

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. June 13, 2018 12:00 PM  
875 New Willow Street, Trenton, NJ 08638**

The meeting was called to order by Executive Director Garrett, 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, Kim Taylor, and Walter Denson Commissioners and Jelani B. Garrett, Secretary/ Executive Director

**ABSENT** Darlene Weldon-Gordon, Vice Chair and John C. Raines, Chairman

**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, Representatives of Conifer Realty.

Executive Director Garrett asked for the agenda to be adjusted to move the presentation by Conifer Realty on Page Homes to be moved from the public session to before the Report of the Secretary. Executive Director then asked for a motion to approved the modified agenda. Commissioner Gray moved the motion to adopt the modified agenda; Commissioner Fitzgerald 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. Walter Denson	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Motion passed

Executive Director Garrett stated next is approval of the minutes from the regular meeting and the executive session held on May 9, 2018. Executive Director Garrett asked for a motion to move the minutes. Commissioner Denson moved that the minutes be approved; the motion was seconded by Commissioner Gentry. Executive Director Garrett asked if there were any questions. There being no questions, Executive Director Garrett polled the Board 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. Walter Denson	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>1</b>

Motion Passed

Executive Director Garrett introduced Conifer Realty.

Conifer Realty addressed the Board of Commissioners providing them with an update on the development of Page Homes. They discussed the site plans, provided renderings of what the site would look like, the elevation, etc. Members of the Board had questions concerning the colors presented, solar panels, section 3, etc. All questions were answered by Conifer Realty's team.

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

Executive Director Garrett called on Latrice Leggett, Finance Director to introduced Resolution 18-15.

Latrice Leggett, Finance Director introduced Resolution 18-15 and recommended that the Board approve the disbursements for the month of May 2018 in the amount of \$503,002.28.

Executive Director Garrett asked for a motion to approve Resolution 18-15, disbursements. Commissioner Gray moved the motion; Commissioner Fitzgerald seconded the motion. There being no questions, Executive Director Garrett polled the Board and upon Roll Call the motion carries as follows:

#### **RESOLUTION 18-15**

	<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. Walter Denson	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>1</b>

Motion Passed

Latrice Leggett, Finance Director introduced Resolution 18-16. Latrice explained that this resolution authorizes the adoption of the 2017 budget which the Board previously introduced to the Board on March 8, 2017 and approved by the State. This is the final step and it is recommended that the Board approve the adoption of the 2017 State budget. Commissioner Taylor asked if they made any changes; Latrice Leggett stated they did not. They had some questions which were answered, and they approved the budget. Executive Director Garrett asked for a motion to approve Resolution 18-16; Commissioner Gray moved the motion; Commissioner Fitzgerald seconded the motion. Executive Director Garrett asked for a motion to approve Resolution 18-16. Commissioner Gray moved the motion; Commissioner Fitzgerald seconded the motion and upon roll call the motion carries as follows:

#### **RESOLUTION 18- 16**

	<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. Walter Denson	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Motion Passed

Latrice Leggett, Finance Director introduced Resolution 18-17. Latrice explained that this resolution authorized the introduction of Trenton Housing Authority's state budget for the fiscal year beginning January 1, 2018 through December 31, 2018 and recommended that the Board approve Resolution 18-17.

Executive Director Garrett asked for a motion to approve Resolution 18-17, Commissioner Denson moved the motion; Commissioner Fitzgerald seconded the motion. Executive Director Garrett asked if there were any questions. There being no questions he called the roll and upon roll call the motion carries as follows:

#### **RESOLUTION 18-17**

	<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. Walter Denson	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>1</b>

Motion Passed

Executive Director Garrett stated that Resolution 18-18, 18-19 and 18-20 and 18-21 would be presented by Ken Martin.

Ken Martin, Manager of Procurement and Contracts introduced Resolution 18-18 authorizing the Executive Director to execute a lease agreement for coin operated washers and dryers at six sites. Ken Martin provided the details of the lease and recommended that the Board of Commissioners adopt Resolution 18-18.

Executive Director Garrett asked for a motion to approve Resolution 18-18, Commissioner Fitzgerald moved the motion; Commissioners Fitzgerald seconded the motion. Executive Director Garrett asked if there were any questions. Ken Martin responded to the questions regarding the cycles and cost. There being no further questions Executive Director Garrett asked for a roll call and upon roll call the motion carries as follows:

**RESOLUTION 18-18**

	<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. Walter Denson	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Motion Passed

Ken Martin, Manager of Procurement and Contracts presented Resolution 18-19 authorizing the Executive Director to modernize 11 units at multiple developments. Ken Martin provided the details and recommended that the Board of Commissioners authorize the Executive Director to execute a contract with GMT Contracting in an amount not to exceed Three Hundred Five Thousand Five Hundred Dollars (\$305,500.00).

Executive Director Garrett asked for a motion to approve Resolution 18-19; Commissioner Gray moved the motion; Commissioner Denson seconded the motion. Executive Director Garrett asked if there were any questions. There being no questions Executive Director Garrett called the roll and upon roll call the motion carries as follows:

**RESOLUTION 18-19**

	<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. Walter Denson	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Motion Passed

Ken Martin, Manager of Procurement and Contracts presented Resolution 18-20 approving additional funds to Job One Landscape, LLC for snow removal services for the 2017-2018 season. He explained that due to the harsh winter the Trenton Housing Authority exceeded the cost of the original contract by \$23,600.00.

Executive Director Garrett asked for a motion to approve Resolution 18-20. Commissioner Denson moved the motion; Commissioner Fitzgerald seconded the motion. Executive Director asked if there were any questions. There being no questions Executive Director Garrett called the roll call and upon the roll call the motion carries as follows:

**RESOLUTION 18-20**

	<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. Walter Denson	1		
<b>Total</b>	<b>4</b>	<b>1</b>	<b>0</b>

Motion Passed

Ken Martin, Manager of Procurement and Contracts presented Resolution 18-21 authorizing the Executive Director to auction one vehicle that his no longer needed for public use. Ken Martin explained that the vehicle is deemed no longer useful for THA business so THA would advertise for public sale the 2004 Ford Focus Wagon.

Executive Director Garrett asked for a motion to approve Resolution 18-21. Commissioner Fitzgerald moved the motion; Commissioner Denson seconded the motion. Executive Director asked if there were any questions. There being no questions Executive Director Garrett called the roll and upon the roll call the motion carries as follows:

**RESOLUTION 18-21**

	<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. Walter Denson	1		

<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>
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Motion Passed

### **NEW BUSINESS**

There was no new business.

### **REPORT OF THE CHAIR**

There was no report from the chair.

### **PUBLIC COMMENTS**

Susan Pickett, Resident Council President, Josephson Homes – stated that she hopes we would consider putting cameras on all the floors in the Senior Buildings. She went on to talk about the information provided during the presentation of the bid for washers and dryers. She stated that \$1.00 for 40 minutes to use the dryer was not a good idea. The only time you need 40 minutes is when you are drying heavy clothes like jeans. Most times you only need 16 minutes. It would be like throwing away money.

Both Mr. Garrett and Mr. Godfrey explained that they can negotiate the dryer cycles without bother to the integrity of the bid.

Executive Director Garrett asked if there was anyone else that would like to speak. There being no one else, he stated that the Board would be going into Executive Session to discuss Personnel and Contracts and would not be returning to the Public Session.

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