

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, MARCH 8, 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 12:01 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 FEBRUARY 8, 2023**

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>	

**Questions/Comments**

Commissioner Garrette commented concerning the format of the minutes.  
David Truelove, Hill Wallack, General Counsel, responded to her comments.

**APPROVAL OF THE MINUTES OF THE EXECUTIVE SESSION HELD ON FEBRUARY 8, 2023**

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

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

**Questions/Comments**

None

**REPORT OF SECRETARY**

We have been speaking with Algernon Ward and Kareem Beyah regarding their initiative to form a credit union. They came before the Board previously and, in speaking with them, I wanted to give them an opportunity to make the presentation to the Board. Preliminary, we did identify a space that could be fitted at the Abbott Apartments but that would require approval from the Board so I wanted to give them the opportunity to come before the Board to pitch their idea so they can get the support and consent of the Board.

Commissioner Garrette objected to the Presentation stating that it was not on the agenda.  
Chairman Gentry and David Truelove, Hill Wallack, General Counsel, both responded.

Algernon Ward provided a presentation on their initiative to develop a Community Development Credit Union (CDCU). He explained the difference between a CDCU and other credit unions; he discussed how credit unions offer many more services than a regular financial institution and how it would be beneficial to THAs residents. He stated that the State Credit Union (CUNJ) is in full support of the CDCU and agreed to partner with them. He also offered THA a seat on their Board of Directors to assure THA that the money that is being managed is being managed appropriately. He stated that for them to move forward with the charter and to gain the insurance of the NCUA we must have a bonified address and a physical location.

Following the presentation, Commissioner Taylor had several questions to which Mr. Ward responded. Jelani B. Garrett, Executive Director/Secretary stated a proposal would have to be made showing the cost to THA, the relationship, and the plan. He explained that the reason for the presentation was to determine if this was something the Board even wanted to consider. If so, then we can provide as much support as we can.

Commissioner Garrette stated she had some suggestions as far as start-up. She recommended the African American Chambers of Commerce and explained why. She stated she does have some concerns with safety and security. She referenced monies from the Cares Act that the City of Trenton received as a possible option for start-up money. Mr. Ward responded to her suggestions and concerns.

Chairman Gentry stated that he believes in the concept however, before the Board can vote we need more information. There was some discussion between the Commissioners and Mr. Ward. Mr. Ward stated that he needs to know that the Board is serious about this by way of a vote. It was decided that since a number of members were not on the Board when this was presented several years ago, another meeting is needed, and we can do this in the Executive Session next month.

## **RESOLUTIONS**

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-06 Disbursements in the amount of \$880,942.81 (GF \$801,018.77 and CF \$79,924.04) for the month ending February 28,2023.

### **RESOLUTION 23-06**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE LIST OF DISBURSEMENT FOR FEBRUARY 2023**

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 Garrette stated she would not be voting on this resolution until she had an opportunity to review previously requested documentation.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-07 - 2023 Annual Operating Budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023. He stated that this budget represents THA's financial operating plan for 2023. He stated that this is the same budget that was provided to them last month in the business and operating report. He provided a detailed explanation of where the monies are being allocated as well as where expenses are being allocated. He stated the bulk of our expenses are allocated to maintenance, security, and utilities.

### **RESOLUTION 23-07**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE ANNUAL OPERATING BUDGET FOR FISCAL YEAR BEGINNING THE JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023**

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 several questions related to the budget.

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

Kenneth Martin, Procurement and Contracts Manager, introduced Resolution 23-08 authorizing the Executive Director to enter into an agreement with Aprio, LLP to provide professional auditing services for the fiscal year ending December 31, 2022.

### **RESOLUTION 23-08**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR ENTER INTO AN AGREEMENT WITH APRIO, LLP FOR AUDITING SERVICES FOR THE FISCAL YEAR ENDING DECEMBER 31, 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 and Comments**

Commissioner Garrette asked how long they stay here to complete the review. Is this an on-site or off-site review.

Jelani B. Garrett, Executive Director/Secretary, responded to Commissioner Garrette's question.

Kenneth Martin, Procurement and Contracts Manager, introduced Resolution 23-09 authorizing the Executive Director to enter into an agreement with Prime Security Services to provide security services at Donnelly Homes. This contract is a one-year contract with an option to renew in years two and three. The cost for year one is \$406,016. He provided the details of the contract.

### **RESOLUTION 23-09**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH PRIME SECURITY SERVICES FOR SECURITY SERVICES AT DONNELLY HOMES.**

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

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

### **Questions and Comments**

Commissioner Weldon and Commissioner Garrette had questions regarding the services.

Ronald Glover, Security Director, responded to their questions.

David Truelove, Hill Wallack, General Counsel also responded to the questions regarding the amount of the contract.

Chrysti Huff, Director of Redevelopment, introduced Resolution 23-10 authorizing a Qualifications based Request for Proposals for a private co-developer partner for the rehabilitation and redevelopment of Prospect Village, Frazier Courts, and Campbell developments through a HUD approved RAD conversion.

### **RESOLUTION 23-10**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE QUALIFICATIONS BASED REQUEST FOR PROPOSALS FOR A PROVIDE CO-DEVELOPER PARTNER FOR THE REHABILITATION AND/OR REDEVELOPMENT OF PROSPECT VILLAGE, FRAZIER COURTS AND CAMPBELL DEVELOPMENTS THROUGH A HUD APPROVED RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION.**

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 questions.

Chrysti Huff, Redevelopment Manager and Jelani Garrett, Executive Director/Secretary responded to her questions.

This concluded the Secretary's report.

### **NEW BUSINESS**

None

### **PUBLIC COMMENTS**

Virginia Marshall informed the Board that the next Tenant meeting will be held on March 23, 2023, from 5:30 to 7:30 p.m. in the Donnelly Homes Gymnasium.

Roland Johnson, Josephson Homes, raised a number of issues related to security and quality of life at the Josephson Apartments. Mr. Johnson implored the Board to take action to address the issues.

### **COMMISSIONER'S COMMENTS**

Commissioner Garrette commented on the Occupancy Report and the vacant unit listed stating that when she compared them, she didn't see a change.

Jelani B. Garrett, Executive Director/Secretary responded to Commissioner Garrette to provide her with a better understanding of the report.

### **CHAIRPERSON'S COMMENTS**

None

### **ADJOURNMENT**

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

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

**The Regular meeting was adjourned at 1:02 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton