated. Mr. Ward is asking for a letter of endorsement of the idea.

## **PUBLIC COMMENTS**

Zachary Chester, Councilman, stated the start of a Community Credit Union was brought up in his fraternity but they had not seen the presentation. Mr. Chester stated he is in full support of this and he believes with would be very beneficial to both the Housing Authority and the City of Trenton. He just wanted to say that the Board should really get together and take a look at this because it could also be good for the Housing Authority. Something like this could help fund the Housing Authority's development projects. He is in full support of this and it is important to the City of Trenton. Councilman Chester said he believes this presentation should be heard by City Council.

Ms. Hogland, 38 Fisher Place, Trenton, NJ stated she feels very strongly about this and fully supports the plan.

Chairman Raines asked for a motion to end public comments. Vice Chair Weldon Gordon moved the motion and Commissioner Gray 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. Darlene Weldon-Gordon	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 to go into Executive Session regarding Personnel and Contracts and stated that we will not be coming back to the public session. Commissioner Gentry asked if there was an update on development before we go into Executive Session. Chrysti Huff, Redevelopment Manager provided an update on Page Homes. Commissioner Gentry moved motion to go into Executive Session; Vice Chair Weldon Gordon 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. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Motion Passed

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