

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, April 12, 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		12:05
Raines	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
Raines	X			X		
Weldon	X				X	
Gentry	X					

Motion Passed	X
Motion Failed	

Questions/Comments

None

APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON MARCH 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					

Motion Passed	X
Motion Failed	

Questions/Comments

Commissioner Garrette said she did not have a question but had a statement that she wanted on the record. She stated that the minutes do not reflect the meeting and if a commissioner who was absent wanted to review the questions and answers they would have to listen to the recording. She stated that previously, she submitted a list of transcribers to the Executive Director. This is an ethics issue, and she has been in communication with the OIG, and they would like to come in and have a discussion/presentation with the Administration and the Board.

REPORT OF SECRETARY

Jelani B. Garrett, Executive Director/Secretary introduced the 2 new members of the Executive team. Terrence Leggett, Maintenance Director and Kiya King Green, Resident Services Director.

Commissioner Garrette stated that she thought that we were doing away with the Maintenance Director.

Jelani B. Garrett, Executive Director/Director responded to Commissioner Garrette referencing the Operating Plan submitted to the Board which included the Maintenance Director.

Chairman Gentry asked Commissioner Garrette to hold her questions to the end as opposed to just cutting in.

Jelani B. Garrett, Executive Director/Secretary continued by saying we are happy to have new team members to fill our team. We are encouraged that Terrence's presence will help with our maintenance operations, as well as Ms. Green will help us to continue our efforts to move our residents more to self-sufficiency and improve the quality of life in our neighborhood.

Jelani B. Garrett, Executive Director/Secretary stated that we have the newly elected members of the Josephson Resident Council here today. He then called upon Clifford Godfrey, Deputy Executive Director, to swear them in.

Jelani B. Garrett, Executive Director/Secretary, then informed the Board that in their place is a copy of a memo from the Director of Security addressing the issues at the Josephson building that Mr. Johnson presented at last month's meeting.

Commissioner Weldon said that now is the time to send out a letter to the residents regarding the music blasting. She stated that every resident is responsible for their company.

Jelani B. Garrett, Executive Director/Secretary, asked Audrey Walker, Director of Housing Operations, to send out a letter to all residents.

Commissioner Garrette wanted to elaborate on what Commissioner Weldon shared stating that at the last meeting with the residents this was brought up and wanted to know what the Administration is doing about it.

Jelani B. Garrett, Executive Director/Secretary, invited her to come in and sit down with the Executive team and we can go through it with her.

Jelani B. Garrett, Executive Director/Secretary stated that we are moving in a positive direction with respect to our Choice Neighborhood grant. We have met with the Department of Housing and Economic Development to discuss the plan. We have also met with the Council President, Teska Frisby who is very supportive; North Ward Council person Jennifer Williams; and we are scheduled to meet with Jasi Gonzalez on Friday. We will then schedule to meet with the other 2 Council at Large persons. We have already spoken with the Superintendent who has committed to carrying the ball with the School Board. He thinks the School Board will be in favor of our plan for Junior 1. We are waiting on some documents to give to him on the site control.

Jelani B. Garrett, Executive Director/Secretary, stated that we have an RFP on the streets for a development partner for Campbell and Frazier in connection with a RAD conversion. We have a meeting tomorrow with potential respondents.

Jelani B. Garrett, Executive Director/Secretary stated that he was happy to see that with the new Council there seems to be an acceleration of support. Once we sit down with all of the Council members, we have already been invited by Teska Frisby to bring our presentation to City Council and then a presentation to the School Board and hopefully the result of that will be an agreement in way of site control on Junior 1 and a commitment of that building to our Choice Neighborhood as well as a number of properties from the City of Trenton.

Commissioner Garrette stated she has questions. Chairman Gentry asked her to wait until the questions and answer session.

This concluded the Secretary's report.

RESOLUTIONS

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-11 – Approval of the disbursements for the month of March 2023.

RESOLUTION 23-11

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING DISBURSEMENTS FOR THE MONTH OF MARCH 2023.

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

None

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-12 authorizing the Executive Director to execute an Agreement with BDO USA, for the provision of providing Financial and Accounting support.

RESOLUTION 23-12

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR ENTER INTO AN AGREEMENT WITH BDO, TO PROVIDE FINANCIAL AND ACCOUNTING SUPPORT

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

Commissioner Garrette – we hired them when we had a Finance Director so now you are saying we are going to continue this relationship now that we don't have a Finance Director. Can you elaborate on why it is taking so long for you to fill this role because it is almost a year now that Ms. Leggett has left.

