

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, May 10, 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       |        |      |            |      |
| Raines   | X       |        |      |            |      |
| Weldon   | X       |        |      |            |      |
| Gentry   | X       |        |      |            |      |
| Also Present: Jelani B. Garrett, Secretary/Executive Director<br>Paul R. Sheehan, Esq., Hill Wallack, LLP, General Counsel |         |        |      |            |      |

Chairman Gentry directed Jelani B. Garrett, Executive Director/Secretary to read a motion that was prepared to adhere to rules and procedures for the meeting. Motion was read into the record.

**MOTION TO ADHERE TO RULES AND PROCEDURES TO BE FOLLOWED  
FOR THIS MEETING**

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

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

**Questions/Comments**

Commissioner Garrette, Lopez, and Weldon had comments or posed questions.

**ADOPTION OF THE AGENDA**

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

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

**Questions/Comments**

None

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON APRIL 12, 2023**

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

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

**Questions/Comments**

Commissioner Garrette objected to the format and content of the minutes and reminded the board that she has proposed that the meeting be professionally transcribed.

**APPROVAL OF THE EXECUTIVE SESSION MINUTES HELD ON APRIL 12, 2023**

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

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

**Questions/Comments**

None

**REPORT OF SECRETARY**

Commissioners were provided the opportunity to pose questions or comment on the written Operations Report provided to Commissioners on May 5, 2023.

Commissioner Lopez commented on trends he observed in the written report.

Commissioner Garrette had several questions concerning Redevelopment and Modernization projects, Resident and Community Services programs, and the Procurement Report.

Verbal reports were given by Jelani B. Garrett, Executive Director/Secretary, Chrysti Huff, Director of Redevelopment, Kiya King-Green, Director of Resident and Community Services, and Clifford Godfrey, Deputy Executive Director.

**RESOLUTIONS**

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-13 – Approval of the disbursements for the month of April 2023 in the amount of \$817,252.17.

**RESOLUTION 23-13**

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

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

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

**Questions and Comments**

None

**MOTION TO REJECT RESOLUTIONS 23-14 AND 23-15 AND READVERTISE REQUESTS FOR PROPOSALS**

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

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

**Questions and Comments**

Commissioner Garrette requested Resolution 23-14 and 23-15 be pulled and readvertised since only one proposal was received for each solicitation. After further discussion, it was agreed that the appropriate motion would be to reject bids/proposals in connection with Resolution 23-14 and 23-15.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-14 authorizing the Executive Director to execute an agreement with Hill Wallack, LLP for general legal counsel services.

**RESOLUTION 23-14**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON  
AUTHORIZING THE EXECUTIVE DIRECTOR EXECUTE AN AGREEMENT WITH HILL  
WALLACK, LLP, FOR GENERAL LEGAL COUNSEL SERVICES**

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

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

**Questions/Comments**

None

**RESOLUTION 23-15**

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

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

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

**Questions/Comments**

None

Chrysti Huff, