

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, JUNE 8, 2022, 12:00 PM  
In-Person and Virtual via Office Teams**

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

The meeting was called to order at 12:00 pm by Chairman Anderson, 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		12:03
Gentry	X				
Lopez	X				
Raines	X				
Weldon			X		12:03
Taylor	X				
Anderson	X				
Also Present: Jelani B. Garrett, Secretary/Executive Director David Truelove, Hill Wallack, LLP, General Counsel					

**ADOPTION OF THE AGENDA**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette						X
Gentry	X				X	
Lopez	X					
Raines	X			X		
Weldon						X
Taylor						X
Anderson	X					
Note: Commissioner Taylor dropped off the call						

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

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON MAY 18, 2022**

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Garrette			X			
Gentry	X					
Lopez	X					
Raines	X			X		
Weldon	X				X	
Taylor	X					
Anderson	X					
David Truelove, Hill Wallack, LLP, stated all 7 Commissioners are present as of 12:03 Commissioner Garrette asked a question. David Truelove, Esq., Hill Wallack, LLP responded.						

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

**REPORT OF SECRETARY**

Jelani B. Garrett, Executive Director/Secretary, stated that at the last meeting, Commissioner Garrette asked for a report from the landlord/tenancy attorney. He introduced Stuart Tucker, Esq/Partner for Szaferman, Lakind Attorneys at Law.

Stuart Tucker, Esq. provided a report to the Board of Commissioners that included all aspects of landlord and tenancy services provided both pre and post Covid as HUD has implemented many changes on the way we process the collection of past due rents. He outlined the processes the Housing Authority has implemented to collect past due rents and he further explained the other aspects the firm handles such as the ACOP, violations of the lease, and grievances filed by the tenants.

Jelani B. Garrett, Executive Director/Secretary added the effects the Moratorium has had on both collections and vacancies.

Commissioner Garrette asked a couple of questions.

Both Stuart Tucker, Esq. and Jelani B. Garrett, Executive Director/Secretary responded to her questions.

Commissioner Lopez asked a question.

Both Stuart Tucker, Esq. and Jelani B. Garrett, Executive Director/Secretary responded to his question.

Commissioner Garrette asked a question.

Both Stuart Tucker, Esq, Jelani B. Garrett, Executive Director/Secretary, and Audrey Walker, Director of Housing Operations responded to her question.

**RESOLUTION 22-18**

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 22-18 for disbursements in the amount of \$965,896.38 for May 2022.

### **Questions and Comments**

Commissioner Garrette asked a couple of questions.  
Executive Director/Board Secretary, Jelani Garrett, responded.  
Commissioner Lopez asked a couple of questions.  
Executive Director/Board Secretary, Jelani Garrett, responded.

### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE LIST OF DISBURSEMENT FOR MAY 2022**

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

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

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 22-19 authorizing the Executive Director to enter into an agreement with Aprio, LLP for annual audit services for the fiscal year ending December 31, 2021.

### **Questions and Comments**

Commissioner Garrette asked a question.  
Jelani B. Garrett, Executive Director/Board Secretary and David Truelove, Esq. responded to her question.  
Commissioner Taylor, also commented on Commissioner Garrette's question.

### **RESOLUTION 22-19**

### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH APRIO, LLP FOR ANNUAL AUDIT SERVICES FOR THE FISCAL YEAR ENDING DECEMBER 31, 2021**

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

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

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 22-20 rejecting all bid submissions for Campbell Homes/Frazier Courts II total rehabilitation. Mr. Garrett explained that for several years the Housing Authority has attempted to bring forth the rehabilitation of Campbell Homes. This was an attempt to prove whether the methodology we were using in this day and time was feasible. He provided the low cost and the high cost submitted and explained that it would cost approximately \$500,000 per unit due to increases in materials and construction cost. He stated that it is time for the Authority to go back to the drawing board.

### **Questions and Comments**

Commissioner Garrette asked a question.

Jelani B. Garrett, Executive Director/Board Secretary responded to her question.

David Truelove, Esq. also responded.

### **RESOLUTION 22-20**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) REJECTING ALL BID SUBMISSIONS IN CONNECTION WITH IFB NUMBER PH02CF0322, FOR CAMPBELL HOMES/FRAZIER COURTS II – TOTAL REHABILITATION**

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

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

This concludes the Secretary's report.

### **NEW BUSINESS**

David Trulove, Esq., Hill Wallack, provided a short report on the work he and his colleagues have been handling for the Housing Authority.

Commissioner Garrette asked a question and David Truelove, Esq. responded.

Commissioner Garrette asked another question.

Chairman Anderson responded.

There were no other comments.

### **PUBLIC COMMENTS**

There were no public comments.

## **COMMISSIONER'S COMMENTS**

Commissioner Garrette asked a question regarding the gates at Donnelly Homes.

Jelani B. Garrett, Executive Director/Secretary explained the challenges that have been faced; the first issue is finding qualified personnel, the second challenge has been getting the residents to register their vehicles.

Clifford Godfrey, Deputy Executive Director explained that many residents have their vehicles registered in a family members name so we have given the residents time to produce alternative measures otherwise they would have to park out on the street and walk in. He also expressed the challenges of finding qualified personnel to hire internally and we are currently looking at the cost associated with contracting it out.

Commissioner Garrette asked about having the gates operated from within this building.

Jelani B. Garrett, Executive Director/Secretary, explained that is a good idea, however, with the level of the personnel we are dealing with, I don't think that is a good launch idea. We need someone physically at the gate, learning the ropes, cutting through whatever the glitches are before we put remote in process.

Commissioner Garrette stated that she knows that in the municipalities can contract with police officers to provide services on their off time.

Jelani B. Garrett, Executive Director/Secretary and Clifford Godfrey stated that we have done that for the past 2 years. In the third year with everything that had been going on in the world with the violence and everything, they were not showing up, so we canceled the contract. That was a decision made by the police. It is difficult to police the police. When you have certain guards who are responsible for overseeing the police, it just was not working the police were doing what they wanted to do. We have a much better relationship now with the police. Ron has a good relationship with the police director, we are getting quicker responses.

Commissioner Garrette mentioned the military branches as an option.

Ronald S. Glover, Director of Security, stated that was a good idea and he would look into it. He also spoke to the hiring of personnel.

Commissioner Garrette spoke on the issue she experienced at night when picking up her package. She also spoke to the crowds that were here. She referenced a workshop she attended for the Choice Neighborhood where residents expressed their concerns about people in the hallways and not being hospitable. She wants to know what we are doing about that.

Jelani B. Garrett, Executive Director/Secretary, mentioned that we do have a partnership with the street team; we prepared a unit for them to work out of so they will have a presence here.

Commissioner Garrette stated that when she spoke with the police director, he made it sound like they were already here and working out of that apartment.

Ronald S. Glover, Director of Security, stated that the officers are here but not working out of that apartment. The police are here, and they move around so I am not sure where they were when you were here. They are not in the apartment yet, but they do have officers on the ground.

Commissioner Garrette stated that when she spoke with the police director, he stated that they would be working with the youth here. She asked if that has been set up yet; have they communicated what activities or how they will draw them here.

Jelani B. Garrett, Executive Director/Secretary, explained what the strategy is. A lot of this has to do with both social issues that would require education and public safety and the physical infrastructure. He explained that we are not a public safety agency and that is why we collaborate with different organizations to assist with these issues.

Commissioner Lopez thanked Mr. Glover for speaking on the issues. He stated that he regularly attends a community coalition called the 4 C's, Capital City Community Coalition where a lot of public safety agencies as well as the Board of Education, ILES, attend consistently. A lot of agencies that want to see Trenton thrive. Particularly there are a lot of public safety organizations there, firemen, St. Francis hospital, the police director, FBI agencies, Department of Homeland Security, and the new Attorney General has attended as well. He stated he already attends but said it would be great if Mr. Glover could attend if Mr. Garrett would give him the okay to attend some of these meetings because he could make the connections and obtain the knowledge of what is happening on the state level. Commissioner Lopez stated that this would be a great starting point for us. He stated they meet twice a month on Thursdays and next week will be the last meeting before they break for the summer.

Commissioner Garrette requested the meeting time as she would like to attend. Commissioner Lopez stated he would forward the information to all of them.

Commissioner Weldon had a question regarding the loud music. She asked what we can do or what are you going to do about the loud music after 10 p.m.

Ronald Glover, Director of Security, stated that the police need to be called because that is a city ordinance.

Commissioner Weldon asked if it is possible to send letters out to the residence reminding them of the noise ordinance and asking that they keep the noise to a minimum.

Ronald Glover, Director of Security, responded.

Stuart Tucker, Esq., explained that the letter cannot be that general. We can send a letter out stating that they need to keep the noise down between the hours of 10 pm to 7 am but to deal with a specific resident, the other residents need to report the noise to the management's office. These issues require cooperation from the tenants. Without cooperation from the tenants these letters are not worth the paper they are written on. Mr. Tucker provided detailed information of how these are handled.

Commissioner Garrette had a question regarding the 10 pm to 7 am timeframe.

Stuart Tucker, Esq. responded.

Commissioner Garrette asked how we are going to address the children who are there without supervision causing mischief.

Stuart Tucker, Esq. explained that unless we have the specifics there is not much we can do.

Commissioner Garrette stated that she had sent an email to Mr. Garrett and Chairman Anderson regarding things she has heard. The people in the building feel like the personnel there are not taking their complaints seriously, they just brush them off. They feel as if they are not being heard.

Commissioner Taylor spoke on the organization that Commissioner Lopez spoke about. She stated that she and Shenette (a former Commissioner) use to be a part of that organization and when it was brought up that Trenton Housing wanted to be a part of that organization, they said no. She stated she believes to attend it is by invitation and suggested that Commissioner Garrette call them before attending.

Commissioner Garrette thanked Commissioner Taylor for the information and stated that once she receives the contact information, she would let Mr. Garrett handle those arrangements.

Commissioner Lopez stated that the president of the organization is Patrick Taylor.

Chairman Anderson asked him to forward the information to Mr. Garrett.

Commissioner Lopez stated that he does not want to complicate things, he has been attending these meetings for a long time and people come in and out. He stated he has never had an issue with inviting someone to come in. I will

forward everyone the information and if you still want to reach out to Patrick Taylor or any one of that Board you can do so however, you can come to the meeting next Thursday and I will introduce to everyone.

### **CHAIRPERSON’S COMMENTS**

Chairman Anderson thanked everyone for coming out. He stated that we will be going into Executive Session and will not be returning. He then asked for a motion to adjourn the public session.

Commissioner Gentry stated that before we leave for the day, I would like to say that this will be my last meeting and for a long time this has been a \_\_\_\_stop for me. I came here as a result of a good friend of mine, Wayne Lartigue. I learned a lot, we did a lot, and I really want to thank the staff who have made this a pleasant visit for me. I wish this Board well, respect each other, and understand the reason we hired the Director who knows more about the Authority than the Board does. With the way the City of Trenton’s position right now the right decisions up her the Housing Authority can do some monumental things for the City and by all means drop the political perspective because you see how politics works for the City of Trenton and you see how politics is working for the country. As individuals care about the community and get some things done.

Chairman Anderson asked for the roll to be called.

### **ADJOURNMENT**

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

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

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton