

**REGULAR MEETING MINUTES**  
**HOUSING AUTHORITY OF THE CITY OF TRENTON**  
**HELD WEDNESDAY, MAY 18, 2022, 12:00 PM**  
**In-Person**

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

The meeting was called to order at 12:05 pm by Chairman Clifton 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			X	1:43 pm
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  
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				X	
Taylor	X					
Anderson	X					

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

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON APRIL 13, 2022**

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

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

**APPROVAL OF THE MINUTES OF THE EXECUTIVE SESSION HELD ON APRIL 13, 2022**

**Questions and Comments**

Commissioner Garrette requested that it be noted for the record that she was not aware that there was an Executive Session held on April 13, 2022.

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

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

**REPORT OF SECRETARY**

Jelani B. Garrett, Executive Director/Secretary, turned the meeting over to Latrice Leggett, Director of Finance to introduce Thomas Carr, CPA, Partner Aprio LLC to provide an overview and answer questions with respect to the THA's 2020 Independent Audit.

Mr. Carr provided a synopsis of the 2020 Independent Audit and answered commissioners' questions.

## **RESOLUTIONS**

Latrice Leggett, Director of Finance introduced Resolution 22-11.

### **Questions and Comments**

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

### **RESOLUTION 22-11**

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

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>	

Latrice Leggett, Finance Director, introduced Resolution 22-12.

### **RESOLUTION 22-12**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) APPROVING THE ANNUAL AUDIT FOR FISCAL YEAR 2020.**

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

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

Latrice Leggett, Director of Finance introduced Resolution 22-13

### **Questions and Comments**

Commissioner Garrette inquired as to the nature and scope of the services provided. Latrice Leggett responded with examples of the type of assistance that is typically provided by BDO USA, LLP.

### **RESOLUTION 22-13**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ON CONTRACT WITH BDO, USA, LLP FOR THE PROVISION OF ACCOUNTING AND FINANCIAL SERVICES.**

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 22-14. He provided a brief explanation of the services provided by Hill Wallack, LLP.

### **Questions and Comments**

Commissioner Garrette had questions with regards to the services provided.

David Truelove, Esq, Hill Wallack, LLP provided a detailed explanation of all services the firm provides. He also suggested that going forward he can provide a quarterly report detailing the services that were performed that quarter.

### **RESOLUTION 22-14**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH HILL WALLACK, LLP TO PROVIDE GENERAL COUNSEL LEGAL SERVICES**

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 22-16. He also provided an explanation of the services provided by Szaferman, Lakind, Blumstein, and Blader, P.C.

### **Questions and Comments**

Commissioner Garrette had several questions about the services and cost provided by this firm. Jelani B. Garrett, Executive Director, as well as other Commissioners spoke to her questions.

Commissioner Garrette requested that a representative from Szaferman, Lakind, Blumsteun, and Blader, P.C. address the Board of Commissioners. Executive Director Garrett agreed to schedule Stuart Tucker who is the lead attorney on the engagement to address the Board of Commissioners at its next meeting.

### **RESOLUTION 22-15**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH SZAFERMAN, LAKIND, BLUMSTEIN AND BLADER P.C., FOR THE PROVISION OF TENANCY AND OCCUPANCY LEGAL SERVICES.**

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>	

Chrysti Huff, Director of Redevelopment introduced Resolution 22-16.

### **RESOLUTION 22-16**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) EXTENDING RESOLUTION 21-34 DESIGNATING THE MICHAEL'S ORGANIZATION (TMO) AS THE CONDITIONAL PRIVATE DEVELOPMENT PARTNER (CO-DEVELOPER) FOR THE DONNELLY HOMES AND THE NORTH TRENTON BATTLE MONUMENT CHOICE NEIGHBORHOOD.**

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>	

Clifford Godfrey, Deputy Executive Director introduced Resolution 22-17

### **RESOLUTION 22-17**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DIRECT PURCHASE AGREEMENT WITH EAW SECURITY TO PROVIDE PRODUCT AND EXPAND SERVICES FOR VIDEO SURVEILLANCE AT ABBOTT APARTMENTS, FRENCH TOWERS, AND JOSEPHSON APARTMENTS.**

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>	

### **NEW BUSINESS**

Commissioner Weldon asked when Commissioner Garrette will be resigning from the Board since she is running for Mayor.

Commissioner Garrette responded to her question.

Commissioner John Raines made a point of order regarding the agenda. He stated that there is a time slotted for Commissioner comments.

### **PUBLIC COMMENT**

None.

### **COMMISSIONERS COMMENTS**

Commissioner Raines stated that there are 7 individuals with their own opinions. “It is very frustrating when commissioners try to take their own opinion and apply it to everyone on this Board. I want this on the record so when Commissioner Garrette gets back she can read this. She does not speak for me. If she had questions, she would know that we get an occupancy report and she can see how many people are going to court. All of us have called Truelove for one thing or another and those calls are billable hours to an attorney”.

Commissioner Gentry stated that he agreed with Commissioner Raines but wanted to add that as a Board, it is the Chair’s responsibility to move the meeting forward. “You’re here for the bullet points not all of the side conversation and irrelevant stuff. A Commissioner should not be able to take a topic and run the meeting away with it. At some point enough is enough. Yes, a commissioner is entitled to their opinion but after that you need to call for a vote and move it along. Two-hour meetings to me is over the top. It is something that could have been accomplished in an hour or an hour and fifteen minutes”

Commissioner Weldon stated that there is an Agenda for a reason. “We constantly get away from the agenda, everyone speaks out of turn, and we get off topic. We need to stick to the agenda.”

Chairman Anderson stated that he would speak with the Secretary and the Attorney to address the matter.

Commissioner Raines stated this is being recorded and that at the next meeting the Chair needs to address it. It is not the responsibility of the Secretary or the Attorney to address it.

Chairman Anderson called for a motion to adjourn the meeting.

### **ADJOURNMENT**

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

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

**The meeting ended at 1:49 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton