

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, NOVEMBER 10, 2021, 12:00 PM
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

AN AUDIO RECORDING OF THE MEETING IS ON FILE WITH THE TRENTON HOUSING AUTHORITY

Meeting started at 12:06 p.m.

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

ABSENT:

LATE:

Also Present: David Truelove, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Latrice Leggett, Finance Director; Ronald Glover, Security Director; Kenneth Martin, Manager of Procurement & Contracts; Chrysti Huff, Redevelopment Project Manager; Francine Nalbome, Human Resources Specialist, Amy Baldwin, Administrative Assistant, Petrona Jerome, Keith Jones, Asset Managers, Audrey Walker, Manager of Admissions & Occupancy, Darren "Freedom" Green, Community Liaison

Chairman Anderson asked for a motion to adopt the agenda. Commissioner Raines moved the motion to adopt the agenda for November 10, 2021; the motion was seconded by Commissioner Wilkins and upon roll call the motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commission Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	7	0	

Agenda Approved

Chairman Anderson stated next is the approval of the minutes with corrections for the Regular Meeting and Executive Session held on October 13, 2021. Commissioner Raines moved the motion for approval of the minutes; 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:

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

Minutes Approved.

Chairman Anderson asked for the report of the secretary.

REPORT OF SECRETARY

Jelani B. Garrett, Secretary/Executive Director stated that we have two (2) resolutions this month however, before we move on to the resolutions, I would like to direct your attention to a letter in front of you. The letter is addressed to the Board President and Superintendent of Schools requesting to meet with them to discuss including the Junior One School in our Choice Neighborhood and Revitalization efforts. We have already received positive feed back and Chrysti is coordinating a meeting with our planning team and the superintendent to present a preliminary plan/ideas on how we can include the school in our plan.

Also, for informational purposes, I would like to invite Mr. Godfrey to speak to the emergency contract at Prospect Village. Clifford Godfrey, Deputy Executive Director, stated that between September 20 and November 1, 2021 residents of Prospect Village were experiencing low water pressure loss water service due to an unexpected rupture and pipe collapse. These unforeseen circumstances posed an imminent danger to the residents affected

Jelani B. Garrett, Secretary/Executive Director, called upon Latrice Leggett, Finance Director, to present Resolution 21-36.

Latrice Leggett, Finance director introduced Resolution 21-36, disbursements for the month of October 2021 in the amount of \$570,730.43 from the General Fund.

Chairman Anderson asked for a motion to move Resolution 21-36. Vice Chairperson Weldon moved the motion and Commissioner Raines seconded the motion. Chairman Anderson asked if there were any questions. Commissioner Wilkins asked

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

RESOLUTION 21-36

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	7	0	0

Resolution passed.

Jelani B. Garrett, Secretary/Executive Director, called upon Kenneth Martin, Manager of Procurement and Contracts to present Resolution 21-37 Snow Removal.

Kenneth Martin introduced Resolution 21-37, Snow Removal for the 2021-2022 winter season. He recommended that the Board approve the resolution 21-37 authorizing the Executive Director to enter into an agreement with Job One Lawn and Landscaping, LLC for snow removal.

Chairman Anderson asked for a motion to move Resolution 21-37. Commissioner Weldon moved the motion and Commissioner Wilkins seconded the motion.

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

RESOLUTION 21-37

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette	1		
Commissioner Gentry	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Vice Chairperson Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	7	0	0

Resolution passed.

REPORT FROM THE CHAIR

Chairman Anderson thanked the Mr. Garrett and his staff for all the work they do.

NEW BUSINESS

Jelani B. Garrett, Secretary/Executive Director thanked everyone for all their support. He stated that the love and support that he and his family received from staff, and everyone was overwhelming and he was truly appreciative.

Executive Director Garrett stated that THA applied for a Safety and Security Grant to put up more cameras in the senior buildings and I am happy to report that THA was awarded a \$250K Safety and Security Grant.

Commissioner Weldon stated that she wanted to commend Andrew Nwadike for excellent service to residents. She stated she had a couple of residents reach out to her with concerns and she directed them to Andrew. Residents later told her that Andrew treated them professionally and was very helpful regarding their issues.

Commissioner Garrette asked if someone could explain the situation with T. Davis and the other young lady.

Clifford Godfrey, Deputy Executive Director, provided the details surrounding their situation (busted pipe) and explained that it was necessary to put the residents in a hotel until the problem was resolved.

Commissioner Taylor stated that she attended the Fall NAHRO conference which was slated to be in Oakland however it was moved to virtual. She provided the Board with the happenings during that conference. The next in-person conference is scheduled to be in DC next fall. Commissioner Taylor also stated that she was appointed by the President of NAHRO to be on the committee for Community Revitalization and Development for 2021 – 2023. The Leadership of NARHO the Board of Directors of NAHRO sends their gratitude to THA Board of Commissioners for the donation to their scholarship fund.

Commissioner Garrette asked for an update by the Redevelopment Committee. Commissioner/Trustee John Raines provided details on what the Committee has been doing.

Commissioner Garrette stated she would like to be informed as to when the meetings are held as she would like to attend those meetings.

Commissioner Raines who is on the Redevelopment Committee provided the information as to when the meetings are held.

Commissioner Weldon asked if Commissioner Garrette's attendance at the Redevelopment Committee meeting would be considered a quorum. Commissioner Raines stated that the meetings are open to the public.

Chairman Anderson asked for a motion to go into Executive Session. Commissioner Raines moved the motion to go into Executive Session and Commissioner Wilkins seconded the motion.

At 1:14 p.m. the Board of Commissioners and the Executive Director went into Executive Session.

At 2:08 p.m. the Board of Commissioner returned and resumed the public session.

David Truelove, Hill Wallack, stated that the Board along with the Executive Director and himself met in Executive Session to discuss contracts specifically the sale of 220 Southard Street. The Board is now ready to vote on Resolution 21-33.

Chairman Anderson asked for a motion to move Resolution 21-33. Vice Chairperson 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:

	<u>RESOLUTION 21-33</u>		
	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Taylor	1		
Commissioner Raines	1		
Commissioner Wilkins			1
Commissioner Garrette		1	
Vice Chairperson Weldon	1		
Chairman Anderson	1		
Total	4	1	1

Resolution passed.

PUBLIC COMMENT

Chairman Anderson asked if there was anyone from the public that would like to speak. Since there was no request to speak the public session was closed.

Chairman Anderson then asked for a motion to adjourn the meeting. Commissioner Weldon moved the motion, Commissioner Raines seconded and upon roll call the motion carried as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette	1		
Commissioner Taylor	1		
Commissioner Raines	1		
Commissioner Wilkins	1		
Vice Chairperson Weldon	1		
Chairman Anderson	1		
Total	6	0	0

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton