

REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, MAY 8, 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

The meeting was called to order at 12:01 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		12:27 pm
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

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

Motion Passed	X
Motion Failed	

APPROVAL OF THE MEETING MINUTES OF THE REGULAR MEETING HELD ON APRIL 10, 2024.

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

Motion Passed	X
Motion Failed	

REPORT OF SECRETARY

Executive Director Garrett reported that THA is a finalist for the Choice Neighborhood Implementation Grant application. Mr. Garrett informed the Board that there are nine finalist and HUD will be awarding six grants. Further Mr. Garrett informed the Board that HUD will be conducting a site visit on June 11, 2024. Mr. Garrett went on to provide a report on THA operations, specifically in the areas of Tenant Accounts Receivable and Occupancy.

RESOLUTIONS

RESOLUTION 24-18

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

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-19

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH CORBETT EXTERMINATION FOR INTEGRATED PEST MANAGEMENT SERVICES ON A MONTHLY BASIS.

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					

Lopez	X					
Raines						X
Staton	X			X		
Weldon-Gordon	X					

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-20

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO OBTAIN THE SERVICES OF TRASH JUNKIES, DO IT ALL, MASTER BUILDER & DESIGN FOR VACANT UNIT CLEANOUTS.

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-21

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH SCOZZARI BUILDERS, INC. FOR S.T.E.M. LAB RENOVATIONS AT PROSPECT VILLAGE COMMUNITY CENTER.

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-22

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH ATG RESTORATION SPECIALIST FOR WATERPROOFING & EXTERIOR CAULKING AT J. CONNOR FRENCH TOWERS.

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					

Lopez	X			X		
Raines	X					
Staton	X					
Weldon-Gordon	X					

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-23

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON EXTENDING RESOLUTION NO 23-26 DESIGNATING PROPERTY RESOURCES CORPORATION (PRC) AS THE CONDITIONAL PRIVATE DEVELOPMENT PARTNER (CO-DEVELOPER) FOR THE DONNELLY HOMES AND NORTH TRENTON BATTLE MONUMENT CHOICE NEIGHBORHOOD.

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-24

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON EXTENDING RESOLUTION 23-28 DESIGNATING THE GENESIS COMPANIES, LLC AS THE PRIVATE DEVELOPMENT PARTNER TO REDEVELOP THE PROSPECT VILLAGE, FRAZIER COURT AND CAMPBELL HOMES DEVELOPMENTS THROUGH A HUD APPROVED RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION.

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 24-25

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN ESCROW AND FUNDING AGREEMENT WITH ABC-MERIT PROPERTIES LLC (THE DEVELOPER).

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

Resolution Passed	X
Resolution Failed	

NEW BUSINESS

None.

PUBLIC COMMENTS

None.

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			X		
Raines	X					
Staton	X					
Weldon-Gordon	X					

Motion Passed	X
Motion Failed	

The meeting was adjourned at 12:47 p.m.

Jelani B. Garrett

 Board of Commissioners
 Housing Authority
 of the
 City of Trenton