

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, December 9, 2020 12:00 PM  
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

The meeting was called to order by Chairman, Clifton Anderson, 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:** Darlene Weldon-Gordon, Sonya A. Wilkins, John C. Raines, Kim Taylor, Gary Gentry, Clifton Anderson, Commissioners; and Jelani B. Garrett, Secretary/Executive Director

**LATE:**

**ABSENT:** Nikesia Dotts, Commissioner

**Also Present:** Vicky Flynn, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Latrice Leggett, Finance Director; Chrysti Huff, Redevelopment Project Manager; Pamela Brooks, Resident Services Manager; Audrey Walker, Manager of Admissions & Occupancy; Ken Martin Manager of Procurement & Contracts; Francine Nalbone, Human Resources Specialist.

Chairman Anderson asked for a motion to adopt the agenda. Weldon moved the motion to adopt the agenda for December 9, 2020; 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 Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Agenda approved

Chairman Anderson stated next is the approval of the minutes for the Regular Meeting held on November 11, 2020. Chairman Anderson asked for a motion to move the minutes. Commissioner Raines moved the motion for approval of the minutes; Commissioner Weldon seconded the motion. Chairman Anderson asked if there were any questions, seeing there were none he asked for the roll to be called and upon roll call the motion carried as follows:

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSTAINS</b></u>
Commissioner Gentry			1
Commissioner Raines	1		
Commissioner Taylor			1
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>2</b>

#### Minutes Approved

Chairman Anderson then asked for the report of the Secretary.

Good Afternoon Mr. Chairman and Commissioners!

2020 has indeed been a challenging year.

First, I would like to thank this Board of Commissioners for their support and confidence in my leadership. We have set a course focused on the continual improvement of the quality of life in the communities that we serve. We continue to move forward on that course. The intractable challenges that confront our communities have persisted for generations, despite the sacrifice and work of many great men and women who have labored before us.

Our communities are disproportionately disadvantaged in almost every area of human development including health, education, ownership and wealth, business development, and even according to current statistics black and brown communities are disproportionately affected by the ongoing COVID -19 pandemic. Despite these realities, in my estimation, the true hinderance to our own community development is a lack of unity and organization.

This is the basis of our work here. We are attempting to build an efficient and effective organization that delivers service in an excellent manner and can be leveraged to improve the education, health, and wealth of the families that we serve.

I want to thank the staff of the THA and particularly those who work closely with me, who believe in and are dedicated to the mission and vision of this organization under my leadership. I am proud of the team that we have assembled. We are striving hard day in and day out to infuse the organization with Excellence, Integrity, Accountability, Empathy, Service, and Urgency. It takes a great effort and commitment to transform the culture of an organization from a culture of mediocrity to a culture of excellence. I believe we have begun that journey.

As I stated previously this has been a challenging year, our momentum in many areas where we were seeking to push forward was interrupted due to the COVID-19 pandemic. We have had to adjust and make timely decisions with the limited information available to us at the time. I am thankful, that THA staff and residents have been minimally affected by the virus thus far. We will continue to stay informed and make decisions with the health and safety of residents and employees in mind.

Although COVID restricted our activities toward our goals and objectives, we did not stop.

We continued to engage residents and the community through the work of our Resident and Community Services division. I would like to thank all the staff who participated in those activities and programs. And special thanks to Pam Brooks, Tonya Grant, and Lineuri Placencia for spearheading those efforts.

Subsequent to being awarded a Family Self Sufficiency Coordinator grant, we formulated a Family Self Sufficiency plan, hired a FSS Coordinator, and have enrolled 10 families in the program. The first time ever that the THA has had an official self-sufficiency program that seeks to move families off public assistance.

Through the work of our Redevelopment division, we continued to engage partners in the Choice Neighborhoods planning initiative. We are on course to submit a draft Neighborhood Transformation Plan to HUD in March of next year.

The Redevelopment of the former Page Homes now Turner Pointe is 95% complete. We have staffed the property and begun lease-up. There are currently 30 families residing at Turner Pointe. The Turner Pointe is a quality affordable housing product that has improved the housing stock in the neighborhood and transformed an abandoned property into a symbol of hope for the future. In the construction of the property, we met or exceeded our goals for local, Section 3 and Minority Business participation.

In 2020, we improved our image, launching a new website and embarking on a more aggressive marketing campaign. Our efforts culminating in October, when we hosted a successful ribbon cutting for the Turner Pointe Community. Special thanks to Chairman Anderson and Commissioner Weldon for their involvement in the event and adding the finishing touches to make the event memorable. A special thanks to our Redevelopment Project Manager, Chrysti Huff for all her work on those initiatives.

Despite the COVID pandemic we have upgraded floors in approximately 130 apartments, and we painted more than 150 apartments, where in some cases families had not had their apartment painted in over 20 years. In short, while we have attempted to move forward innovatively, we have stayed focused on serving our residents in the best manner.

These are the high points, however while achieving these milestones we continued with our daily work of improving our service to our residents. I played football when I was younger, and all the stardom went to those in the back field, The Quarterback, Running Backs and Receivers. However, they could not do what they do without a strong offensive line. I want to give a special thanks to my Deputy Executive Director Clifford Godfrey and Francine Nalbone. Mr. Godfrey with the help of Ms. Nalbone have continued to be key in us moving the ball. Thank you thank you thank you. Time is not sufficient to thank each THA staff person. Thank you, Thank you, Thank you.

Jelani B. Garrett, Executive Director/Secretary turned the meeting over to Latrice Leggett to introduce Resolution 20-35, 20-36, and 20-37. These resolutions are for the Operating Budget for 2021 and the State Budget for 2021. I know this was a pet peeve of Commissioner Taylors – submitting the State Budget on time.

Latrice Leggett, Finance Director stated Resolution 20-35 authorizes the approval of disbursements in the amount of \$816,740.22 for the month of November 2020. If there are no questions, she recommended that the Board approve Resolution 20-35 approving the disbursements for November 2020.

Chairman Anderson stated he would take a motion for Resolution 20-35. Commissioner Weldon moved the motion and Commissioner Raines seconded the motion. Chairman Anderson asked if there were any questions. Seeing there were none he asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 20-35**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

**Resolution Passed**

Latrice Leggett, Finance Director, stated that there was a correction on the amount. The amount should have been 18,799,758. She stated Resolution 20-36 authorizes the approval of the Trenton Housing Authority budget for the fiscal year January 1, 2021 through December 31, 2021 as required by HUD. 2021 Budget is 18,799,758 and in 2020 it was 18,513,284. The amount is based on 2020 actuals and historical data. I recommend that the Board approve Resolution 20-36

Chairman Anderson stated he would take a motion for Resolution 20-36. Commissioner Raines moved the motion and Commissioner Weldon seconded the motion. Chairman Anderson asked if there were any questions. Seeing there were none he asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 20-36**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Resolution Passed

Latrice Leggett, Finance Director stated that Resolution 20-37 authorizes the introduction of the State Budget. It is the same as the Operating Budget but in the required format required by the State. She recommend that the Board approve Resolution 20-37 authorizing the introduction of the State for the fiscal year beginning January 1, 2021 through December 31, 2021.

Chairman Anderson stated he would take a motion for Resolution 20-37. Commissioner Raines moved the motion and Commissioner Wilkins seconded the motion. Chairman Anderson asked if there were any questions. Seeing there are none he asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 20-37**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Resolution Passed

Jelani B. Garrett, Executive Director/Secretary called on Chrysti Huff to introduce Resolution 20-38.

Chrysti Huff, Redevelopment Project Manager introduced Resolution 20-38 authorizing the Executive Director to submit the Annual and Five-Year plan as required in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

Chairman Anderson stated he would take a motion for Resolution 20-38. Commissioner Weldon moved the motion and Commissioner Wilkins seconded the motion. Chairman Anderson asked if there

were any questions. Seeing there were none he asked for the roll to be called and upon roll call the motion carried as follows:

**RESOLUTION 20-38**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

Resolution Passed

**NEW BUSINESS**

Commissioner Taylor said that she attended the New Jersey Conference on December 2, 2020 where they introduced the new HUD Newark Field Office Director, spoke on the Cares Act funding, the Current Status of Evictions, and the future of remote public meetings. There were three (3) in attendance from THA. Jelani Garrett, Executive Director stated that they presented a model plan for the Remote Public Meetings.

Commissioner Weldon stated the Trenton Partners for Development is going to be giving out hats, gloves, socks, etc. in each of the four wards in the City the next two (2) weekends. On Saturday we will be in the West Ward at Wilson Homes from 11:00 a.m. to 1:00 p.m., Sunday in the North Ward at North Clinton and Olden Avenue. Next weekend we will be at the Juan Martinez Park on Saturday and Mill Hill Park on Sunday.

**REPORT FROM THE CHAIR**

I am eternally grateful, and words are not adequate to say how much I appreciate you the Commissioners and THA for appointing me to the position of Chairman. It was a very challenging position, but I am looking forward to this year. We have done a lot of great things and we are going to move forward with the Executive Director to put Trenton Housing Authority in a position they have never been before. My hope is that we can work together as a team.

**PUBLIC COMMENT**

There was no public in attendance.

Chairman Anderson then asked for a motion to close the public session. Commissioner Weldon moved the motion, Commissioner Wilkins seconded the motion. Chairman Anderson asked all of those in favor say AYE. Everyone in attendance voted to close the public session.

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton