

REGULAR MEETING MINUTES
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, APRIL 13, 2022, 12:00 PM
In-Person and Virtual Via Microsoft Teams

An Audio/Visual Recording of the meeting is on file with the Authority.

The meeting was called to order at 12:04 pm by Vice-chair, Darlene Weldon, 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
Garrette	X				
Gentry	X				
Lopez	X				
Raines	X				
Weldon	X				
Taylor	X				
Anderson	X				

Also Present: Jelani B. Garrett, Secretary/Executive Director
David Truelove, Hill Wallack, LLP, General Counsel

Key Staff: Clifford Godfrey, Deputy Executive Director
Latrice Leggett, Director of Finance
Francine Nalbone, Director of Administration
Audrey Walker, Director of Housing Operations
Edwin McDonald, Director of Maintenance
Ronald Glover, Director of Security and Asset Protection
Pamela Brooks, Director of Resident and Community Services
Chrysti Huff, Director of Redevelopment

ADOPTION OF THE AGENDA

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette			X			
Gentry	X					
Lopez			X			
Raines	X			X		
Weldon	X					
Taylor	X					
Anderson	X				X	

Motion Passed	X
----------------------	---

Motion Failed	
----------------------	--

APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON MARCH 9, 2022

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette			X			
Gentry	X				X	
Lopez			X			
Raines	X			X		
Weldon	X					
Taylor			X			
Anderson	X					

Motion Passed	X
Motion Failed	

REPORT OF SECRETARY

Jelani B. Garrett, Executive Director/Board Secretary, referenced the written report that was provided to Commissioners concerning THA operations. The report included a report on Finance & Procurement, Housing Operations, Redevelopment and Modernization, and Resident Services. Also included was the independent audit for the year ending December 31, 2020.

Executive Director Garrett gave an additional verbal report and advised the Commissioners on a meeting with Lieutenant Governor Sheila Oliver concerning the THA obtaining its own Section 8 program

Commissioner Garrette had questions and comments concerning Director Garrett's report.

Director Garrett responded and provided additional information.

RESOLUTIONS

Latrice Leggett, Director of Finance introduced Resolution 22-08.

Questions and Comments

Commissioner Taylor pointed out that Staff Members and Commissioners that were attending the MARC NAHRO Conference in Atlantic City were being reimbursed for their hotel stay prior to incurring the cost. She highlighted that, based upon a previous situation, this could be problematic if a commissioner is advanced payment prior to incurring the actual expense and then does not attend the conference.

Director Garrett agreed and confirmed that going forward staff and commissioners will be reimbursed for their hotel stay and not advanced payment.

Commissioner Garrette had several questions concerning individual disbursement items that were answered by Executive Director Garrett.

Commissioner Garrette also posed questions concerning THA contingency plans if energy costs increase in the future. Director Garrett gave a brief description of Energy Conservation Measures that have been implemented by the THA in accord with its HUD Energy Performance Contract.

Commissioner Garrette highlighted the occupancy challenges that THA is currently facing. Director Garrett gave a brief explanation for the causes of those challenges that include high turnover rates, supply chain challenges and challenges recruiting qualified maintenance staff.

RESOLUTION 22-08

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE LIST OF DISBURSEMENT FOR MARCH 2022

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette		X				
Gentry	X				X	
Lopez			X			
Raines	X			X		
Weldon	X					
Taylor	X					
Anderson	X					

Resolution Passed	X
Resolution Failed	

Jelani B. Garrett, Executive Director/Board Secretary, introduced Resolution 22-09.

Questions and Comments

Commissioner Garrette questioned the legality, based upon State Procurement Law, of awarding a 3-year contract for the service.

David Truelove, Attorney, Hill Wallack, confirmed that the contract award was legal based upon the procurement method.

RESOLUTION 22-09

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH GROUP 14 ENGINEERING FOR MEASUREMENT AND VERIFICATION IN CONNECTION WITH TRENTON HOUSING AUTHORITY'S ENERGY CONSERVATION MEASURES.

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette	X				X	
Gentry	X					
Lopez			X			
Raines	X			X		
Weldon	X					
Taylor	X					
Anderson	X					

Resolution Passed	X
--------------------------	---

Resolution Failed	
--------------------------	--

David Truelove, Hill Wallack, LLP, General Counsel introduced Resolution 22-10.

Questions and Comments

There was a discussion among Commissioner's regarding the merits of the resolution.

Commissioner Garrette stated that she wanted it on the record that if the resolution passed, the Commissioners would receive the Board Package for review at least 7 days prior to the Board Meeting and Director Garrett confirmed the same for the record.

RESOLUTION 22-10

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AMENDING ARTICLE III – MEETINGS, SECTION 2 OF ITS BY-LAWS

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette			X			
Gentry		X				
Lopez			X			
Raines	X			X		
Weldon		X				
Taylor		X				
Anderson	X				X	

Resolution Passed	
Resolution Failed	X

NEW BUSINESS

None.

REPORT FROM THE CHAIR

None.

PUBLIC COMMENT

L. Garvin, Abbott Apartments, Apt 103, stated that the trees out in the parking lot need to be cut down. They were trimmed but he feels as if they should be taken down due to their age before they fall on someone or one of the cars. He also addressed the 1st floor balcony on the south side. He said there is structural damage; the bricks are discolored. He also stated that there is a problem with the drainage. He stated that the water lays on top of the drain and when it rains it remains there for days and this is causing a mold problem.

Pamela Brooks, Resident Services Director, asked if she could address Mr. Garvin's concerns. Ms. Brooks stated that Mr. Garvin did send her pictures and she addressed them with the Director of Maintenance. The Director of Maintenance along with the Maintenance Supervisor went out there 3 or 4

times and did not find the problem. The mold he referred to was not mold. They have gone out after it rained and found no water.

ADJOURNMENT

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette	X					
Gentry	X					
Lopez	X				X	
Raines	X					
Weldon	X					
Taylor	X			X		
Anderson	X					

Motion Passed	X
Motion Failed	

The public meeting ended at 1:02 p.m.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton