

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, NOVEMBER 9, 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 12:04 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			X	1:34
Gentry	X				
Green	X				
Lopez	X				
Taylor	X				
Weldon			X		12:07
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	
Green	X					
Lopez	X			X		
Taylor	X					
Weldon						X
Anderson	X					

Motion Passed	X
Motion Failed	

APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 12, 2022

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

Motion Passed	X
Motion Failed	

Questions/Comments

None

APPROVAL OF THE MINUTES OF THE EXECUTIVE SESSION HELD ON OCTOBER 12, 2022

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

Motion Passed	X
Motion Failed	

Questions/Comments

Commissioner Garrette had questions regarding Commissioner Weldon's attendance at the Executive Session. David Truelove, General Counsel, as well as other Commissioners responded to her specific questions. It was stated that the Executive Session did not start immediately following the public session.

REPORT OF SECRETARY

Jelani B. Garrett, Executive Director/Secretary stated that he wanted to inform the Board that we have lost two directors since our last board meeting. Director of Resident and Community Services, Pam Brooks, took a position with another company as well as our Director of Maintenance, Ed McDonald, who also took a position with another company. So right now, we are in the market for a Director of Finance and Administration so if the Board knows of any candidates that is being advertised. We will be advertising shortly for a Director of Resident and Community Services. Mr. Godfrey and I are going back and forth on maintenance. We may not fill the Director of Maintenance. We are doing a complete analysis of our maintenance operations right now.

Commissioner Taylor stated that while attending a Bar Association meeting and I did mention that we were hiring.

Commissioner Garrette stated she was unable to hear clearly what was being said. Commissioner Taylor repeated what she said.

Jelani B. Garrett, Executive Director/Secretary introduced Tom Carr, Aprio, LLC to provide an overview of the 2021 Annual Audit.

Commissioner Garrette stated that last year they submitted questions prior to the presentation, however this year they were not asked to do so. She wanted to know how it was being handled this year.

Jelani B. Garrett, Executive Director/Secretary stated that his recollection from last year was he gave an overview and then opened it up to the Board for questions.

Tom Carr, Aprio, LLC, stated that since he did not receive any questions, he was planning on providing a brief overview of the report as he does at other housing authorities allowing for questions at certain sections and then at the end of the presentation.

Mr. Carr started with the compliance portion of the audit and then moved on to the financial statements. He explained what was looked at for the compliance portion of the public housing program. He stated that there was one compliance finding related to that program. The finding was related to the tenant eligibility files. Some of which were missing a couple of items. The audit lists how many files and what was missing.

Jelani B. Garrett, Executive Director/Secretary, explained the reason behind the finding and an explanation as to the corrective action.

Tom Carr, Aprio, LLC proceeded to go over the financials.

Commissioner Garrette had several questions to which both Mr. Carr and the Executive Director responded.

RESOLUTIONS

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 22-32 Disbursements for the month ending October 31, 2022 in the amount of \$1,286,540.01 (GF \$960,340.87 – CF \$326,199.14).

RESOLUTION 22-32

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

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

Resolution Passed	X
Resolution Failed	

Questions/Comments

None

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 22-33 Adoption of the Annual Audit for Year ending December 31, 2021.

RESOLUTION 22-33

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) ADOPTING THE ANNUAL AUDIT FOR YEAR ENDING DECEMBER 31, 2021

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

None

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 22-34 the Corrective Action Plan related to the audit finding.

RESOLUTION 22-34

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORITY APPROVING A CORRECTIVE ACTION PLAN RELATING TO THE AUDIT FINDING 2021-001

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

Resolution Passed	X
Resolution Failed	

Questions/Comments

Commissioner Garrette asked if the action plan was implemented.
Jelani B. Garrett, Executive Director/Secretary responded.

Jelani B. Garrett, Executive Director/Secretary, called on Ken Martin, Manager of Procurement, to introduce Resolution 22-35.

Ken Martin, Manager of Procurement and Contracts, introduced Resolution 22-35 authorizing the Executive Director to enter into a contract with Job One Lawn and Landscape, LLC, for snow removal during the 22-23 winter season. Mr. Martin provided details of the request for proposals including the number of bids received as well as the contract. He also stated that this contract has a renewal option for the 2023-2024 and 2024-2025 winter seasons.

RESOLUTION 22-35

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON (THA) AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH JOB ONE, LLC FOR SNOW REMOVAL DURING THE 22-23 WINTER SEASON

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

Commissioner Taylor asked what the savings are.

Commissioner Garrette objected to the fact that the contractor will receive payment monthly regardless of whether it snowed or not.

Jelani B. Garrett, Executive Director/Secretary, responded to the questions/comments. He stated that this is more about budgetary certainty and efficiency than about cost savings.

Commissioner Garrette stated she would like to see the contract changed and she stated what she feels the terms should be.

Commissioner Weldon and Commissioner Gentry commented on Mr. Garrett's explanation.

NEW BUSINESS

Chairman Anderson nominated Commissioner Green to fill the open trustee position on the Trenton City Housing Redevelopment Corporation.

APPOINTMENT TO TRUSTEE POSITION ON THE TRENTON CITY HOUSING REDEVELOPMENT CORPORATION.

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

Motion Passed	X
Motion Failed	

PUBLIC COMMENTS

Commissioner Garrette stated that she was told by tenants that this session was not offered to them in the buildings, and they have been excluded for a while now.

Virginia Marshall, Resident of Donnelly, stated that she can't speak for others, but she is fully aware that there is a meeting the second Wednesday of the month at 12:00 p.m. Ms. Marshall spoke on gun violence, maintenance issues, and unoccupied units. She did state that she calls the police, but they don't always come out. She feels as though THA needs to hold the residents responsible for the children's actions.

Commissioner Garrette responded to Ms. Marshall and the security issues.

Ms. Marshall stated she did say that members of the Resident Board are going to meet with Mr. Garrett and his staff to address some of these issues.

Commissioner Garrette would like to be invited to those meetings as well.

Commissioner Garrette stated that she had to leave the meeting but before she leaves, she wanted to make a statement. She stated that we need to have the Mayor, the Police Director, and the Council President at this meeting to address these issues.

Chairman Anderson stated that we are aware of the issues, and we are looking to address them.

COMMISSIONER'S COMMENTS

Commissioner Taylor reminded everyone that the NAHRO Conference is being held March 6th through March 8th, 2023, the Marc NAHRO Conference is being held May 8th through May 10th in Delaware. She stated that on November 1st, she attended a conference with Secretary Fudge where an update of some of the thing's HUD is working on, on November 7th she attended a conference that was given by HUD and the VA where they addressed a housing program for homeless veterans. While there she was able to get some information on employment opportunities. One of the things that she would like the Housing Authority to look into hiring Vets as security. She spoke on things we can do to make development safer; we do have other options.

Commissioner Lopez stated that both Commissioner Garrette and Executive Director suggested a Board retreat; he thinks it is a great opportunity for the Board and is willing to help to make that happen.

Commissioner Taylor stated she thinks we should wait until after the reorganization meeting and stated why.

Chairman Anderson and Jelani B. Garrett, Executive Director/Secretary expressed their views on a board retreat.

Commissioner Green commented on security and the fact that our community is armed. So, we need to look at all angles from the security side and the tenant's side.

Chairman Anderson stated he visited Trent Towers and they have armed security. I have spoken with the director previously about armed security.

Commissioner Gentry stated this is a conversation for the retreat.

CHAIRPERSON'S COMMENTS

I hope we can all work together to resolve these issues.

ADJOURNMENT

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

Motion Passed	X
Motion Failed	

The meeting was adjourned at 1:50 p.m.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton