

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, JANUARY 11, 2023, 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 12:00 pm by Chairman Gentry, 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
Anderson	X				
Garrette	X				
Green	X				
Lopez	X				
Taylor	X				
Weldon	X				
Gentry	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
Anderson	X					
Garrette			X			
Green	X					
Lopez	X			X		
Taylor	X					
Weldon	X				X	
Gentry	X					

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

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON DECEMBER 14, 2022**

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

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

**Questions/Comments**

None

**APPROVAL OF THE MINUTES OF 84<sup>th</sup> ANNUAL MEETING, WITH CORRECTIONS, HELD ON DECEMBER 14, 2022**

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

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

**Questions/Comments**

Commissioner Lopez – one correction – I abstained from the approval of last year’s minutes and the minutes reflect that I voted yes. Note: Minutes will be corrected.

**REPORT OF SECRETARY**

Jelani B. Garrett, Executive Director/Secretary, stated that he wanted to address the Board on the email that he received from Commissioner Garrette last night. He asked a member of his staff to pull up the website. He stated that we did have a glitch on the web site, and they are working on correcting it, but I just wanted to show you something. Executive Director Garrett identified everything that has been uploaded to the Commissioner portal including the dates they were uploaded. Also, in the 1<sup>st</sup> quarter of 2023 we will be uploading a number of items including the budget.

Commissioner Garrette had a number of questions related to Personnel policies.

Jelani B. Garrett, Executive Director/Secretary responded.

Executive Director Garrett stated that the Housing Authority is supporting the SEED Commemorative MLK Breakfast on January 14<sup>th</sup>. I purchased a table of ten and have 3 tickets for Commissioners interested in attending.

### **RESOLUTIONS**

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 23-01 Disbursements for the month ending December 31, 2022.

#### **RESOLUTION 23-01**

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

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

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

#### **Questions/Comments**

Commissioner Taylor had a question regarding check number 1354 to Do It All Right.

Jelani B. Garrett, Executive Director/Secretary responded.

Commissioner Garrette requested copies of numerous invoices for several vendors.

Commissioner Weldon asked a question related to one of Commissioner Garrette's request.

David Truelove, Attorney, Hill Wallack responded.

Commissioner Taylor had a question regarding information Commissioners are entitled to without doing an OPRA request.

David Truelove, Attorney, Hill Wallack responded.

Jelani B. Garrett, Executive Director/Secretary introduced Resolution 23-02 authorizing the Executive Director to obtain the services of four general contractors for vacant unit reconditioning.

Clifford Godfrey, Deputy Executive Director, provided an update on the vacant unit reconditioning.

## **RESOLUTION 23-02**

### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO OBTAIN THE SERVICES OF FOUR GENERAL CONTRACTORS TO OBTAIN THE SERVICES OF FOUR GENERAL CONTRACTORS FOR VACANT UNIT RECONDITIONING**

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

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

#### **Questions and Comments**

Commissioner Garrette had a number of questions.

Clifford Godfrey responded to each question.

Chairman Gentry stated that going forward, you need to be recognized by the chair and not just start talking. That is just order of business.

#### **NEW BUSINESS**

Commissioner Garrette stated that she would like the attorney to put together a list of things the Board can ask for and not ask for with regards to OPRA requests and she wants it in writing by the next meeting. She stated the Board is required to hold 3 retreats and provided an explanation of what those retreats are and their purpose. Commissioner Garrette spoke about Central Functions of an Effective Board.

#### **PUBLIC COMMENTS**

Ms. Darnella White, Donnelly Resident Council President invited the Commissioners to a tenant meeting tomorrow (Thursday) night from 5:30 to 7:30 in the Donnelly Homes gym.

#### **COMMISSIONER'S COMMENTS**

Commissioner Garrette requested a written report at the next meeting on how things brought to the Board by Ms. White and Emma Jameson were handled.

Commissioner Taylor informed the Board that Senator Booker was trying to pass a bill that bans gas stoves. They are saying they are environmentally unsafe especially in the low-income and the black and brown communities because of the smaller living space. The emissions that are being emitted from these products are harmful to the environment as far as asthma and lung conditions. Since we are doing a lot of rehab, I am not saying that this bill will be passed this year, it is something to think about. They are pushing electric stoves even in our own individual homes. So, if we put in gas and the bill is passed, they will have to be removed and replaced with electric stoves.

**CHAIRPERSON’S COMMENTS**

Chairman Gentry made a statement on how the Housing Authority should partner with the City on redevelopment.

**ADJOURNMENT**

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

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

**The meeting was adjourned at 12:46 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton