

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, OCTOBER 13, 2021, 12:00 PM
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET**

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

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, Sonya Wilkins, Kim Taylor, Commissioners; and Jelani B. Garrett, Secretary/Executive Director

ABSENT: Gary Gentry, Commissioner

LATE: Cherie Garrette, Commissioner

Also Present: David Truelove, Hill Wallack, LLP; Clifford Godfrey, Deputy Executive Director; Latrice Leggett, Finance Director; Pamela Brooks, Manager of Resident Services; Kenneth Martin, Manager of Procurement & Contracts; Chrysti Huff, Redevelopment Project Manager; Francine Nalbone, 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 Clifton Anderson asked for a motion to adopt the agenda. Commissioner Raines moved the motion to adopt the agenda for September 8, 2021; the motion was seconded by Commissioner Weldon and upon roll call the motion carried as follows:

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

Agenda Approved

Commissioner Garrette inquired about the availability of Meeting Minutes from June and September.

Executive Director, Jelani Garrett responded.

Commissioner Taylor stated that this is a procedural matter and should be brought up under old/new business.

There was a brief discussion regarding the handling of the minutes.

Chairman Anderson stated next is the approval of the minutes for the Regular Meeting held on September 8, 2021. Commissioner Weldon 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 Raines	1		
Commissioner Taylor	1		
Commissioner Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	6	0	

Minutes Approved.

Chairman Anderson asked for the report of the secretary.

REPORT OF SECRETARY

Jelani B. Garrett, Secretary/Executive Director, called upon Latrice Leggett, Finance Director, to present Resolution 21-32.

Latrice Leggett, Finance director introduced Resolution 21-32, disbursements for the month of September 2021 in the amount of \$1,035,524.76 from the General Fund.

Chairman Anderson asked for a motion to move Resolution 21-32. Vice Chairperson Weldon moved the motion and Commissioner Wilkins seconded the motion. Chairman Anderson asked if there were any questions. Commissioner Garrette stated that she requested information via email and asked if she would receive the information at the end of this meeting.

Jelani B. Garrett, Executive Director stated that due to the amount of information requested, it would not be available end of meeting. He further stated that the Board has the ability to form committees such as a finance committee where the committee could meet with staff to go over questions prior to these meeting. There was an in-depth conversation regarding the number of documents being requested and with regards to changing the by-laws. As a result of said discussion, Executive Director recommended a meeting to address all of Commissioner Garrette questions.

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 21-32

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

Resolution passed.

Jelani B. Garrett, Secretary/Executive Director, stated that Chairman Anderson contacted him this morning and asked that we pull Resolution 21-33; however, before we do that, I just wanted to make clear that pulling Resolution 21-33 will essentially kill it. We have 30 days from the submission of bids to go to closing for 220 Southard Street. Mr. Garrett provided the Board with background information that led to the auctioning of the property at 220 Southard Street.

Commissioner Taylor asked the Chairman what his justification was for wanting the resolution pulled.

Chairman Anderson explained his reasoning for wanting the resolution pulled.

Commissioner Taylor then asked when did you bring this before the Board before you gave that direction to the Executive Director.

Commissioner Anderson stated he did not bring it before the Board.

Commissioner Garrette stated that they just found out about this on Friday when they received the information.

There were many questions/statements being made and it was suggested that this be discussed in Executive Session.

Commissioner Weldon stated she needed some clarification on something Commissioner Garrette stated.

Chairman Anderson responded.

In order to keep the meeting moving forward, the Board agreed to move forward with the other resolutions before going into Executive Session to further discuss Resolution 21-33.

Jelani B. Garrett, Secretary/Executive Director, called upon Chrysti Huff, Redevelopment Project Manager to present Resolution 21-34.

Chrysti Huff, Redevelopment Project Manager, stated Resolution 21-34 authorizes the Executive Director to enter into an Agreement with Michaels Development as the Private Development Partner for the Donnelly Homes and North Trenton Battle Monument Choice Neighborhood project. Chrysti Huff, Redevelopment Project Manager, informed the Board of the process that was taken before deciding on a developer.

Chairman Anderson asked for a motion to move Resolution 21-34. Commissioner Raines moved the motion and Commissioner Weldon seconded the motion.

Chairman Anderson asked if there were any questions.

Commissioner Garrette asked for more information regarding stakeholders, contract agreement and redevelopment agreement. Commissioner Garrette also requested to discuss further in Executive session as she had questions regarding RAD and this project.

Executive Director Garrett stated that this is Choice Neighborhood and not RAD although we do anticipate using RAD. He gave a brief introduction on RAD and explained RAD's involvement with Resolution 21-34.

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:

	<u>RESOLUTION 21-34</u>		
	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette	1		
Commissioner Raines	1		
Commissioner Taylor	1		
Vice Chairperson Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	6	0	0

Resolution passed.

Chrysti Huff, Redevelopment Project Manager introduced Resolution 21-35 approving and authorizing the Executive Director to submit the Annual Plan for 2022 to the U.S. Department of Housing and Urban Development.

Chairman Anderson asked for a motion to move Resolution 21-35. Commissioner Wilkins moved the motion and Commissioner Weldon seconded the motion. Chairman Anderson asked if there were any questions.

Commissioner Garrette stated she would have liked to have a copy of the 5-year plan.

Executive Director responded.

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 21-35

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>
Commissioner Garrette			1
Commissioner Raines	1		
Commissioner Taylor	1		
Vice Chairperson Weldon	1		
Commissioner Wilkins	1		
Chairman Anderson	1		
Total	5	0	1

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.

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Housing Authority
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City of Trenton