

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. May 9, 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:** Shenette Gray and Kim Taylor, Commissioners; Vice Chair Darlene Weldon Gordon; Chairman John Raines and Jelani B. Garrett, Secretary/ Executive Director

**ABSENT** William Fitzgerald and Gary Gentry, Commissioners

**ALSO**

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

Chairman Raines stated he would take a motion to adopt the agenda with one change which is to move the Public Session up to follow the adoption of the agenda. Commissioner Gray moved the motion to adopt the agenda; Commissioner Taylor seconded the motion and upon a voice vote the motion carries as follows:

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>

Motion passed

**PUBLIC COMMENTS**

Executive Director Garrett explained that these gentlemen are here with Wayne Richardson, President of Local 55. Mr. Garrett reminded them that the Board had approved a Collective Bargaining Agreement with Local 55 to address our vacancy issues. It is my understanding that these gentlemen wanted to come today to say a few words and thank the Board for the opportunity to work with the Housing Authority.

Local 55 Representative Wayne Richardson stated first he wants to thank the Board for changing the agenda so that the guys can get back to work. We would like to thank you for allowing us the opportunity to work with the Housing Authority. We have worked here before and want to thank you for bringing us back and giving folk the opportunity to stand on their own two feet, get the training that they need, be able to work where they live at and spend money in their own neighborhood. When you give a man a job and the opportunity to become self-sufficient, they start to feel good about themselves and it has an effect on the entire community because other folks see what they are doing and the changes they are making and they want to be a part of that. Another thing that we always talk about at Local 55 is a pathway out of poverty and that is exactly what you are doing by hiring them and putting them to work. Thank you to everyone who is involved and had a hand in that.

Chairman Raines stated that we as a body take a lot of votes here and I remember when we voted for this contract and I am very proud to have been sitting on this Board when we unanimously voted to enter into this agreement. It was beneficial both ways so congratulations.

Isiah Bethea, Local 55 – I want to say thank you for another opportunity. I have been with Local 55 for 5 years now and I have been blessed with many opportunities. He expressed what it meant to him and his family as well as the community. He explained that he started off as an apprentice and worked his way up to a journeyman, the position I hold now, where he is now. I now have a successful life.

Norman Murphy, Local 55 – Thanked the Board for the opportunity and for giving him a job with Local 55. I live in the neighborhood and there are some other guys who see what he is doing and ask how they can get involved. I hope that somewhere down the line they will be able to get a job and get off the streets. It has helped me, helps my kids and my family.

William Kennedy, Local 55 – I want to thank everyone for this opportunity. I had a dead end job that was going nowhere and this has allowed me the opportunity for a better job and a career path. I just wanted to say that I really appreciate this opportunity.

Willie Shepherd, Foreman, Local 55 – Thank you for the 2<sup>nd</sup> wave of opportunity; I was here the last time with Local 55. Thank you for the opportunity to grow are Local by adding more people. We currently have 5 apprentices here that I have the opportunity to provide guidance to. So again, thank you for this opportunity.

A group picture of Local 55 together with the Executive Director and the Board Chair was taken.

Clarence Willets – 490 Hoffman Avenue – Mr. Willets stated that they need someone to interpret both in writing and sending a representative over 30% of their income versus flat rent as some of the residents are confused. He stated that one resident was asked for seven (7) bank statements this morning. We need to be clear on this. He also stated he hoped we had success on the inspection.

Susan Pickett – 237 Oakland Street – Ms. Pickett commended the Board on their action of hiring Local 55. She stated that cars come through the parking lots driving very fast. There are people in wheel chairs and walkers and this is very dangerous. She asked if speed limit signs or speed bumps could be placed in these parking lots.

Executive Director Garrett stated that we would take a look at it. We have tried this in the past here at Donnelly but the type being used was not sufficient. They ended up being pulled up during snow removal. If it is doable and we can do it we will. We will definitely look into it.

Clarence Willets stated he had one more thing. He stated he attended the event on Saturday and he really enjoyed it. They had many things for the seniors and the children. He congratulated Pam Brooks for a great event.

Executive Director Garrett thanked Mr. Willets for bringing up the inspections and he thanked Deputy Executive Director Clifford Godfrey and all those involved for their work on that. Let me back up a minute and say that for years the Housing Authority has waited until a month before the inspection and to prepare spending a whole lot of money on overtime to get ready. Moving forward we are starting an annual program where we address these thing on an annual basis and not rushing to make necessary corrections right before the inspections. We are more interested in addressing things all year long and not just before an inspection. With that said we did it with much less overtime. The guys came to us saying they needed overtime 5 to 6 days a week in order to get it done and we said no. We said get done what you can get done in the 8 hours and we will go with that and they did. Congratulations we got an 83 which was an improvement over the last time when we got an 80 and we have some items which we are appealing so it could potentially go higher.

Darren Green – the greatest question asked this morning following the last election is what happened to all the people who didn't show up.

Chairman Raines asked for motion to close Public Comment. Commissioner Gray moved the motion to close Public Comment; 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. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>

Motion passed

Chairman Raines stated next is approval of the minutes from the regular meeting and the executive session held on April 11, 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 Chairman Raines. Chairman Raines asked if there were any questions. There being no 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>
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Com. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>

Motion Passed

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

Executive Director Garrett introduced Resolution 18-13 approving disbursements for the month of April 2018 in the amount of \$709,317.14

Chairman Raines asked for a motion to approve Resolution 18-13, disbursements. Commissioner Gray moved the motion; Vice Chair Weldon Gordon seconded the motion. Chairman Raines asked if there were any questions. There being no questions, Chairman Raines asked for a roll call. Upon Roll Call the motion carries as follows:

#### **RESOLUTION 18-13**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>1</b>

Motion Passed

Executive Director Garrett introduced Resolution 18-14 authorizing the write-off the uncollectible accounts receivables in the amount of \$121,869.93 out of a total of \$221,696.88 are uncollectible as of December 31, 2017.

Chairman Raines asked for a motion to approve Resolution 18-14, Vice Chair Weldon Gordon moved the motion; Chairman Raines seconded the motion. Chairman Raines asked if there were any questions; Vice Chair Weldon Gordon asked if this is quarterly and Executive Director Garrett answered 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- 14**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon-Gordon	1		

Com. John Raines	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>

Motion Passed

### **NEW BUSINESS**

Chairman Raines asked if there was any new business. Commissioner Taylor stated that THA now has a Board Seat on MARC NAHRO. This is a voice to Housing, Development and so forth. This is an opportunity to submit articles, summary of work on Page Homes will go in the regional news letters; recognition for student accomplishments; unequalness for African American students. We need to encourage students to take an interest. She stated that it really bothers here that Blacks are not involved enough.

### **REPORT OF THE CHAIR**

Chairman Raines stated we have a new Board Member. Walter Denson, Director of Law was appointed by the Mayor to fill the unexpired term of Ms. Tossie. He stated that the last two (2) summers we were unable to take off due to the number of things that needed to be addressed. He stated that there will be a brief Executive Session following this session.

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. Vice Chair Weldon Gordon moved the motion and Commissioner Gray seconded the motion and upon a voice vote the motion carried as follows:

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Com. Shenette Gray	1		
Com. Kim Taylor	1		
Com. Darlene Weldon Gordon	1		
Com. John Raines	1		
<b>Total</b>	<b>4</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