

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

CHAIRMAN RAINES: This meeting will come to order. It is to be noted in the Book of Minutes that the required 48 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 to the Authority here at 875 New Willow Street in accordance with the New Jersey Open Public Meetings Law. I've asked our legal counsel to be the Secretary for the roll call.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Here.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Mr. Raines, all present.

CHAIRMAN RAINES: Here.

ROCKY PETERSON, LEGAL COUNSEL: You have a quorum.

CHAIRMAN RAINES: Accept a motion to adopt the agenda please.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. All those in favor by the voice vote aye.

ALL: Aye.

CHAIRMAN RAINES: Any opposed? Abstentions? Motion carries. The first item on the agenda is the approval of minutes, regular meeting held March 8, 2017 and the executive session held the same day. I'll accept a motion.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TOSSIE: Second.

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

Seeing that there are none, on the roll call, Mr. Secretary.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Raines.

CHAIRMAN RAINES: Aye.

CHAIRMAN RAINES: Report of the Secretary. First up is Dwayne Tucker, Interim Director of Finance for Resolution 17-13, disbursements for the month of March 2017. Approval of the disbursements.

MR. TUCKER: Good afternoon.

ALL: Good afternoon.

MR. TUCKER: Resolution 17-13 authorizes the disbursement of \$485,181.25 for the month of March 2017, and I recommend that the Board adopt this resolution.

CHAIRMAN RAINES: I'll accept a motion.

COMMISSIONER FITZGERALD: So moved.

CHAIRMAN RAINES: I'll second the motion. Any questions?

VICE CHAIR WELDON-GORDON: I have questions.

CHAIRMAN RAINES: Yes.

VICE CHAIR WELDON-GORDON: First I would like to say if I ask a question, I don't want anybody to be offended because it's for -- it's for me to have the knowledge of what's going on. So I don't want anybody to take it personal because it's not personal, it's business, okay? Normally -- and I'm hoping you can answer this question -- every month we spend over \$1,000 in gas for the vehicles that are supposed to be owned by the THA. I know for a fact that for a whole week I have saw employees driving around in their own vehicle, Escalades, doing maintenance work, cars not working for them to go to another site. Can you tell me why?

MR. TUCKER: That's a question I don't have the answer to. I guess I'll have to look into (indiscern.). It really shouldn't be the case. Maintenance vehicles (indiscern.).

VICE CHAIR WELDON-GORDON: Okay, and then my -- I knew you were going to say that. And here's where my next question come into. We are all here to do a job, okay. And the tenants play a part and the employees play a part, and I feel as though today I'm hoping and praying that we all knew to come together because without the tenants there would be no employees, okay. And the employees get paid a decent wage to do their jobs, and I would like each and every one of you to go a step further in order to take care of the residents, you know, because I understand you all are supervisors, you all are managers; I have been both of those. You know, we just need to go a step further in order to have that tenant satisfied. And not only that, even us as a Board, we need to go a little further to make the employees a little satisfied. To have all of these -- to ask all of these questions and not to get an answer is something that really weighing heavy on my heart.

MR. TUCKER: I agree, and like I said, we probably should address those. There should be some sort of policy that we follow and should be able to answer your questions before cut a check.

VICE CHAIR WELDON-GORDON: Exactly.

CHAIRMAN RAINES: May I make a suggestion, Madam Vice Chair? You covered a broad spectrum of a lot of issues. Why don't you and I sit down and specifically nail down which departments and we'll discuss it with our new interim ED and the applicable department chairs; if it's maintenance, security, whatever. Okay? Would that be sufficient for you moving forward? Because he pays whatever bills are in front of him; this sounds more operational. Am I asking the question correctly?

VICE CHAIR WELDON-GORDON: Don't get me wrong, I understand that. But I feel as though in order for him to write that check, he still need to cover himself of why he wrote the check. So I understand that, and I commend you for that, but he plays a role in this too. He gets a paycheck just like everybody else. And remember, I said it's not personal.

CHAIRMAN RAINES: No, no, I'm not --

VICE CHAIR WELDON-GORDON: It's only for --

CHAIRMAN RAINES: No, I just made the suggestion in order for we can have a better, more smoothing flow of operation. Because it sounds like an operational issue.

VICE CHAIR WELDON-GORDON: We have a lot of issues.

CHAIRMAN RAINES: Any other questions?

COMMISSIONER TAYLOR: I have a question, Mr. Chairman. Where are we on our 2016 and 2017 budget? Or has that been put on hold until --

MR. TUCKER: Well, everything is ready there were no, I guess, objections to the 2017 that was introduced (indiscern.) once it goes to -- that's the budget that we're operating under right now. Before we send it, we just need to know who needs to sign off on it.

COMMISSIONER TAYLOR: So we're operating under 2017? Do you know legally do we still have to file a 2016?

MR. TUCKER: We will. We had a budget. We never -- I guess we authorized it in '17. So as far as HUD is concerned, we did all we needed to do, that's the main objective, but we still would need to send over for those two to DCA and they'll come back. But the main thing is we did follow HUD's guidelines.

COMMISSIONER TAYLOR: Okay. I have a question for the attorney regarding what was just said. Can the acting ED sign off or can it be a Board member or should we wait until a permanent --

ROCKY PETERSON, LEGAL COUNSEL: No, once appointed the Interim Executive Director would be doing it, it wouldn't be the Board Chair doing that.

COMMISSIONER TAYLOR: Okay, thank you.

MR. TUCKER: It probably will come back and we'll probably have to (indiscern.). Before when we sent the (indiscern.) budget it would just put a stamp and come right back. There's a lot more back and forth. I'm predicting that once we send it they're going to ask for another resolution, and we'll have to say why it was delayed. So just to give you a heads up (indiscern.).

COMMISSIONER TAYLOR: I have one question. What is the total for this 2017 budget?

MR. TUCKER: \$16,444,000.

COMMISSIONER TAYLOR: And how much of that have we already spent?

MR. TUCKER: About 2.4 million. 2½ million.

COMMISSIONER TAYLOR: And also I'm assuming we send them also our capital budget?

MR. TUCKER: Yes.

COMMISSIONER TAYLOR: And what is that?

MR. TUCKER: We budgeted about 1.2 million.

COMMISSIONER TAYLOR: And we spent how much?

MR. TUCKER: Capital, we really haven't spent anything.

COMMISSIONER TAYLOR: Thank you.

VICE CHAIR WELDON-GORDON: Before we vote, I just have one question. Ms. Brooks, can you please stand?

MS. BROOKS: Yes.

VICE CHAIR WELDON-GORDON: Last month we talked about the Fun & Fitness. And it was \$500 per month or is it every week?

MS. BROOKS: Per month. Or less if they didn't work for 4 weeks. So it's \$125 per session per week, and if there are only 3 weeks in that month, say, for example, because we didn't work on snow days or we cancelled a sessions, there would be 3 sessions, it would be \$375. So it was \$125 per week. If they did a full 4 weeks it would be \$500 per month.

VICE CHAIR WELDON-GORDON: All right, thank you very much. Thank you, Mr. Tucker.

COMMISSIONER TAYLOR: One last question, do we also have a development budget and a modernization budget or is that all coming out of the operating budget?

MR. TUCKER: Well, the development and all of that would be out of the capital budget. And we do have other grants, but the development side, it takes a long time to get that going, so I don't think we have any development activity (indiscern.).

COMMISSIONER TAYLOR: Okay, and if we do, basically you just create a field to put money into that?

MR. TUCKER: Right. We have grants for development, and basically as we spend it (indiscern.) budget it, but it takes time to come up with that money.

COMMISSIONER TAYLOR: Okay, thank you.

CHAIRMAN RAINES: Any other questions? Okay, on the roll, Mr. Secretary.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Raines.

CHAIRMAN RAINES: Yes.

ROCKY PETERSON, LEGAL COUNSEL: Motion passes.

CHAIRMAN RAINES: Okay, next we have resolution 17-14, 15 and 16. Ken Martin, Manager of Procurement and Contracts.

MR. MARTIN: Good afternoon.

ALL: Good afternoon.

MR. MARTIN: For resolution 17-14, last month I (indiscern) it was found that G.E. was the lowest responsive and responsible bidder for ranges (indiscern.) \$43,955 (indiscern.).

CHAIRMAN RAINES: I'll take a motion for Resolution 17-14.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

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

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: No.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Yes.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: No.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Raines.

CHAIRMAN RAINES: Yes.

ROCKY PETERSON, LEGAL COUNSEL: Motion passes.

MR. MARTIN: Resolution 17-15 (indiscern.) services for general counsel. A request for proposals was issued on March 6th. Nine firms came to pick up packages. By the closing bid of March 28th, We had one submittal that was responsible and responsive It is recommended that the Board approve a contract for services for general counsel.

CHAIRMAN RAINES: I'll accept a motion for Resolution 17-15.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: Second.

CHAIRMAN RAINES: It's been moved and properly seconded. Any questions?

COMMISSIONER FITZGERALD: I have a question.

CHAIRMAN RAINES: Yes.

COMMISSIONER FITZGERALD: Why, in your professional opinion, do you think eight out of the nine didn't respond?

MR. MARTIN: That's a good question. Last year we had three responses. This year we didn't have -- I mean, there were no law firms that requested (indiscern.) and I don't know why (indiscern.) did not submit (indiscern.) was as it has been and in the past we've had multiple submissions. This year, for whatever reason, they just did not (indiscern.). There wasn't anything different to cause (indiscern.).

COMMISSIONER FITZGERALD: Okay, thank you.

COMMISSIONER GENTRY: I have a question. How long have we operated without a contract?

MR. MARTIN: Summer -- roughly about the summer of 2016. (Indiscern.) I will bring a resolution to the floor for the amount that we were out of contract for. I don't have number yet because we're not under contract and it will take another month or two (indiscern.).

VICE CHAIR WELDON GORDON: I have a question. Is it the same or is it more, the dollar figure?

MR. MARTIN: The same.

VICE CHAIR WELDON GORDON: Thank you.

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

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Abstain.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: No.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Raines.

CHAIRMAN RAINES: Yes.

ROCKY PETERSON, LEGAL COUNSEL: Motion passes.

MR. MARTIN: Resolution 17-16 for legal services for tenancy and occupancy counsel. Invitation for bids was issued on March 6th and bids were due by March 28th. Five packages were obtained and only one was received in the amount of \$95,000. (Indiscern.).

CHAIRMAN RAINES: I'll accept a motion for Resolution 17-16.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER WELDON GORDON: I'll second.

CHAIRMAN RAINES: It's been moved and properly seconded. Any questions?

COMMISSIONER GENTRY: Is that the same firm that Stuart Tucker works for?

MR. MARTIN: Yes.

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

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gray.

COMMISSIONER GRAY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Gentry.

COMMISSIONER GENTRY: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Taylor.

COMMISSIONER TAYLOR: No.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Tossie.

COMMISSIONER TOSSIE: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Weldon-Gordon.

VICE CHAIR WELDON-GORDON: Aye.

ROCKY PETERSON, LEGAL COUNSEL: Commissioner Raines.

CHAIRMAN RAINES: Yes.

ROCKY PETERSON, LEGAL COUNSEL: Motion passes.

CHAIRMAN RAINES: Moving to unfinished business. I'm going to include this in the report from the Chair; however, it's part of unfinished business so there's a couple of things I wanted to go over with the Board. Number one, the -- both the movie night and the book fair resolutions, Vice Chair Weldon, I'll take full responsibility. I was supposed to get some draft language to counsel. I didn't get it, but it was a miscommunication between myself and some staff in the administration getting all that together, but they didn't get my email about that. So I'll have that expeditiously to you. Secondly, the follow-up on the curtains at the Josephson-Abbott Apartments, they're custom made, they're on order. They should be up fairly soon. The curtains in the French community room are up. And third, the alleged theft from the resident that was speaking at our last meeting, an investigation was done. I have the investigation for everyone's packet so I'll give it to you in the exec session, and I'm going to contact the resident. Anybody else have any unfinished business or I'll just run into --

COMMISSIONER TAYLOR: Mr. Chairman?

CHAIRMAN RAINES: Yes.

COMMISSIONER TAYLOR: Clarification. I thought two months ago the resolution was added on the floor and we voted on that.

CHAIRMAN RAINES: We voted on -- we still have to do the documentation about movie night, yes.

COMMISSIONER TAYLOR: Yeah.

CHAIRMAN RAINES: Yeah, we just have to do the documentation, that's all. It -- well actually, we're going to have a movie night and a book fair. You know, we've done the book fair with Senator Turner's office --

COMMISSIONER TAYLOR: You've got to understand, I'm talking about --

CHAIRMAN RAINES: The actual --

COMMISSIONER TAYLOR: -- the vote -- okay.

CHAIRMAN RAINES: -- nuts and bolts. We did the vote, we did a voice vote. One of the things I've learned in my life is that if you don't write it down it never happens, so we have to document it and formalize it also.

VICE CHAIR WELDON-GORDON: I have a question (indiscern.).

COMMISSIONER FITZGERALD: I have a question but I don't know if it pertains to this, but as far as those closet doors that need to be custom made, where is the movement on that?

CHAIRMAN RAINES: I spoke with Mr. King, and he and his maintenance team are looking into that. Is it HUD requirements and those kind of things. But I did speak with him when I was up here last Tuesday.

COMMISSIONER TAYLOR: Just to follow up on that, I know there was a question asked of HUD staff, and someone did have a question about closet doors because they were (indiscern.) because they were not replaced. And I asked a question of once -- because I had mentioned that we were told that they were not required to be in place by the time inspection took place, but I was told in a response from a HUD representative to me, they said once we had put those doors up, we were responsible for making sure that they were there, meaning that we couldn't take them down and say that they're not required.

CHAIRMAN RAINES: Well, I participated in the conference call from HUD and that never came up. I will look into that for you Commissioner Taylor, but I had a fairly extensive meeting with Mr. King, and

that was one of the issues that I did ask him about, you know, the doors, and he said he'd look into it and find out what are the exact HUD specifications.

COMMISSIONER TAYLOR: That I remember, but I'm just talking about whether they had to be.

CHAIRMAN RAINES: I followed up last week. We needed a directive from HUD, and if you would like, I'd reach out also to Mr. Ward or anybody else at HUD to find out what exactly are the specs and what exactly needs to be done.

COMMISSIONER TAYLOR: Okay.

CHAIRMAN RAINES: Okay? And I will get back to you. Oh, yes, you had something, Vice Chair.

VICE CHAIR WELDON-GORDON: I have a question. Ms. Walker, can you tell me --

CHAIRMAN RAINES: Can you come up to the podium please, Ms. Walker.

MS. WALKER: Good afternoon, Commissioners.

ALL: Good afternoon.

VICE CHAIR WELDON-GORDON: I just need clarification. When we have tenants move in, I know we need to ask for ID. And the only thing that I want to know is do we do a state ID or is it an ID from somebody who was on welfare or the social services or stuff like that?

MS. WALKER: We accept whatever ID that they can -- it can be their license, they can (indiscern.). Sometimes people don't have a license so they can go down to the state and get a license from motor vehicle.

VICE CHAIR WELDON-GORDON: Okay. But we do accept a Board of Social Services or a Welfare ID? Thank you very much.

CHAIRMAN RAINES: Thank you, Ms. Walker. Anything else in unfinished business?

COMMISSIONER TAYLOR: Where are we on replacing the broken locks from the two residents that came before the Board?

CHAIRMAN RAINES: That was in February, am I correct?

COMMISSIONER TAYLOR: No, it was last month.

CHAIRMAN RAINES: Last month? We'll follow up and get back to you, Commissioner Taylor. Off the top of my head I do not know. Something that slipped through the cracks.

COMMISSIONER GENTRY: I have a serious concern about the Board discussing issues that are inside the operation of the authority. It is outside of our purview. It is not that type of Board. That's the importance of having an (indiscern.) or an ED. That's our stop point right there, those questions come beyond that and it's a little dangerous --

CHAIRMAN RAINES: No --

COMMISSIONER GENTRY: -- when you find yourself operating beyond your scope.

CHAIRMAN RAINES: No, I agree with you, I agree with you, Commissioner Gentry, and I will bring that up with our interim ED the first day.

VICE CHAIR WELDON-GORDON: Don't get me wrong, if it's pertaining to me, I'm asking the questions due to the fact that the Board lacked the responsibility of getting an interim or an ED before the last one left. So that means you also sent out an email and you allowed the employees to be in charge of themselves. So I don't have a problem with them being in charge of themselves because they all took on a responsibility to do the job. But when the tenants are still complaining and they are doing nothing about it, then I have an issue with that. And until we get an interim or an ED, I feel as though I am allowed to ask these questions. Because at the end of the day, we are all responsible.

COMMISSIONER GENTRY: I have the impression that answer was directed at me because you looked at me during the whole time. So therefore, let me tell you where I'm coming from about this. Regardless to what's missing in various places, we still have rules and regulations to go by. Now, the fact that the Board did not act and put an interim in place in time does not allow us to come outside our space and operate outside there. The rules and regulations still apply. So therefore, if there is an issue with the tenants, the Board needs to sharpen their pencil and put an interim in place. The answer is not to come outside your space and operate out there. That's not the answer. That was my intent of my comment. It's not -- you know, anybody on the Board who has an opinion and they feel they can talk to the different department heads and talk to the different employees, fine, do it. I'm just stating what our position is. We're a policy board, we do not provide day to day operations under any conditions, that's all I'm saying.

VICE CHAIR WELDON-GORDON: I understand that.

COMMISSIONER GENTRY: Slipping over here doesn't allow us to slip over there, that's all I'm saying.

VICE CHAIR WELDON-GORDON: I understand that. But for my peace of mind, I needed some information. I've got it. It's on the record.

CHAIRMAN RAINES: Okay. Anything else, Vice Chairwoman?

VICE CHAIR WELDON-GORDON: Well, speaking -- oh, yes, speaking on the two tenants from last month who came -- Mr. King, can you please come to the podium.

CHAIRMAN RAINES: Good afternoon.

VICE CHAIR WELDON-GORDON: We both know that there was an issue on Thursday. To my knowledge, the resident told me that you rectified the situation, which I wanted to --

MR. KING: (Indiscern.).

VICE CHAIR WELDON-GORDON: Ms. Dougherty. Which I commend you for that. But my question that I have for you is the tenant told me that every person she called, no one came to rectify the situation. The fire department had to be called. The city inspector had to be called.

MR. KING: That's not quite necessarily true. For the record (indiscern.) so unfortunately it went off at around 12 o'clock at night, 1 o'clock in the morning. And of course the emergency action, the fire department came out because they didn't know if (indiscern.) the fire department came out. They gained entrance to the boiler room, cut off the boiler. Our maintenance staff was onsite, as well as I. And the normal recourse of action is when you have something going wrong inside of public housing or any apartment complex throughout the city, the city is going to go and show up onsite. So it was rectified, everybody went back into their unit that evening. The patch was repaired the very next day and the city inspector didn't see anything (indiscern.). Okay?

VICE CHAIR WELDON-GORDON: Thank you.

CHAIRMAN RAINES: Anything else? New business? Okay, well, I do want to say something for the record. When we get our packets, I try to give each and every member of this Board 48 hours notice to email the administration any questions, comments or concerns that you might have, or questions about things that are happening operationally. To date, that's still not done. I just want that for the record.

You're more than welcome, you're Board members, you can do what you see fit, however you want to conduct yourselves. But for the record -- and I agree with Commissioner Gentry, we are a policy making

board. We are in a very special circumstance here that we're going to rectify in our executive session today. However, moving forward, especially with a new ED, I strongly suggest in order to work well as a team together that we follow getting our questions out to the applicable people prior to the board meeting. I know in my job, I like to know, before I meet our policy making board, what kind of questions they have we got going on.

COMMISSIONER GENTRY: I have another thing I'd like to ask --

CHAIRMAN RAINES: Yes, sir.

COMMISSIONER GENTRY: -- in new business, just for my own information. When we went out asking for an interim, we started off with four candidates, and two, to my understanding, dropped out. That's Audrey Walker --

CHAIRMAN RAINES: No, no, no, personnel matters (indiscern.).

COMMISSIONER GENTRY: (Indiscern.) I just want it on the record that two dropped out.

CHAIRMAN RAINES: We're going to come back in public session (indiscern.) mention names.

COMMISSIONER GENTRY: Okay, well, I didn't say that.

CHAIRMAN RAINES: Report from the Chair.

CHAIRMAN RAINES: Well, we'll go to public comments, it's on the agenda, Ms. Walker. I have a report from the alleged (indiscern.) and it'll be -- I'll give it out in exec. I also emailed this morning, I went to a financial workshop last week at the NAHRO Conference. It's basically Board Financials for Dummies and I thought it was really, really, really helpful. And I emailed it out to everyone. I mean, it's such a fat file, I made a copy for Commissioner Weldon and Ms. Tossie. I can make additional copies if you don't want to print it yourselves.

COMMISSIONER TAYLOR: If you would please.

CHAIRMAN RAINES: I got you. Part of the HUD follow-up call on our review was Lead the Way Training. Cephus Ward, HUD representative, strongly suggest it. I'd like to target July 2017, training for commissioners. We have a lot on our plate, as we know, but this is mandatory, and it's one of the things they've mandated us to do. All right, that's it from the Chair. I have copies for everyone. I'll give it out in exec. I'll take a motion for public comment.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER TAYLOR: Mr. Chair, I had something to add to the record, just to put on the record that I was invited to attend an annual prisoner re-entry conference which will be held tomorrow at St. Peter's University. This is something that our former executive director had wanted to institute within the Trenton Housing Authority and something that I volunteered to be a part of with him. And even though he is no longer here, I would like to see that continue. And I was invited by Director at HUD Maria Mayo, and I will be attending that tomorrow.

CHAIRMAN RAINES: And for the record, Commissioner Taylor emailed myself and Vice Chair Gordon concerning that conference. Also, I want everyone to think about what sub-committee you'd like to be on. We have a personnel sub-committee, but one of the things I got out of the NAHRO Conference that four of us attended -- five, (indiscern.) was there also, Commissioner Tossie was there, that we need some more sub-committees. And I think that will alleviate some of the concerns that Commissioner Gentry brought out earlier during the meeting, get us more thinking strategically and getting more involved with planning and those kinds of things, and setting policy and strategic direction after we have our meeting this afternoon. So I'm open to suggestions. The facilitator gave us a couple suggestions, planning, which handles procurement, finance, personnel, and operations. But we can tailor it so how it fits Trenton Housing. So I want everyone to think about that. And I'll follow up with a correspondence, everyone who got it. Currently we do have a personnel committee that Commissioner Gray, Commissioner Taylor and myself sit on. And committees have to be three or less because we can't have a quorum. All right, at this time, I'll take a motion for public comment. Okay, regarding the public comment, please keep your comments to two minutes please. And just state your name.

MS. WALKER: Audrey Walker.

CHAIRMAN RAINES: Good afternoon, Audrey.

MS. WALKER: I just want to note that for the record, this is the first that I've heard of that I dropped out of the running to be ED or Interim ED. And for the record, I never dropped out, so I'm not sure where you got that information. And that's it.

MS. PICKETT: Good afternoon, my name is Susan Pickett. I live at the Josephson complex.

CHAIRMAN RAINES: Yes, ma'am.

MS. PICKETT: I'm very concerned about the tenants not being noticed when someone is going to enter their unit. Yesterday, maintenance came through, changing the -- not the vent but the -- what else it's called -- filter in the heating system. No notice was given. I was not home. They didn't even leave anything saying that they were there. The reason I knew is because they left tell tales and then I called several tenants and they told me yes. And my next door neighbor was outside, she had her pocketbook on her kitchen chair and her wallet and money on the kitchen table. You see, if we know you're coming -- not you, but maintenance is coming, we're going to put things away or make it a point to be home. This is not fair to the tenants. I'm quite sure if you live in homes or apartments where when you call someone, they're coming and you know they're coming. But we have no way of knowing they're coming if they don't tell us. And then not leave a notice that you were there and why? This is unacceptable. The standard practice has been a 48 hour notice to the tenant. It is totally unfair. Not only that, the exterminator, sometime yesterday early afternoon, put out notices that he was going to start exterminating today. Totally unfair. Unacceptable. If I wanted to change a doctor's appointment or another appointment that I had to be there, most times you can't because they'll charge you for less than 24 hours. The standard practice has been 48 hours prior we get a notice, at least. I am asking the Board to rectify that, to make it a standard practice that we get this notice. We've had tenants who've had things missing out of their apartments. I'm not accusing anyone, but I'm just telling you this has happened and I can't help but think that it will continue to happen, especially (indiscern.). Thank you.

CHAIRMAN RAINES: Thank you, Ms. Pickett, we'll look into that, ma'am.

MR. TROWLER: Hi, my name is James Trowler (phonetic), President of -- what's them towers where we at? French Towers. President of French Towers, I'm the new President.

CHAIRMAN RAINES: Congratulations.

MR. TROWLER: Thank you. We have some concerns about someone getting back in touch with us when we have issues as far as -- I think her name is Amy, I called Amy up but I never get a response from her (indiscern.) and never -- she never calls back and leave a message. I never get a response (indiscern.). I think that needs to be dealt with. You know, when we have concerns, we should have someone addressing

us with those concerns, at least call us back or whatever. We have lights out in the hallways, lights out in the back of the building where the parking lot is. Filters that when we were told that -- the filters that the young lady was talking about, we were told they were going to be put in and they never were put in like months ago, they told me it was already -- that Josephson-Abbott area and they would be put in. That was months ago. We have issues about some of the tenants don't have closets -- doors on their closets. That was supposed to be done years ago, years ago. And we were told -- someone was told to put up a curtain, something silly like that. I think these issues need to be addressed, and we need to at least have someone talk to us about them, you know, let us know what's going on. And like I say, when I call, no answer, no call back or anything. And that's about it. So if we can get someone from the Housing Authority to either call and let us know something, that would be the managers of the building, let us know something.

CHAIRMAN RAINES: We will speak to the new ED. Interim ED. And have someone follow up with you, sir.

MR. TROWLER: And if you get back with me, I appreciate, or the manager over there, Fran.

VICE CHAIR WELDON-GORDON: I have a question for you.

MR. TROWLER: Yes?

VICE CHAIR WELDON-GORDON: How long have you lived in French?

MR. TROWLER: 5 years.

VICE CHAIR WELDON-GORDON: Thank you.

CHAIRMAN RAINES: No other public comment? All right. We're going to go into executive session for personnel and contracts. We will be coming back out to public session. The purpose of the executive session is personnel and contracts and to select an Interim ED.

(Break for Executive Session)

CHAIRMAN RAINES: We're back in public session. At this moment I'll take a motion for a new Interim Executive Director for the term of 120 days.

COMMISSIONER GENTRY: So moved.

COMMISSIONER FITZGERALD: Seconded

CHAIRMAN RAINES: It has been moved and properly seconded by Commissioner Fitzgerald.

COMMISSIONER GENTRY: Can I make a move that we -- for Jelani Garrett.

ROCKY PETERSON, LEGAL COUNSEL: As Interim Director

COMMISSIONER GENTRY: As Interim Director, yes.

COMMISSIONER FITZGERALD: I second.

CHAIRMAN RAINES: It's been moved and properly seconded. In the interest of Board solidarity, I move that the motion be made unanimously. All those in favor?

ALL: Aye.

CHAIRMAN RAINES: Any opposed? Okay, we have a new Executive Director.

ROCKY PETERSON, LEGAL COUNSEL: Interim.

CHAIRMAN RAINES: Interim. New Interim Executive Director. Good afternoon.

CHAIRMAN RAINES: Okay. We have a new Interim Director for the term of 120 days, effective Monday -- as soon as we get a contract together, no later than Monday, April 17th. Good afternoon. This has been, like many decisions, a challenging one for this body. We had to evaluate two outstanding candidates who bring similar and diverse skills to the position. I feel that both have the capacity to do an outstanding job of steadying the ship, providing the necessary leadership while this Board searches for a permanent Executive Director. I want to thank all the members of this Board who continue to give of themselves, sacrifice their time and talents to move this agency forward, specifically through this process. I want to ensure the employees that they have the Board's full support in the task of supplying excellent service to the residents of the Trenton Housing Authority. Thank you for your commitment and service. John C. Raines, Chairman.

COMMISSIONER GENTRY: There's something I'd like to say -- two things I'd like to say. One is this is a happy day for me. But the other thing is I'd like to address the lady back here who was talking about maintenance going into her unit. And I agree with everything she said. And this is an opportunity for the Board to show what it's really about, create a policy that says that's not acceptable. You know what I mean? Because that's like coming in somebody's face and there should be some announcement that's going in. And if there is no policy for it, then I make a move that the Board create a policy that gives them a minimum of 48 hours notice, unless it's an emergency situation.

ROCKY PETERSON, LEGAL COUNSEL: If I may, is there an existing policy already?

AMY FLEMING: Yes, it is sir. It's in our lease where it's a 48 hour notice unless it's an emergency. If it's an emergency, then the Housing Authority has the right to go into the unit of the resident. But if it's not, we do have to give a 48 hour notice (indiscern.).

COMMISSIONER GENTRY: Great minds think alike. Then we need to find out what went wrong and correct it.

CHAIRMAN RAINES: Okay, I'll accept a motion for adjournment.

COMMISSIONER FITZGERALD: So moved.

COMMISSIONER GRAY: SECOND

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

ALL: Aye.

CHAIRMAN RAINES: Thank you for your time this afternoon everyone.

(Meeting adjourned)

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