Jelani B. Garrett, Executive Director/Secretary – provided a response to her question.

NEW BUSINESS

Commissioner Garrette stated that OIG has contacted her. I have spoken with them, and they would like to present a briefing to the Administration and to the Board in regard to fraud, waste, and abuse.

Chairman Gentry – asked Commissioner Garrette what her reason was for contacting OIG.

Commissioner Garrette – I'll put it in an email and copy OIG on it. I think I have already sent it and put in an email. I've done that.

Commissioner Gentry – I find that to be problematic. You went to OIG before you came to the Board as a whole.

Commissioner Garrette – that is not true. I have spoken to you and have brought it up many times. So, the response is what no so I can let them know.

David Truelove, Legal Counsel, - the Commissioners have not received a request from OIG so there has been no direct communication to the Executive Director or the Chairman.

Commissioner Garrette – I said that I got an email from them this morning and they asked me if Trenton Housing Authority would like to have a briefing on fraud, waste, and abuse.

Commissioner Raines – asked the attorney if they did send an email isn't that something that would be directed to the Chairman.

David Truelove, Legal Counsel – yes, the Chairman or the Executive Director.

Commissioner Garrette – asked Mr. Garrett to elaborate on the letter to Secretary Fudge.

Jelani B. Garrett, Executive Director/Secretary – the letter is all about the industry groups getting together and telling HUD that they need to come up with another approach on how they deal with Housing Authorities. Their grading system is outdated, and they need to come up with another way of grading Housing Authorities.

Commissioner Garrette – asked about the figures listed for Accounts Receivables. I see it says March, but does that include the back rent from Covid? Does it include the monies that were retrieved?

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

Commissioner Garrette – there are many expenses listed for the Sr. Buildings for maintenance repairs and upgrades. What is going on at the Sr. Buildings?

Jelani B. Garrett, Executive Director/Secretary responded.

PUBLIC COMMENTS

Ms. Nieves of Donnelly Homes – informed the Board of problems she is having with her unit. She stated that the repairs were not completed.

Virginia Marshall, Donnelly Homes – spoke on behalf of the resident stating that she brought it up at the tenant meeting. She said that Ms. Jerome stated she went to check it out and it wasn't an emergency. I had suggested that they move her to another unit because 5 years of water running there could be mold in the back of the walls. She showed the pictures the resident sent her.

Mr. Garrett, Executive Director, stated that Ms. Jerome sent him pictures of the unit and it didn't look like there was any mold. It just looked like it needed to be painted. It didn't look problematic so I would suggest that you get with Mr. Leggett so can assess the situation.

Valerie Hickman, Donnelly Homes – word on the street is that we are going to be getting letters stating that they are going to be towing cars if they are not registered or insured. My car was totaled and right now I am driving my son's truck or my daughter's truck so if they are off the road and their trucks get towed, how is THA going to handle that. I talked to Mr. Glover one time, and he told me he would meet with me, and he never showed up.

Chairman Gentry responded to Ms. Hickman.

Jelani B. Garrett, Executive Director, addressed the concern.

COMMISSIONER'S COMMENTS

Simon Lopez, Commissioner – spoke on the Board Retreat that will be happening. It will be on building relationships/team building. He will be sending out correspondence to get some dates that will work for them so we can come up with a date for the retreat.

Commissioner Anderson provided an update on his attendance at the NAHRO Washington Conference. He stated that he spoke with members of Senator Corey Booker and Senator Melendez office regarding getting a Section 8 program here at Trenton Housing Authority.

Commissioner Raines stated he was on the Board for 8 years and gone for 6 months and he doesn't know when things changed but he just wanted to note as a Point of Order, HUD Regulations and Roberts Rule of Order states that the Board supervises the E.D., plans of actions, and performance reviews. I just want to have that on the record.

Commissioner Garrette stated that she has sent emails and she is still waiting to review the records. We are now 2 months behind. She would like to see the Redevelopment and Modernization budget. She would like to see what has been allocated with regard to the Capital fund. She would also like to see the budget for the Administration Building. She would like to know the cost to remodel the building.

CHAIRPERSON'S COMMENTS

Chairman Gentry discussed the reading/literacy program. They started out here at Trenton Housing Authority and would like to bring the program back. He discussed the program in detail with the Board.

Commissioner Weldon stated she was a little distracted earlier but wanted to thank Tonya and her team for the Casino Night for the seniors. They really enjoyed themselves and went away very happy.

ADJOURNMENT

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

Motion Passed	X
Motion Failed	

The Regular meeting was adjourned at 1:08 p.m.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton