

**REGULAR MEETING**  
**HOUSING AUTHORITY OF THE CITY OF TRENTON**  
**HELD WEDNESDAY, JUNE 12, 2024, 12:00 PM**  
**ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

An Audio/Visual Recording of the meeting is available on the Authority's website. [www.tha-nj.org](http://www.tha-nj.org)

The meeting was called to order at 12:02 pm by Chairwoman Weldon-Gordon, who read the following statement:

It is 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**

Commissioner	Present	Absent	Late	Early Exit	Time
Gentry	X				
Green	X				
Lopez	X				
Raines	X				
Staton	X				
Weldon-Gordon	X				
Also Present: Jelani B. Garrett, Secretary/Executive Director David Truelove, Esq., Hill Wallack, LLP, General Counsel					

**ADOPTION OF THE AGENDA WITH REVISIONS TO INCLUDE WALK ON RESOLUTION 24-33**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					
Lopez	X					
Raines	X			X		
Staton	X					
Weldon-Gordon	X					

<b>Motion Passed</b>	X
<b>Motion Failed</b>	

**APPROVAL OF THE MEETING MINUTES OF THE REGULAR MEETING HELD ON  
MAY 8, 2024.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X				X	
Lopez	X			X		
Raines	X					
Staton	X					
Weldon-Gordon	X					

<b>Motion Passed</b>	X
<b>Motion Failed</b>	

**REPORT OF SECRETARY**

Jelani Garrett, Executive Director, provided a brief verbal report concerning the HUD site visit conducted on June 11, 2024 in connection with the Choice Neighborhood Implementation Grant and the application.

Additionally, Mr. Garrett acknowledged and highlighted correspondence from HUD designating THA “Troubled” for Fiscal Year 2022 based upon THA’s PHAS scores. Mr. Garrett gave a brief overview of HUD’s PHAS scoring methodology and his analysis of its relevance to THA operations, strategy and the long term sustainability of the agency.

Finally, Mr. Garrett highlighted the substantial progress the agency was making toward reducing Tenant Accounts Receivable.

**RESOLUTIONS**

**RESOLUTION 24-26**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING  
DISBURSEMENTS FOR THE MONTH OF MAY 2024.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X					
Lopez	X					
Raines	X				X	
Staton	X			X		
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

#### **RESOLUTION 24-27**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH HILL WALLACK TO PROVIDE GENERAL COUNSEL LEGAL SERVICES.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					
Lopez	X					
Raines	X			X		
Staton	X					
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

#### **RESOLUTION 24-28**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH SZAFERMAN, LAKIND, BLUMSTEIN AND BALDER TO PROVIDE TENANCY AND OCCUPANCY LEGAL SERVICES.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X			X		
Green	X					
Lopez	X					
Raines	X				X	
Staton	X					
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

#### **RESOLUTION 24-29**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH WHITFIELD SCHNEIDER ENTERPRISES FOR A VACUUM/CONDENSATE PUMP REPLACEMENT AT WILSON HOMES.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X					
Lopez	X					
Raines	X				X	
Staton	X			X		
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

#### **RESOLUTION 24-30**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ACKNOWLEDGE NO BIDS RECEIVED ON MAY 3, 2024 AND TO REJECT BIDS RECEIVED ON MAY 21, 2024 FOR ROOF REPLACEMENT AND HVAC UPGRADES AT LINCOLN HOMES.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X				X	
Lopez	X			X		
Raines	X					
Staton	X					
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

#### **RESOLUTION 24-31**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH VGM GROUP FOR ROOF REPLACEMENT AND HVAC AT LINCOLN HOMES.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					
Lopez	X			X		
Raines	X					
Staton	X					
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

**RESOLUTION 24-32**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON ADOPTING A CODE OF PROFESSIONAL ETHICS FOR COMMISSIONERS.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X			X		
Lopez	X					
Raines			X			
Staton	X					
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

**RESOLUTION 24-33**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON ADOPTING A POLICY FOR THE APPROVAL OF SIGNIFICANT AMMENDMENTS TO THE ANNUAL/5 YEAR PLAN.**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X			X		
Green	X					
Lopez	X					
Raines	X					
Staton	X				X	
Weldon-Gordon	X					

<b>Resolution Passed</b>	X
<b>Resolution Failed</b>	

**NEW BUSINESS**

None.

**PUBLIC COMMENTS**

Doug McCloud, French Towers, unit 914, thanked the Board and Staff. He stated he was a college graduate, a recipient of a scholarship THA provided, and currently employed as a Social Worker at City Hall.

Susan Pickett, Josephson Apartments, unit 806, addressed the Board concerning quality of life issues in the building including drug use and neighbors' cleanliness.

Arlene Harmon, French Towers, addressed the Board concerning maintenance items in her unit.

Kenneth Hill, French Towers, addressed the Board concerning pest extermination and security issues in the building. He complimented Terrence Leggett and Darren “Freedom” Green on their responsiveness when they are made aware of issues in the building.

Anne McClain, French Towers, unit 1013, addressed the Board concerning her transfer request.

Lisa Hines, French Towers, unit 1004, addressed the Board concerning gnats in her unit.

Leroy Martin, French Towers, unit 210, addressed the Board with concerns related to security and drugs in the building.

Kevin Blake, French Towers, unit 904, addressed the Board concerning rent statements being late and his back rent.

Ms. Hammond, Josephson Apartments, unit 705, addressed the Board concerning building maintenance.

Kim Hicks, French Towers, unit 710, addressed the Board concerning issues with her unit.

#### **COMMISSIONER’S COMMENTS**

All Commissioners in attendance made remarks.

#### **CHAIRPERSON COMMENTS**

Chairwoman Weldon-Gordon made closing remarks.

#### **ADJOURNMENT**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X			X		
Green	X					
Lopez	X					
Raines						X
Staton	X				X	
Weldon-Gordon	X					

<b>Motion Passed</b>	X
<b>Motion Failed</b>	

**The meeting was adjourned at 1:49 p.m.**

Jelani B. Garrett

*Jelani Garrett*

Board of Commissioners  
Housing Authority  
of the City of Trenton