

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, JUNE 12, 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 Chairperson; Darlene Weldon-Gordon, Chairwoman; and Jelani B. Garrett, Secretary/Executive Director

**ABSENT:**

**Also Present:** Grant Wright, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Petrona Jerome and Andrew Nwadike, Asset Managers; 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, Fateema Kirk, Administrative Assistant, Violet Arndt and Ebony Mathis, Finance, and Councilman Santiago Rodriguez

Chairwoman Weldon welcomed Councilman Rodriguez and all present.

Chairwoman Weldon asked for a motion to adopt the agenda. Commissioner Raines moved that the agenda for June 12, 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 John C. Raines	1		
Commissioner Kim Y. Taylor	1		
Commissioner Darlene Weldon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Chairwoman Weldon stated the agenda has been adopted.

Chairwoman Weldon stated next is the approval of the minutes from the Regular Meeting held on May 15, 2019. Chairwoman Weldon asked for a motion to move the minutes. Commissioner Raines moved the motion and Commissioner Anderson seconded the motion and upon roll call the motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Clifton Anderson	1		
Commissioner Gary Gentry			1
Commissioner Shenette Gray	1		
Commissioner John C. Raines	1		
Commissioner Kim Y. Taylor	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, Executive Director/Secretary, stated before he moved on to the Resolutions, there were a few updates on Development and Resident Services. He then called upon Chrysti Huff, Redevelopment Manager to provide an update on Page Homes.

Chrysti Huff, Redevelopment Manager, stated that everything for Page Homes has been submitted to HUD and we are just waiting on their review and comments. The HUD attorney is going to be on vacation, so we are concerned that we are not going to make our June 20<sup>th</sup> deadline. If not, we will just have to resubmit our financial plan and it should be an expedited process. We are still having some issues with permits. The building permits were received on May 17<sup>th</sup> however demolition permits have not been received due to PSEG light poles and other lighting poles on the property. We also had some issues with the wage rates. We submitted the Department of Labor Wage Rates for 2018 and HUD did not accept it. They stated we have to use current wage rates so this will make the cost go up a little.

Also, we have submitted the Choice Neighborhoods Planning Grant application on June 10<sup>th</sup> with the City of Trenton as a co-applicant. This grant is a 1.3 million planning grant for Donnelly Homes and the surrounding area. In the Board book under the Executive Office tab you will see the numerous letters of support that were received. Ms. Huff identified the agencies who are committed to providing support and the amounts they have committed to.

Chrysti Huff asked if anyone had questions and Chairperson Weldon asked pertaining to the lawyer is, he the only one, they don't have anyone else. Ms. Huff explained that once they assign an attorney, they want to stick with the same one. Chairperson Weldon stated that when she was reading through everything, she noticed that the summer camps, after school programs seemed to be for Donnelly Homes only. She asked if that was the case. Ms. Huff stated that the grant is for the Donnelly Homes and the North Trenton area. If we get the grant we can then see if it is possible to extend it to outside areas. Commissioner John Raines asked what the wage rate is, and Ms. Huff provided an explanation. Commissioner Gentry asked about the project cost for Page Homes due to the increase in wage rates. He asked about the developer buying out the project. Ms. Huff stated that the developer is not buying out the project, we will be over budget and the developer is going to defer some of the developer fees to try to

make up for this. Executive Director Garrett, provide more details on the Choice Neighborhood planning grant and the Page Homes project.

Pamela Brooks, Resident Services Manager, updated the Board on what her department is doing. She stated that the Kappa Botics program completed their mentoring program on June 1<sup>st</sup>.

The Coding and Game Design Program offered by the African American Chambers of Commerce has been rescheduled for July 13<sup>th</sup> through August 17<sup>th</sup> and is going to be held at Change Church in Ewing, NJ. We will provide transportation to the youths that have signed up to participate.

The 2018-2019 After School program was a success and the last day will be Friday, June 14<sup>th</sup>. We are looking to partner with a resident, Darnella Coates-White, to start a program that will offer food to Donnelly Homes residents in need. Fresh fruits and vegetables will be available once a week to families identified by the Authority to receive it. We are partnering with other local agencies to put on a Second Day of Summer Community Day event. This event will satisfy the HUD mandated family event. The event is scheduled for June 22, 2019 and will be held right here at Donnelly Homes and the surrounding grounds. It will be fun for the entire community.

Chairperson Weldon asked if the outside gates are going to be opened or closed. Ms. Brooks stated that the gates will be open. Since there is only one way in and out to the development, we are going to try our best with the help of the volunteers from the City to only allow those who live here onto the property during the event.

Jelani B. Garrett, Secretary/Executive Director stated that before he goes on to the resolutions, he would like to apprise the Board of another grant that was submitted last week. It is a HUD Safety & Security Grant for an additional \$250,000 in Capital funds to put additional cameras in at the Sr. Buildings, the elevators, and other areas that are problem areas. So, we now have 3 grants in pending with HUD.

He also stated that he appreciates questions as they come. When Board members have questions, it causes us to respond and look at the information provided to make sure the information is clear. Last month Commissioner Taylor had a question on rent collections, I just want to make it clear that we are going to revise that report. The current report makes it look more favorable than it is. The current report shows year to date monies that have been collected but this number includes the additional fees such as late charges, legal fees for those in court, any monies that have come in so in some cases it makes it look like we are doing good over 100 percent. We are going to break that report down so that you can see this is rent, this is late fees, these are the legal fees.

Jelani B. Garrett, Secretary/Executive Director introduced 19-26 approving disbursements for the month of May in the amount of \$913,124.29. (General Fund \$725,583.39 and Capital Fund \$187,540.90). Executive Director Garrett asked that the Board of Commissioners adopt this Resolution approving the disbursements for the month April 2019.

Chairwoman Weldon stated she would take a motion for Resolution 19-26. Commissioner Gray moved the motion and Commissioner Raines seconded the motion. Chairwoman Weldon asked if there were any questions. Seeing there were none, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 19-26**

	<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 John C. Raines	1		
Commissioner Kim Y. Taylor		1	
Commissioner Darlene Weldon	1		
<b>Total</b>	<b>5</b>	<b>1</b>	<b>0</b>

Resolution Passed.

Jelani B. Garrett, Executive Director introduced Resolution 19-27 which introduces Trenton Housing Authority's budget for the fiscal year Beginning January 1, 2019 and ending December 31, 2019. Executive Director Garrett explained that this is a requirement of the Department of Community Affairs even though the State has no oversight of the Authority. When this is approved by the State it will then be brought back to the Board to be adopted. Chairwoman Weldon asked for a motion to move Resolution 19-27. Commissioner Raines moved the motion and Commissioner Gentry seconded the motion. Chairwoman Weldon asked if there were any questions. Seeing there were none, Chairwoman Weldon then asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 19-27**

	<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 John C. Raines	1		
Commissioner Kim Y. Taylor			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 introduced Resolution 19-28 authorizing the Executive Director to execute a Silva Guard, Inc in an amount not to exceed \$349,215 for landscaping improvements at Prospect Village, Wilson Homes, and Haverstick Homes. Mr. Garrett explained that this is something that we placed on our strategic goals and objectives. Specifically, Haverstick, we have not done any tree pruning in years, there are large sycamore trees there which do not allow light to the area and looks unkempt. It is my understanding that there was a project that had leftover planting materials that were placed but they didn't take into account the urban setting and the types of plants that would survive in this type of setting. This particular contract will include the removal of dead trees and

shrubs, pruning of the small caliper trees and shrubs, installation of new plantings along the entrance ways and around the property. Job One Lawn and Landscaping, a local minority firm, is the sub-contractor on this job and they partnered together with the general contractor because of the payment and performance bond requirement on this job. This is a significant contract going to a local firm and I think that they did what we try to tell firms that when they are trying to build capacity to partner with other firms that have the capacity so that you can build that capacity on your resume. This project will reduce our cost going forward, improve our curb appeal and provide more lighting as well as allow us to install more cameras. I ask that the Board approve resolution 19-28.

Chairwoman Weldon asked for a motion to move Resolution 19-28. Commissioner Gentry moved the motion and the Commissioner Raines seconded the motion. Chairwoman Weldon asked if there were any questions.

Commissioner Gentry asked why this job requires a performance bond. Executive Director Garrett explained that HUD requires a bond on any job over \$100,000. This particular job required a performance and maintenance bond for our protection. If anything dies, we have to make sure the job was done to satisfaction. Chairwoman Weldon asked if there any more questions, see there are none, she asked for the roll to be called and upon roll call the motion carried as follows:

	<b><u>RESOLUTION 19-28</u></b>		
	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Clifton Anderson	1		
Commissioner William Fitzgerald	1		
Commissioner Shenette Gray	1		
Commissioner John C. Raines	1		
Commissioner Kim Y. Taylor	1		
Commissioner Darlene Weldon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Resolution passed.

This concluded the Report of the Secretary.

### **NEW BUSINESS**

Chairwoman Weldon asked if there was any new business; seeing none she moved on to the Report from the Chair.

### **REPORT FROM THE CHAIR**

Chairwoman Weldon stated that the next bingo is this Friday, June 14, 2019 from 7 to 9 at the Abbott building. She informed the Board that they will not be meeting in July and August but would resume regular meetings in September. She then thanked everyone for coming out these past 6 months.

## **PUBLIC COMMENT**

Susan Picket thanked Chairwoman Weldon for the bingo. She stated it is picking up and residents are already planning to be there. I stand here today and would like to thank 2 people, Ms. Jerome and Ms. Brooks. I make a phone call give them my concerns and I get response and it is always a favorable one. I don't wait months or weeks, usually in a couple of days I get a response. I just wanted the Board to know that they are doing what they are supposed to be doing and they are doing it really good.

Chairwoman Weldon said thank you and those are the things we like to hear and I am quite sure we are all trying to move in a better direction to make sure that we are servicing the people of the Trenton Housing Authority so I commend you 2 ladies and keep up the good work.

Chairwoman Weldon asked if there was anyone else who would like to speak.

Ms. Davis, Abbott Building stated she would also like to thank the ladies as they are right on it. She said her new business for today is that prior to coming to the meeting, she learned that the water was going to be shut off. The notice did not list the time it was going to be turned off or how long it would be off. The notice was just issued this morning. This is a lack of communication, not on Ms. Kings part because she does check everything that comes her way. The second thing I want to address is Security, we have doors that aren't working. My concern is how long has this been going on. Also, September is Safety fire week, do we have someone coming in to speak with the residents. Also, there is still smoking going on in the building specifically Marijuana, but I am sure it will take a while for that to stop. I am interested in the quality of life for all the residents.

Petrona Jerome, Asset Manager, explained that last night a pipe in unit 308 broke so we had to shut off the water because of flooding in the building. Right now, we have contractors on sight addressing that issue.

Pamela Brooks, Resident Services Manager, stated that each year we do have the fire department come out to present a presentation of fire safety and fire hazards. I will contact them to schedule a date and time but last year we only had about 8 or 9 people come down so as an advocate we need you to get the word out.

Chairwoman Weldon stated this concludes the public comments; there will be an Executive Session and we will not be returning. She then called for a voice vote to conclude the public session. The voice vote 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 John C. Raines	1		
Commissioner Kim Y. Taylor	1		
Commissioner Darlene Weldon	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Public Session was adjourned at 12:40 p.m.

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton