

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, March 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 Gray moved that the agenda for February 13, 2019 be approved; the motion was seconded by Commissioner Raines 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 from the Board Meeting held on February 13, 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 carries as follows: Note: Correct the roll call for the adjournment of the meeting in February to reflect Fitzgerald was absent and Commissioner Anderson voted AYE.

	<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>6</b>	<b>0</b>	<b>0</b>

Minutes Approved.

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

Jelani B. Garrett, Secretary/Executive Director called upon Latrice Leggett, Finance Director to introduce Resolution 19-09.

Latrice Leggett, Director of Finance, introduced Resolution 19-09 approving disbursements for the month of February totaling \$632,163.21 (General Fund \$632,163.21 and Capital Fund \$0.00). Latrice Leggett, Director of Finance, recommended that the Board of Commissioners adopt this Resolution approving the disbursements for the month February 2019.

Chairwoman Weldon stated she would take a motion for Resolution 19-09. Commissioner Raines moved the motion and Commissioner Anderson seconded the motion. Chairwoman Weldon asked if there were any questions. Commissioner Taylor asked why the furniture for the Café was purchased at Raymour & Flanigan's as opposed to an outlet/discount store. Director Garrett stated the employee responsible for the purchase of the furniture knew someone there and was able to get a good price. Director Garrett stated that he is looking at renovating all of the Senior Community Rooms/Common Areas and the Café was a test run. We will definitely be looking into more reasonable furniture. Commissioner Taylor then questioned the payment made to Brown's Upholstering Co. she wanted to know what this was for. Director Garrett stated that it was also associated with Café renovations and was for the window treatment. She then questioned the payment for the fire code violations. Director Garrett explained that these are old fines imposed and we have been trying to rectify them. Director Garrett informed the Board that they are now inspecting Donnelly Homes which is something they never did before. Commissioner Taylor then asked if the roof replacement was a complete tear off. Director Garrett stated it was and provided them with the type of material there now and what will be used in the replacement. Commissioner Taylor questioned the supplies purchased through Heath Lumber; she asked if this was related to REAC Inspections. Director Garrett stated it was for floor replacements. Chairwoman Weldon asked if there were any other questions. Seeing there were none, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carries as follows:



**RESOLUTION 19-09**

	<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 Ken Martin to introduce Resolutions 19-10.

Ken Martin, Manager of Procurement introduced Resolution 19-10 authorizing the Executive Director to enter into a contract for an amount not to exceed \$364,500 with Laurant Construction Co., Inc, to replace the roof on the THA Administration building. Chairwoman Weldon asked for a motion to move Resolution 19-10. Commissioner Gentry moved the motion and Commissioner Raines 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 carries as follows:

**RESOLUTION 19-10**

	<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 19-11.

Clifford Godfrey, Deputy Director, introduced Resolution 19-11 authorizing the Executive Director to enter into a service with MSB Government Services to provide services for online tenant rental payments. Chairwoman Weldon asked for a motion to move Resolution 19-11. Commissioner Gentry moved the motion and the Commissioner Gray seconded the motion. Chairwoman Weldon asked if there were any questions. Commissioner Gray, Commissioner Taylor, and Chairwoman Weldon had questions related



to the services and the cost. Deputy Executive Director, Clifford Godfrey, answered their questions. Commissioner Taylor asked if we could provide a report of how many repeat offenders used it before. Chairwoman Weldon asked if there were any other questions. Seeing there were none, Chairwoman Weldon asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 19-11**

	<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 Ken Martin, Manager of Procurement & Contracts, to introduce Resolution 19-12.

Ken Martin, Manager of Procurement & Contracts, introduced Resolution 19-12 authorizing the Executive Director to enter into an Agreement with 3 Architectural and Engineering firms to provide services to the THA on an as need basis, as task orders arise for a one-year period. Chairwoman Weldon asked for a motion to move Resolution 19-12. Commissioner Raines moved the motion and Commissioner Anderson seconded the motion. Chairwoman Weldon asked if there were any questions. Commissioner Taylor had questions related to the resolution and Director Garrett provided a detailed explanation as to what would require their services. 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 19-12**

	<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.

This concluded the Report of the Secretary.



## **NEW BUSINESS**

There was no new business discussed.

## **REPORT FROM THE CHAIR**

Chairwoman Weldon stated that the May Board Meeting was being moved to May 15, 2019 from 6:00 to 8:00 p.m. due to the NJNAHRO Conference being held May 6<sup>th</sup> to May 8<sup>th</sup>. And to allow those residents who work the opportunity to attend. She stated that she is still holding the monthly bingo for the seniors and it has been a success. The next Bingo will be held on April 12<sup>th</sup> at Abbott. She invited the Board Members to stop by. She congratulated both Shenette Gray and Chrysti Huff who were among the many woman honored by the Capital City Area Black Caucus this past weekend. She presented each of them with roses. Commissioner Taylor asked if she could send out a memo regarding the May 15<sup>th</sup> meeting.

## **PUBLIC COMMENT**

Nellie Milbourne, 490 Hoffman Avenue, Apt 906, stated that they have a big problem with the elevators. I know that several contractors have been out there to fix them but today one is broken again. Then, I would like to ask the Board about the visitors. She asked if we were working on any rules to extend the days a visitor can stay. Chairman Weldon asked if they are allowed to stay for 14 days. Director Garrett stated that at the senior buildings they have a cumulative of 30 days per year that visitors can stay overnight. She said people may need more than 30 days, so she wanted to know if we are working on anything to change this. Director Garrett stated that we are not working on anything. However, when we sat down with the tenant council we did agree to sit down and go over the house rules.

Susan Pickett, 237 Oakland Street, thanked them for bringing bingo. She stated that the tenants love it. The gifts are phenomenal. They are things that they can use. We are trying to get more people to come out. Next, work orders, people call in a work order and when no one comes they call back to the office and are told we have no record of that. She wants to know why they can't get a confirmation number of something that they can refer back to. I am hearing of work orders that have been called in time and time again. Right now, we have one tenant whose hot water has been running for quite some time. Next, we have several unofficial tenants and by this, I mean we have people who stay in one apartment this month, another apartment next month, another apartment another month and they are selling drugs. Commissioner Gentry asked if they are staying in vacant apartments. Ms. Pickett stated no. I have 30 days, so you pay me to stay at my apartment for 30 days and then you pay the next person to stay in their apartment for 30 days, and they the next person. Right now, we have a person that has been there for a very long time. Chairwoman Weldon asked if when they are visiting, they have to leave their ID at the desk correct. Ms. Pickett stated they have a visitor's pass. I get a pass for one week then another week and so on until I exhaust my 30 days. Then I move on to the next resident and do the same thing. Next, the sidewalk in front of Josephson. When it rains, we have to walk through puddles from the back lot to the front door. Next is smoking; we all know there is no smoking in the Housing Authority. There was a slight push earlier letting us know however, there are no signs ups. Signs are a reminder to the residents that there is no smoking allowed on Housing Authority property. There are still people smoking in their apartments and I know this because I get choked out in my apartment because the smoke comes through the vents. We need signs to remind the tenants that there is not smoking on the property. I must say that we have about 8 tenants who when they received the letter made the effort to quit and they are now non-smokers.



Chairwoman Weldon asked for a motion to adjourn the public session and go into Executive Session. Commissioner Gentry moved the motion Commissioner Anderson seconded the motion and upon a voice vote all present voted AYE.:

	<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.

---

Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton