

REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, MAY 21, 2025, 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 12:06 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		12:19 p.m.
Staton	X				
Walker	X				
Weldon-Gordon	X				

Also Present: Clifford Godfrey, Executive Director/Board Secretary
David Truelove, Esq., Hill Wallack, LLP, General Counsel

ADOPTION OF THE AGENDA

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

Motion Passed	X
Motion Failed	

APPROVAL OF THE MEETING MINUTES OF THE REGULAR MEETING HELD ON MAY 21, 2025.

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

Motion Passed	X
Motion Failed	

REPORT OF SECRETARY

Clifford Godfrey, Executive Director, provided an update to the board on our recovery plan progression. He informed the board that the agency has completed a series of staff trainings (Yardi systems and Public Housing Specialist training). The Public Housing Specialist training took staff through Fair Housing requirements and addressing annual re-exams as well as stressing the importance of verification. Our next training will cover low-income tax credits. We have staff that have not received the certificate necessary to handle those credits. It is crucial that our staff is familiar with different state compliance regulations and the impact it has on our families. Also, Mr. Godfrey said he would be at the the HUD office in DC the following day in attendance for the veteran’s memorial ceremony. That ceremony did include a presentation on stem innovation. This gives us an opportunity to have a seat with our regional administrator to speak about some of the issues we have with the housing authority not having a section 8 program as well as how we move stem innovation forward through our agencies. This lines us up to be a participant at HBCU Classic in NY.

Chairwoman Weldon-Gordon called on staff to present the following resolutions.

RESOLUTION 25-18

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE LIST OF DISBURSEMENTS IN THE AMOUNT OF \$2,253,860.46 FOR THE MONTH OF APRIL 2025.

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-19

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA)
AUTHORIZING THE EXECUTIVE DIRECTOR TO ADOPT ACCOUNTING POLICIES &
INTERNAL CONTROL PROCEDURES TO COMPLY WITH HUD REGULATIONS.**

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-20

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA)
AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT AWARDED
TO NDP CONSTRUCTION FOR LEAD BASED PAINT (LBP) RENOVATIONS, REPAIRS, &
PAINTING (RRP) AT WILSON HOMES AND HAVERSTICK HOMES.**

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-21

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA)
AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENT WITH LEW
CORPORATION FOR BIENNIAL HUD COMPLAINT LEAD RISK ASSESSMENT
REEVALUATION.**

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-22

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA)
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
Green						X
Lopez	X			X		
Raines	X					
Staton	X					
Walker	X				X	
Weldon-Gordon	X					

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-23

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA)
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH
SZAFFERMAN, LAKIND, BLUMSTEIN & BLADER TO PROVIDE TENANCY AND
OCCUPANCY LEGAL SERVICES.**

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-24

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON TO ENACT
NEW BYLAWS**

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

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-25

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON
APPOINTING A FUND COMMISSIONER IN THE NEW JERSEY PUBLIC HOUSING
AUTHORITY JOINT INSURANCE FUND**

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

Resolution Passed	X
Resolution Failed	

NEW BUSINESS

None

PUBLIC COMMENT

James Coleman 237 Oakland St. Josephson Apartments:

Mr. Coleman expressed his concerns regarding the smoking policy and parking issues. He said that nobody seems to be enforcing the rules.

Kenneth Hill 630 West State Street Apt 715 French Towers:

Mr. Hill stated that there was an incident over the weekend. They had a couple senior residents whose lights went out and when they called security, the guard spoke to the resident unprofessionally. The residents were informed that it was not an emergency. Mr. Hill called Mr. Leggett who got someone over there. He also mentioned that the PSEG lights in the main parking lot are still out.

Elizabeth Figueroa 165 Old Rose Street Lincoln Holmes:

Ms. Figueroa stated that she has been living here for 5 years and has two children. One is an 8-year-old girl with down syndrome. She has a swing and other toys for kids with disabilities on her front lawn because she is unable to take her daughter to the park. Recently they came to do an inspection, and she received a cease letter. Ms. Figueroa brought pictures to present to the board. Chairwoman Weldon-Gordon asked if she could limit some of the items. Mr. Godfrey said he would speak with Ms. Figueroa after the board meeting.

COMMISSIONERS COMMENTS

Commissioner Gentry

Absent

Commissioner Green

Absent

Commissioner Lopez

Commissioner Lopez was very excited that we had our first set of transfers done for Choice Neighborhood. He is looking forward to seeing us make progress and said it was great to have our new director leading our meeting today. He thanked the residents who came to the meeting and said he really appreciated seeing their faces.

Commissioner Raines

Commissioner Raines did not have anything to say other than we are starting an exciting new era, and he is ready to go.

Commissioner Staton

Commissioner Staton thanked Mr. Coleman for coming to speak about the smoking and parking issues. She mentioned that she has always been underwhelmed with security here and suggested to administration that security may need to be retrained on what their responsibilities are. She encouraged the administration to connect with the police captain in the West Ward regarding the parking issues. She thanked Mr. Hill for his update on French Towers and assistance to fellow residents with lighting issues. She acknowledged Mr. Leggett for his quick response to resident’s emergency call. She is glad they got the bylaws passed and thanked Mr. Truelove for his efforts. Commissioner Staton encouraged residents with children that are getting ready to graduate to apply for NAHRO scholarships.

Commissioner Walker

Commissioner Walker said she saw some residents on her way in. She asked them how life is in Trenton Housing Authority? They said, “We are blessed.” She was very glad to hear that. On behalf of residents and staff she thanked them for what you are doing to keep us in a positive light.

CHAIRPERSON’S COMMENTS

Chairwoman Weldon-Gordon congratulated Mr. Godfrey and said she is looking forward to all the good things that they are going to do this year and next. She asked the commissioners to go back to their emails because at our next meeting we will discuss goals and objectives for Mr. Godfrey. She discussed the “No judgement zone” flyer. At our next meeting we need to come to an agreement for our committees because they are due by June 30th.

Chairwoman Weldon-Gordon called for the meeting to be adjourned.

ADJOURNMENT

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

Motion Passed	X
Motion Failed	

The public session ended at 12:35 p.m.



Board of Commissioners
Housing Authority
of the
City of Trenton