

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, APRIL 14, 2021 12:00 PM  
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

The meeting was called to order by Vice Chair, 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:** Darlene Weldon-Gordon, Vice Chair, John C. Raines, Sonya Wilkins, Gary Gentry, Cherie Garrette, Commissioners; and Jelani B. Garrett, Secretary/Executive Director

**ABSENT:** Kim Taylor, Commissioner

**LATE:** Clifton Anderson, Chairman

**Also Present:** David Truelove, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Latrice Leggett, Finance Director; Ron Glover, Director of Security; Pamela Brooks, Manager of Resident Services; Kenneth Martin, Manager of Procurement & Contracts; Chrysti Huff, Redevelopment Project Manager; Francine Nalbone, Human Resources Specialist, Audrey Walker, Manager of Admissions & Occupancy, Petrona Jerome, Keith Jones, Andrew Nwadike Asset Managers, Darren “Freedom” Green, Community Liaison

Vice Chair Darlene Weldon asked for a motion to adopt the agenda. Commissioner John C. Raines moved the motion to adopt the agenda for April 14, 2021; the motion was seconded by Commissioner Wilkins 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 Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Agenda Approved

Vice Chair Weldon stated next is the approval of the minutes for the Regular Meeting held on

March 10, 2021. Commissioner Raines moved the motion for approval of the minutes; Commissioner Wilkins seconded the motion. Vice Chairman Weldon asked if there were any questions, Commissioner Garrette asked about the 115 vacancies listed in the March 10<sup>th</sup> minutes, Jelani Garrett, Executive Director/Secretary turned this over to Clifford Godfrey, Deputy Executive Director.

Clifford Godfrey, Deputy Executive Director, explained that the reasons for these vacancies were due Covid, skip outs, and upward mobility. As a result of Covid, applicants have been turning down units based on location, excess inventory in the area, and other opportunities that provide for a safer environment. By skip outs, we mean those who vacate their units without any notification to the Authority. Commissioner Garrette then asked how we are purging our waitlist. Deputy Directory Godfrey stated that we will be reaching out to those who are on the list to see if they are still interested and eliminating those who have passed away. Vice Chair Weldon asked if there were any other questions, seeing there were none she 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 Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
<b>Total</b>	<b>5</b>	<b>0</b>	

Minutes Approved.

Vice Chair Weldon then asked for the report of the Secretary.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 21-06, approval of disbursements for March 2021 in the amount of \$1,160,335.84 (\$1,090,735.64 General fund and \$60,600.20 Capital Fund). Vice Chair Weldon asked for a motion for Resolution 21-06. Commissioner Raines moved the motion and Commissioner Wilkins seconded the motion. Vice Chair Weldon asked if there were any questions.

Commissioner Garrette stated that she noticed an error on the last page of the minutes that were just approved. She stated that Resolution 21-05 was labeled as 21-03. Commissioner Raines moved the motion to amend the minutes and Commissioner Wilkins seconded the motion. Vice Chairman Weldon asked again if there were any other questions. Seeing there were none she asked for the roll to be called and upon roll call the motion carried as follows:

**Amendment of Minutes from March 12, 2021 Meeting**

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSTAINS</b></u>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		

<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>
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Amended of Minutes Approved.

Vice Chairman Weldon asked for a motion for Resolution 21-06. Commissioner Raines moved the motion and Commissioner Garrette seconded the motion. Vice Chairman Weldon asked if there were any other questions. Seeing there were none she asked for the roll to be called and upon roll call the motion carried as follows:

	<b><u>RESOLUTION 21-06</u></b>		
	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Resolution Passed.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 21-07 authorizing the Executive Director to execute an agreement for a Lead Based Paint Risk Assessment. He explained that the Housing Authority received a HUD Grant in 2019 and this assessment will be paid for using the grant funding. He stated that a Request for Proposal (RFP) was advertised February 14, 2021 and submissions were due March 11, 2021. A total of eleven (11) packages were requested and a total of five (5) proposals were received by the due date and evaluated. Lew Corporation was the highest rate respondent whose submission was both responsive and responsible. Executive Director Garrett stated that THA needs a new lead-free certificate due to the old certificate being old and lost. If the company were to find lead-based paint in any units at any of our sites, there is still \$850,000 in the grant for remediation.

Vice Chair Weldon asked for a motion to adopt Resolution 21-07. Commissioner Raines moved the motion, Commissioner Garrette seconded the motion. Vice Chair Weldon asked if there were any questions. Commissioner Wilkins asked if all the units owned by THA will be checked. Jelani B. Garrett Executive Director/Secretary responded yes. Commissioner Wilkins then asked about how the points were calculated for the proposal evaluation on Lead-Based Paint Risk Assessment. Jelani B. Garrett Executive

Director/Secretary explained how the points are calculated by the evaluation committee. Vice Chairman Weldon asked if there were any other questions. Seeing there were no more questions she asked for the roll to be called and upon roll call the motion carried as follows:

	<b><u>RESOLUTION 21-07</u></b>		
	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAINS</u></b>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>

Resolution passed.

Jelani B. Garrett, Executive Director/Secretary stated that in the Operations Report there is a Request for Qualifications for private development partner for Donnelly Homes and North Trenton Battle Monument Choice Neighborhood. Since, Commissioner Garrette was new to the Board, he explained that THA received a Choice Neighborhood Planning & Action Grant in the amount of \$1,300,000. The purpose of this grant is to produce a transformation plan for the North Trenton neighborhood. The plan is comprised of three separate components: Housing, People & Neighborhood. Jelani B. Garrett, Executive Director/Secretary stated that Chrysti Huff is the point person for this plan. THA is working in collaboration with various nonprofits, the Board of Education, and the City of Trenton. In July, the final plan will be submitted. Jelani B. Garrett, Executive Director/Secretary continues to explain that the plan calls for the development of 750 housing units which includes replacement of 376 Donnelly Homes units. Commissioner Garrette asked about security, upkeep, and maintenance for said units with Trenton being a rental economy wants to know how the plan will have a good effect on the quality of life in Trenton. Commissioner Raines stated that most of the properties for this plan are vacant. Jelani B. Garrett, Executive

Director/Secretary confirmed Commissioner Raines statement. Commissioner Wilkins had a question concerning who these units will belong to, Jelani B. Garrett, Executive Director/Secretary explained that it will be a partnership between the Housing Authority and the private development partner that is chosen. Jelani B. Garrett, Executive Director/Secretary asked if there are any other questions, Commissioner Garrette asked how the 50/50 partnerships will be split. Jelani B. Garrett, Executive Director/Secretary explains that the land and grant are owned by the Housing Authority while the private development partner will take the tax credits and subsidy to be able to design and build the properties. Jelani B. Garrett, Executive Director/Secretary stated that THA anticipates passing a trespass policy at the next board meeting in terms of loitering for all sites, the Director of Security has been working with Police Director to execute this policy. Commissioner Garrette wanted to know if the Housing Authority periodically meets with the residents concerning the dumping and upkeep. Jelani B. Garrett, Executive Director/Secretary stated that the housing managers have meetings with the resident population about these issues as well as meetings concerning public safety. Jelani B. Garrett, Executive Director/Secretary also stated that commissioners should have received the audit in their Board packet, and it will be presented for adoption at the next Board meeting.

This concluded the Report of the Secretary.

#### **NEW BUSINESS**

There was no new business.

#### **REPORT FROM THE CHAIR**

Vice Chair Weldon thanked everyone for the outstanding job they are doing.

#### **PUBLIC COMMENT**

There was no public in attendance.

Vice Chairman Weldon then called for a motion to adjourn the meeting. Commissioner Anderson moved the motion; Commissioner Wilkins seconded the motion 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 Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Commissioner Anderson	1		

<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>
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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton