

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WED. MARCH 8, 2017 12:00 PM  
ADM. BLDG., 875 NEW WILLOW STREET**

The meeting was called to order by Chairman, John 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:**

ROCKY PETERSON: Mr. Fitzgerald

COMMISSIONER FITZGERALD: Here

ROCKY PETERSON: Ms. Gray

COMMISSIONER GRAY: Here

ROCKY PETERSON: Mr. Gentry.

MR. GENTRY: Here.

ROCKY PETERSON: Ms. Tossie.

MS. TOSSIE: Here.

ROCKY PETERSON: Ms. Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Here.

ROCKY PETERSON: Mr. Raines.

CHAIRMAN RAINES: Present.

ROCKY PETERSON: Ms. Taylor.

MR. RAINES: She did notify us that she had a conference today so she wouldn't be here.

ROCKY PETERSON: You have a quorum.

CHAIRMAN RAINES: Thank you, sir. I'll accept the motion for adoption of the agenda.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. All those in favor say aye.

ALL: Aye.

CHAIRMAN RAINES: Any opposed? Abstentions? The agenda is adopted. Next item on the agenda is the approval of the minutes, the regular meeting held February 15, 2017 and the executive session held February 15, 2017. Everyone have a chance to review them in the packet and have any questions, comments, changes?

COMMISSIONER GENTRY: I have questions about the executive session minutes.

CHAIRMAN RAINES: Yes, sir.

COMMISSIONER GENTRY: They don't reflect what we discussed in that meeting.

ROCKY PETERSON: We will discuss it in Executive Session.

CHAIRMAN RAINES: We'll hold off on approval. We'll discuss Commissioner Gentry's questions during our executive session after this meeting. So I will take a motion for -- are there any questions on the regular minutes? Seeing that there are none, I'll take a motion to accept the regular minutes from the meeting of February 15, 2017.

COMMISSIONER GRAY: So moved.

COMMISSIONER FITZGERALD: I second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the role, Mr. Secretary.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Yes

ROCKY PETERSON: Ms. Gray?

MS. GRAY: Yes.

ROCKY PETERSON: Mr. Gentry?

MR. GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

MS. TOSSIE: Yes.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: Yes.

ROCKY PETERSON: Mr. Raines?

CHAIRMAN RAINES: Yes.

ROCKY PETERSON: Minutes approved

CHAIRMAN RAINES: Moving forward we'll get the report of the secretary.

ROCKY PETERSON: (Indiscern.).

VICE CHAIR WELDON GORDON: I apologize, I missed that point. Where is the Secretary.

CHAIRMAN RAINES: Secretary is out on medical leave for the next couple of days. I was informed he has tasked all his department heads to speak to anything on the agenda and speak with any --

answer any questions the Board may have. You had just stepped out of the room when I made that announcement.

VICE CHAIR WELDON GORDON: Okay. And when did you find this out?

CHAIRMAN RAINES: I found it out yesterday evening. For Resolutions 17-06 through 17-09, Dwayne Tucker the Interim Finance Direction, will speak to them, first being 17-06, disbursements.

MR. TUCKER: Good afternoon Commissioner Raines, good afternoon Commissioners.

ALL: Good afternoon.

MR. TUCKER: The resolution in 17-06 authorizes the disbursement of \$526,521.95 for the month of February 2017. The source of funding is our public housing operations and capital funds.

CHAIRMAN RAINES: I'll take a motion to accept disbursements, Resolution 17-06.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. Any questions, comments, concerns for Mr. Tucker?

VICE CHAIR WELDON-GORDON: I have questions for Mr. Tucker. So you would have answers of why something was bought or no?

MR. TUCKER: I can try, it's possible. I can give an opinion on some of the expenses.

VICE CHAIR WELDON-GORDON: I don't want an opinion.

MR. TUCKER: Well, what I will tell you (indiscern.) I can try to answer the question. If I don't know, I will directly tell you I don't know, but it's worth a shot.

VICE CHAIR WELDON-GORDON: There was \$500 spent for a Mr. James Ellis, if I'm not mistaken, Fun and Fitness.

PAMELA BROOKS: I can answer that.

CHAIRMAN RAINES: Check #1820, batch #112901.

PAMELA BROOKS: Good morning.

CHAIRMAN RAINES: Just state your name for the record please.

VICE CHAIR WELDON GORDON: She did.

CHAIRMAN RAINES: Okay, I did not hear that.

PAMELA BROOKS: The \$500 for the Fun and Fitness, there are three instructors who are offering line dancing, zumba and other types of exercise for the housing authority and the community, and \$500 per month is what we pay to each of those instructors for three months. We started in June, February, March and (indiscern.).

VICE CHAIR WELDON-GORDON: And it's per instructor?

PAMELA BROOKS: Per instructor. Yes, it's 125 per week, and then they are paid for four weeks and with the weeks they actually come and instruct, yes, so \$500 if they're there for the four weeks for that particular month.

VICE CHAIR WELDON-GORDON: Okay, thank you.

CHAIRMAN RAINES: Thank you.

VICE CHAIR WELDON-GORDON: I have other questions, but as I said, you can't answer them so I will not (indiscern.).

CHAIRMAN RAINES: Well, ask your question.

VICE CHAIR WELDON-GORDON: It's fine. I said I will not ask him because he can't answer my question.

CHAIRMAN RAINES: It's good to ask the questions first, ask the questions first, see if he can't do it.

VICE CHAIR WELDON-GORDON: Thank you, Mr. Tucker, nothing personal.

MR. TUCKER: Okay.

CHAIRMAN RAINES: Any other questions? Vice Chair Weldon-Gordon, what I suggest is put that you put said comments in writing and I will forward them and get you your answers, get the answers for you.

VICE CHAIR WELDON-GORDON: There's a lot of answers that you haven't gotten so far. So please don't say that.

CHAIRMAN RAINES: With all due respect --

VICE CHAIR WELDON-GORDON: Let's move on.

CHAIRMAN RAINES: Let's move on.

VICE CHAIR WELDON-GORDON: Okay.

CHAIRMAN RAINES: On the roll call, Mr. Secretary. Any other questions on Resolution 17-06?

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Yes

ROCKY PETERSON: Mr. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Yes.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Yes.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes.

ROCKY PETERSON: Resolution passes.

CHAIRMAN RAINES: 17-07, adoption of the annual budget for fiscal year January 1<sup>st</sup> through December -- January 1<sup>st</sup>, 2016 to December 31<sup>st</sup>, 2016.

MR. TUCKER: Resolution 17-07 is the budget for fiscal year ending December 31<sup>st</sup>, 2016. This budget represents the revenue and expenditures based on our (indiscern.) financials which were -- have not been audited yet. We are waiting on one adjustment which would be for our pension liability, and the State hasn't released that yet, but this revenue represents revenues of \$14,546,401 and appropriations of \$14,346,402. That expenditure has been adjusted to reflect an increase in pension liability so we're trying to make that adjustment. Also capital budget represents expenditures of \$1,118,870. Any questions?

COMMISSIONER GENTRY: When was this budget prepared?

MR. TUCKER: As noted in the top of the resolution, it was -- the original budget was introduced on June 8<sup>th</sup>. It was not approved by the Board. The Executive Director thought that maybe the

Board would be more comfortable approving it once it reflected the complete year-end expenditures. So that's what we did. So we're just trying to, I guess, get the budget approved at some point.

COMMISSIONER GENTRY: So the updated information that's in there now, when was that completed?

MR. TUCKER: After the year end.

COMMISSIONER GENTRY: So it was completed in January?

MR. TUCKER: Yes.

VICE CHAIR WELDON-GORDON: But you're still waiting on some things, correct?

MR. TUCKER: Correct.

VICE CHAIR WELDON-GORDON: Pension?

MR. TUCKER: Correct. But we actually had to submit our financials already because our financials were due to HUD. But the state is real late on their pension. So June 30<sup>th</sup> report that last year they sent out on the (indiscern.) April. So we probably won't get it this year until April, so it'll just be an audit adjustment.

COMMISSIONER GRAY: So for this year's budget, when will we receive it?

MR. TUCKER: For '17?

COMMISSIONER GRAY: Uhm-hum.

MR. TUCKER: You won't see that probably until April of '18.



CHAIRMAN RAINES: I think she's asking -- correct me if I'm wrong -- you're asking --

MR. TUCKER: Oh, I'm sorry, the 2017 budget?

COMMISSIONER GRAY: Uhm-hum.

MR. TUCKER: It's -- we're presenting that next. We'll introduce it, and once again, it'll be just like we did it before, we'll introduce it, you'll have time to go back and have questions, and then we can adopt it later (indiscern.).

COMMISSIONER GRAY: So I guess I just want to make sure that for this fiscal year that we're not adopting a budget after the new year.

MR. TUCKER: Hopefully we won't. We're going to try, like I say, get that done next. And like I said, we're just trying to get this one done. We tried in June, it just didn't work out.

VICE CHAIR WELDON-GORDON: Mr. Tucker, since we had waited so long, can't we wait a couple more until we finish the last part of the budget?

MR. TUCKER: I wouldn't, just because this is really just a budget, and it doesn't have to reflect everything exactly the way it's going to happen. And this is, I guess, as close as we're going to get. So I think, my opinion, we should approve this, and then you'll see the actual audit later which will be presented to the Board, and that will show you exactly where we ended up.

VICE CHAIR WELDON-GORDON: Okay, thank you.

CHAIRMAN RAINES: Any questions? I'll accept a motion to accept Resolution 17-07.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the roll call.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: I'll abstain. I don't agree with -- without all the information that is my reason for abstention

ROCKY PERERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Yes.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes.

ROCKY PETERSON: We have four votes. Resolution passes.

CHAIRMAN RAINES: For the record, I know from discussing with Mr. Tucker previously the other day, at our job, you know, we have to wait for State pension information just as long because they work on a fiscal year, June -- July 1<sup>st</sup> to June 30<sup>th</sup>, in the interest of

full disclosure, and that's the only thing that's missing from this budget is the pension liability.

MR. TUCKER: And it has been, for the record --

CHAIRMAN RAINES: It's always been that way with us, with our fiscal year. Next is Resolution 17-08, the adoption of this year's fiscal budget. Introduction Oh, introduction. They said adoption. Change that for the record please. Go ahead, Mr. Tucker.

MR. TUCKER: Resolution 17-08 is the introduction of the capital operating budget for the year beginning January 1<sup>st</sup>, 2017 and ending December 31<sup>st</sup>, 2017. The operating budget represents -- reflects revenues of \$14,931,716 and expenditures in the same amount of \$14,931,716. For the capital fund, we expect appropriations of \$1,224,229. This is just the introduction of the budget. The detail behind and also the revenue and expenses are itemized behind it, and I guess I'll ask if there are any questions.

CHAIRMAN RAINES: Seeing that there are no questions. I'll accept a motion to approve the introduction of the budget for fiscal year January 1<sup>st</sup>, 2017 to December 31<sup>st</sup>, 2017.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: It's moved and properly seconded. On the roll call, Mr. Secretary.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes. We have Resolution 17-09 -- excuse me -- which authorizes the write-offs of uncollectable accounts receivable. Mr. Tucker?

MR. TUCKER: Thank you, Chairman Raines. Resolution 17-09 authorizes the Trenton Housing Authority to write off accounts that we determine to be uncollectible. These are for residents who vacated the Housing Authority as of December 31<sup>st</sup>, 2016. The amount of the requested write-off is \$124,704.04.

CHAIRMAN RAINES: Any questions?

VICE CHAIR WELDON GORDON : So from January to March there was -  
- there's 118 vacancies?

MR. TUCKER: It's possible. This represents write-offs. These are people, residents, who left. So we did have more vacancies than that. This just represents the total number of people who moved out, and (indiscern.) balances that have been before this

year. They are no longer here, so (indiscern.) accounts receivable that (indiscern.) but never paid and then they finally did move out.

COMMISSIONER GRAY: So how does this number compare to previous years?

MR. TUCKER: Last year we wrote off 129,000, and what I've noticed, because I've been here a little longer, in the past it seems that if someone had a recertification and they moved out, the previous administration did not put those back-charges on their books. So your write-off amounts were lower because they just deemed that if they weren't going to collect it, they just didn't put all of the information from (indiscern.) because they thought it was a waste of time (indiscern.) write-off. This administration actually put stuff on the books that they owe and then write it off and then they're going to try to collect it later. So that's why your number is higher than it was previously.

VICE CHAIR WELDON GORDON: Let me get one thing clear. From January to March -- because every quarter we do write-offs, no?

MR. TUCKER: The last time we did one was last year at this time, so (indiscern.) so this is not for one quarter, this is last year we wrote off 129,000 for everyone that vacated from December 31<sup>st</sup>, 2015. This is from December 31<sup>st</sup>, 2016.

VICE CHAIR WELDON GORDON: Okay. Thank you.

CHAIRMAN RAINES: Any other questions? On the roll call, Mr. Secretary.

ROCKY PETERSON: I need a motion first.

CHAIRMAN RAINES: I need a motion, I'm sorry.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the roll call.

ROCKY PETERSON: MR. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes. Thank you, Mr. Tucker. Next will be Ken Martin (phonetic), the Manager of Procurement and Contracts. We have Resolution 17-10, 17-11 and 17-12, purchase authorizations. How are you doing?

MR. MARTIN: Good. And yourself?

CHAIRMAN RAINES: Good thank you.

MR. MARTIN: (Indiscern.) Resolution 17-10, 17-11 for appliances. Resolution 17-10 (indiscern.) submitted bids by the (indiscern.). (Indiscern.) for the procurement of ranges, procurement and delivery of ranges (indiscern.) One Stop Electronic Center was the lowest and responsible bidder.

CHAIRMAN RAINES: Any questions?

VICE CHAIR WELDON-GORDON: What company were we getting the ranges from before?

MR. MARTIN: The last contract was GE. What happened this time is they elected to separate ranges and refrigerators to spur more competition and the potential to get more than one supplier in which case it did happen. The next resolution is for GE.

VICE CHAIR WELDON-GORDON: And these ranges are going to be for the next 12-month period?

MR. MARTIN: (Indiscern.).

VICE CHAIR WELDON-GORDON: Do we have a storage facility for refrigerators and stoves?

MR. MARTIN: (Indiscern.) estimate basis, as far as I know.

VICE CHAIR WELDON-GORDON: The only reason why I ask this question is because ever since July we've been buying 10 refrigerators and 10 stoves.

MR. MARTIN: I can tell you I supplied them.

VICE CHAIR WELDON-GORDON: And you don't know where they go.

MR. MARTIN: I can't respond to that, I'm sorry.

VICE CHAIR WELDON-GORDON: That's fine.

MR. MARTIN: I'm sorry.

VICE CHAIR WELDON-GORDON: No, that's okay. Thank you.

CHAIRMAN RAINES: Any other questions? I'll accept a motion for Resolution 17-10.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the roll call, Mr. Secretary.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes.

ROCKY PETERSON: The motion passes.

CHAIRMAN RAINES: Resolution 17-11, refrigerators.

MR. MARTIN: Again, this is the second part of the bid, we separated ranges and refrigerators. (Indiscern.). GE was the lowest responsible bidder for it and (indiscern.).



CHAIRMAN RAINES: Any questions?

COMMISSIONER FITZGERALD: Yeah, I got one. How much do these refrigerators cost us versus what they cost us last year?

MR. MARTIN: I don't (indiscern.) very close, I don't have the exact differential can get that for you (indiscern.). One difference is that we also had (indiscern.) installation which (indiscern.) installation service is actually lower than it was last year (indiscern.). It is lower but (indiscern.).

CHAIRMAN RAINES: Any other questions? I'll accept a motion for Resolution 17-11.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the roll call, Mr. Secretary.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes.

ROCKY PETERSON: The motion passes.

CHAIRMAN RAINES: And the last resolution is 17-12, authorization to execute a snow removal contract for the balance of the 2017 winter season.

MR. MARTIN: Resolution 17-12, we were asked to complete the season (indiscern.). Two firms submitted proposals by that date that you have on the (indiscern.). One was the PHAYX Group (indiscern)

CHAIRMAN RAINES: Any questions? I'll accept the motion for Resolution 17-12.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. On the roll call, Mr. Secretary.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON: Mr. Gentry?

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON: Ms. Tossie?

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON: Mr. Raines?

COMMISSIONER RAINES: Yes.

ROCKY PETERSON: The motion passes.

CHAIRMAN RAINES: Thank you, Mr. Martin. Okay, our next item on the agenda is unfinished business. I'll open up the floor to the Commissioners. Vice Chair Weldon?

VICE CHAIR WELDON GORDON: Ms. Brooks, can you please come forward.

MS. BROOKS: (Indiscern.).

VICE CHAIR WELDON-GORDON: Can you please tell me what the results were for the elections?

MS. BROOKS: Which elections?

VICE CHAIR WELDON-GORDON: For the senior building.

MS. BROOKS: Are you referring to French Towers, or --

VICE CHAIR WELDON-GORDON: Well, we already done French Towers -  
-

MS. BROOKS: Correct.

VICE CHAIR WELDON-GORDON: So now we are on to Abbott and Josephsen.

MS. BROOKS: Okay, so you want to know the status of where they are?

VICE CHAIR WELDON-GORDON: Yes.

MS. BROOKS: Sure, no problem. Over in Josephsen we have had our nomination meeting. We have more than enough candidates who can run for each of the five positions. They've been notified by

both a poster, they posted a poster on each of the floors in the other areas of the community center, in the washrooms, so that all the residents will know exactly who it is that's running for each of those five positions. And in addition, they've been notified of the date of the speeches that is coming up and the day of the election for Josephsen will take place on April the 11<sup>th</sup>. Over at Abbott, I was there on Monday for the nomination meeting. We had about 57 residents that did come there that day, and they've been notified, and the application, the candidate application letter was left there for those residents. They have until this coming Monday, March 13<sup>th</sup>, to nominate who they would like for president in each of those five positions. Once we pick those ballots up, or the nominations up on this coming Monday, then we'll look to see who it is that's running, and we'll make sure that we have at least one person running for each of those positions. And then we'll have a few days to go ahead and post at Abbott Building and everyone know there who will be running for that executive board resident council. And their election is currently slated for April 25<sup>th</sup>.

VICE CHAIR WELDON-GORDON: Thank you very much.

CHAIRMAN RAINES: Is there anything else, Vice Chair Gordon?

VICE CHAIR WELDON-GORDON: No.

CHAIRMAN RAINES: Is there anything else from any of the other Commissioners? Mr. Gentry, yes.

COMMISSIONER GENTRY: Yes. Two months ago we gave a directive to put the vacancies out for bid.

CHAIRMAN RAINES: I will follow up. At the last meeting --

COMMISSIONER GENTRY: He didn't appoint nobody that could answer those questions?

CHAIRMAN RAINES: It's the one question I didn't ask this morning when I -- I will follow up and get back to you by end of business tomorrow.

VICE CHAIR WELDON-GORDON: I have another question.

CHAIRMAN RAINES: Yes.

VICE CHAIR WELDON-GORDON: We talked about movie night and book night (indiscern.).

CHAIRMAN RAINES: My understanding that the resolutions were done. I haven't signed them yet but I will follow up --

ROCKY PETERSON: (Indiscern.) we needed (indiscern.) the exact day when we were going to do it for movie night. (Indiscern.) the book night also, that's what we were waiting for.

VICE CHAIR WELDON-GORDON: There was never a specific date, it's just that in the summer time there was movie night and then there was the book night.

CHAIRMAN RAINES: I'll take care of it.

COMMISSIONER GENTRY: Well, can't we just make an agreement that when movie night comes up, it's automatically plugged in. When the book fair comes up, it's automatically plugged in, and then just do the resolution and close it out?

CHAIRMAN RAINES: Yeah, I'll have the Board counsel prepare something for that, just for that, along those lines. Anything else? Any new business? Moving forward, report from the Chair, we are having an executive meeting after this meeting to discuss contracts, personnel and redevelopment. At this time, it's the public comment section of our meeting. Please step to the podium, state your name. There is -- please be mindful everybody that wants to speak so it's a two-minute limit please.

MORNA AZORE: Good afternoon everyone. My name is Morna Azore

CHAIRMAN RAINES: Good afternoon, ma'am.

MORNA AZORE: My name is Morna Azore. I live at 632 West State Street, Apt 112. I came here because I'm trying to get some money that was taken from my apartment. Since the last time I came here, I spoke, I have not even received a phone call. To me, it's okay to be (indiscern.). This man stole my money is employed here. He agreed to pay back the money, started paying the money, and it stopped. Why can't they deduct my money and give it back to me? And I'm not leaving here today until I hear something. Are you all going to deduct it from the rent or whatever (indiscern.) whatever. This is not right, I'm blind in one eye and visually impaired in the next. You tell me I have to take him to court, go there and feel my way around? It was \$350. He acknowledged that he took the money. He paid back \$50, he paid back \$35 and that's it. And he's walking around the building (indiscern.). I want to hear something now, what's

going to go on. (Indiscern.) but he works. I need my money and I need my money now. (Indiscern.).

CHAIRMAN RAINES: All right, ma'am, address the Board. Okay, thank you. Do you have any other questions, ma'am?

MYRNA AZORE: Yes, when will I get my money?

CHAIRMAN RAINES: All right, have a seat, I'm going to query the administration.

MYRNA AZORE: Pardon me?

CHAIRMAN RAINES: I'm going to query the administration. Can the Director of Resident Services come up, do you know about this, Ms. Brooks?

MORNA AZORE: (Indiscern.).

CHAIRMAN RAINES: Have a seat, ma'am, please.

MS. BROOKS: I know about it because Ms. Azore did bring it up to the Board meeting and I was there, I was here for that particular one. But because what she's claiming is under -- and this is in my opinion -- under maintenance, I believe that's the person who (indiscern.) but if you tell me that I am, then I'll follow up and talk to who I need to talk to in administration to --

CHAIRMAN RAINES: Would you please? And I will also discuss it with the Executive Director. I don't know. Has Trenton Police been contacted or has security been contacted?

MORNA AZORE: Yes. The police say no because (indiscern.) they're telling me I could take him to court. (Indiscern.).

CHAIRMAN RAINES: No, I do understand, ma'am.

MORNA AZORE: It's very frustrating, sir.

COMMISSIONER GENTRY: Mr. Chair?

CHAIRMAN RAINES: Yes, sir.

COMMISSIONER GENTRY: I think at the least she's entitled to a response, a report of an investigation by this administration in writing. I think she's entitled to that. I also think she's entitled to a legal opinion, either we can act or we can't act. For her to come here every month and ask the same thing with no resolution I think is totally unfair.

CHAIRMAN RAINES: No, I agree with you.

COMMISSIONER GENTRY: (Indiscern.) this Board to take some kind of action. And if there's nothing we can do, let her know there's nothing you can do legally or in terms of what the investigation was. But to like pass it off, pass it off (indiscern.).

CHAIRMAN RAINES: It wasn't passing it off.

COMMISSIONER GENTRY: I'm just saying that's what it appears to me. Because she was here last month. I got a mother her age (indiscern.). So I feel that pain, trust me. And I think you're entitled to something in writing that explains where you're at, what we can do legally. I think you're entitled.

(All speaking)

MORNA AZORE: (Indiscern.) spoke to the police. They said no, I have to take him to court.

CHAIRMAN RAINES: Thank you, Ms. Brooks.



MORNA AZORE: (Indiscern.).

CHAIRMAN RAINES: I will get a full report -- we'll get a copy to the Board counsel, then I'll let the Board know within 48 hours. Anyone else? And ma'am after the meeting, I just want to get your name and your address. Okay, yes, sir.

MR HICKS: Me?

CHAIRMAN RAINES: No -- well, you have to say your name for the record, Mr. Hicks. How are you?

MR. HICKS: Just fine, how is everybody?

CHAIRMAN RAINES: Good, thank you. And your address please.

MR. HICKS: My name is Albert Hicks, I live at 630 West State Street Apt 705. Yes, I've had problems with my closet doors going on now about six years. I put in work orders and they finally came one day and took it off, said they had to order parts. That was like maybe seven years ago. Last July, I guess when you were doing all that work over there (indiscern.). No doors, no nothing. Every time I asked somebody, nobody knows nothing about it. So I just been like eight years (indiscern.). (Indiscern.).

CHAIRMAN RAINES: All right, Mr. Hicks, I've made a note. Mr. Hicks, I've made a note. Is there anyone here from maintenance of building services? Amy?

MS. FLEMING: I can respond.

CHAIRMAN RAINES: Please.

MS. FLEMING: As best as I can.

CHAIRMAN RAINES: State your name for the record please.

MS. FLEMING: Amy Fleming, I'm the Acting Director of Housing Management Services. During REAC time we did remove the doors, and that was just recently this year, and I'm not sure what he's speaking about as seven years ago because we've never had that happen. I have been doing REAC for a long time but we did have that taken off last year because the doors that presently are there at French Towers were not able to replace the parts or to repair them, and they are very old doors. So the decision was made to remove them until we could purchase a different type of door, and that was going to be brought to Mr. Leggett for a decision if we can purchase some new doors. So as of right this moment, yes, he's correct, the doors were removed. All the doors that were broken or damaged that we were unable to repair, they were removed. Maintenance evaluated what kind of door can be placed there. Those were really tall doors, they don't make them anymore, so that's been a problem.

VICE CHAIR WELDON-GORDON: Amy -- Ms. Fleming, we did REAC in April, correct? March, April. This is March now. A whole year? So in other words, you already knew this, and not once did you have a conversation with this man to say something is going to happen, please be patient, we're looking into -- no conversation, no dialogue, no nothing?

MS. FLEMING: Managers have been informed and let the residents know that when they were asking a question about that. And any

calls that came into the office were also explained about the situation as far as why we weren't, you know, replacing the doors. We did tell them that we were looking into finding a solution for that. You know, they're trying to find something that would match. Because again, these are not just regular closet doors, these are doors are all the way from the top part of the --

VICE CHAIR WELDON-GORDON: To the bottom, they are full (indiscern.) doors, right?

MS. FLEMING: Yeah, they probably would have to be specially made actually for the French Towers right now because they don't make those doors those sizes anymore. So if it is a problem and it's something that was presented by not only by myself but by the super of maintenance for solutions, so we've just been waiting for a decision on it.

VICE CHAIR WELDON-GORDON: I just have one last question. Hearing this today, I don't understand how we passed inspection if you took so many doors down.

MS. FLEMING: Closet doors are not a requirement in order for us to pass inspection under HUD. You can't have a broken door on -- in an apartment, that would be a violation. But removing the door and not having a door there is not a violation because a person could put a curtain up if they wanted to, you know that is a --

(All speaking)

MS. FLEMING: Well, that's from HUD.

CHAIRMAN RAINES: Order please. Order please.

MS. FLEMING: But it's not that we're not going to resolve it, I mean, like I said, it's been presented, we're just waiting for a resolution on it.

COMMISSIONER GRAY: So just a quick question, and I know it has to be run through the Executive Director.

MS. FLEMING: Yes.

COMMISSIONER GRAY: But how long does that really take to go get a bid, get pricing? How many different units are there in French Tower that are affected by not having doors?

MS. FLEMING: There's probably -- and I'm just guessing at this point -- we probably have about maybe 50 units that are affected by it.

COMMISSIONER GRAY: And more than likely --

MS. FLEMING: And I'm just guessing.

COMMISSIONER GRAY: Right, more than likely has to go out to bid because it's going to be expensive.

MS. FLEMING: I would assume because they're probably going to have to be custom made. So I'm assuming that the custom made is going to be -- that's not my expertise, that would be the permit office. I just make a recommendation and then it goes to --

COMMISSIONER GRAY: Thank you. And I'm sorry, the gentleman, I forget --

CHAIRMAN RAINES: Mr. Hicks.

COMMISSIONER GRAY: Yeah, Mr. Hicks, how long does it -- so what is the process? Like how can we get this moving along as far -- once -- I know that the Executive Director has to bless it, but then after that, how long does the process take? Morris, I'm sorry. Martin. And so once the Executive Director gives his okay, how long does that whole process take to put it out to bid?

MR. MARTIN: Once I have a scope of the work, I have to advertise it for 10 days.

COMMISSIONER GRAY: 10 days.

MR. MARTIN: Once I have a scope of the work.

COMMISSIONER GRAY: Okay, and how do you get the scope of work? Supervisor of maintenance --

MR. MARTIN: We have a construction manager who can do some of the work (indiscern.) expertise would have to give me a scope of work.

COMMISSIONER GRAY: So an architect for closet doors?

MR. MARTIN: (Indiscern.) do it ourselves. (Indiscern.) to look at the scope of work. I mean, you're talking about how many doors. I don't know how many doors there are (indiscern.). But after I get that, then (indiscern.) 10 days.

COMMISSIONER GRAY: Thank you. We can get that process started with the Executive Director.

CHAIRMAN RAINES: Thank you.

MS. PICKETT: Good afternoon, my name is Susan Pickett, 237 Oakland Street, Apartment 806. At present there are no blinds on

the first floor windows of the community room. They have not been new blinds since just before the dates of the inspection last year. We have residents who normally come down and watch television and do puzzles and different things. They won't do it. Once it gets dark they are out of there. There are some that do hang around, but they are very few (indiscern.), the women, they will not hang around down there. I think it's totally unfair and inconsiderate for us to have to sit down -- even sometimes at dusk, we want those blinds closed because people can see in and we can't see out. This is not fair to us. And, you know, it stymies a way of life. The other thing I want to talk about (indiscern.) drug addicts, the drug selling, with people coming in and out of there and living in there that should not be living in there. When I say that, they don't have leases there, they just come in and never leave. Something needs to be done about that because they're roaming the halls, they try the doors, the locks on the doors, all kinds of things go on there. (Indiscern.). So I got a problem with that. And the tenants there feel that something needs to be done immediately. People have asked me about these blinds ever since they were taken down and (indiscern.). They're asking why there's people running around this building, we can't even get an answer, okay.

CHAIRMAN RAINES: Thank you, ma'am, I will -- we will reach out -- we will have the Executive Director, we'll find out why the curtains aren't up. As far as the drug activity, I will reach

out personally to Sergeant Hargis who's the West Ward community -- who's in charge of the West Ward community relations, which 237 Oakland Street falls under her purview and see if she can get an investigation going. I will talk to her today about that.

MS. PICKETT: Thank you.

CHAIRMAN RAINES: You're welcome.

VICE CHAIR WELDON GORDON: Mr. Chair --

CLARENCE WILLETS: It is detective Veal

CHAIRMAN RAINES: Yeah, but Detective Veal --

CLARENCE WILLETS: (Indiscern.).

CHAIRMAN RAINES: --but Harkess still ---

CLARENCE WILLETS: (Indiscern.).

CHAIRMAN RAINES: That's Clarence Willetts for the record-- yeah, I know that, but I have a relationship with Sergeant Harkess and she still has a close eye on the West Ward.

VICE CHAIR WELDON GORDON: Chair, for the record, I have asked the Executive Director three times about the blinds for Josephsen.

CHAIRMAN RAINES: I'm going to put that in my file --

COMMISSIONER GENTRY: We don't need a resolution, we need a directive to say put blinds up.

CHAIRMAN RAINES: Well, that's going to happen, that's going to happen.

COMMISSIONER GENTRY: (Indiscern.) that's a Board effort, that's not an individual effort. We need the consensus to the Board, deliver a directive to put up blinds.

CHAIRMAN RAINES: Well, I'll accept a motion from you, Commissioner Gentry, is that the form of the motion you would like to do, sir?

COMMISSIONER GENTRY: Do it that way now.

CHAIRMAN RAINES: Okay. It's been moved -

COMMISSIONER FITZGERALD: Second.

CHAIRMAN RAINES: -- and properly seconded.

MALE SPEAKER: (Indiscern.).

COMMISSIONER GENTRY: Which building was that, ma'am?

CHAIRMAN RAINES: Josephsen, 237 Oakland.

ROCKY PETERSON: Did you move it, Mr. Gentry?

COMMISSIONER GENTRY: I moved it, yes.

CHAIRMAN RAINES: And Fitzgerald second. Any comments?

COMMISSIONER GENTRY: Put a deadline on it.

CHAIRMAN RAINES: Roll call.

ROCKY PETERSON: Mr. Fitzgerald?

COMMISSIONER FITZGERALD: Yes.

ROCKY PETERSON: Ms. Gray?

COMMISSIONER GRAY: Aye.

ROCKY PETERSON Mr. Gentry?

COMMISSIONER GENTRY: Yes.

ROCKY PETERSON Ms. Tossie?



COMMISSIONER TOSSIE: Yes.

ROCKY PETERSON: Ms. Taylor?

COMMISSIONER TAYLOR: Yes.

ROCKY PETERSON: Ms. Weldon-Gordon?

VICE CHAIR WELDON-GORDON: Absolutely.

ROCKY PETERSON: Mr. Raines?

CHAIRMAN RAINES: Yes.

ROCKY PETERSON: That passes.

CHAIRMAN RAINES: For the record, Commissioner Taylor has joined us. Good afternoon, Mr. Willets --

MR. WILLETS: Good afternoon --

CHAIRMAN RAINES: -- state your name for the record please.

MR. WILLETS: -- Clarence Willets, 490 Hoffman Avenue. I understand that we are going to be getting filters for the heating. My question is this -- the heating units in the units. My question is this. The vents are supposed to be changed through each system from air conditioning to heating, so forth and so on. We are well into the heating system. I would like to know are we going to experience this each year, because we had the same problem last year. You know on such-and-such a date that it's going to be the air conditioning system, you know the dates for the heating system. Why aren't the filters -- we're sitting there breathing our own filth. I dusted the other day, the next day, the dust was (indiscern.). It's a health hazard and I've mentioned this before before the Board. I do know that

they're on order, I do know it's going to take another 10 days, but I'd like to know what is going to happen in the future? What type of criteria is going to be set for in the future concerning this health problem? Thank you.

CHAIRMAN RAINES: Thank you, sir, we'll query the administration and find out.

MR. WILLETS: Beg your pardon?

CHAIRMAN RAINES: We will query the administration and find out. Anyone else? I'll take a motion to close public comment.

COMMISSIONER GENTRY: Do we have a report from the Chair?

COMMISSIONER FITZGERALD: We did that.

CHAIRMAN RAINES: I gave a report from the Chair (indiscern.).

COMMISSIONER GENTRY: I must have been looking at my phone.

CHAIRMAN RAINES: Yeah, okay, well --

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. All in favor?

ALL: Aye.

CHAIRMAN RAINES: I accept the motion to go into the executive session, discuss contracts, redevelopment and personnel issues.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: All in favor?

ALL: Aye.

CHAIRMAN RAINES: Ma'am, can you come up please? The meeting is adjourned but I need to see you please.

Meeting adjourned 12:54 p.m.

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W. OLIVER LEGGETT  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY  
OF THE  
CITY OF TRENTON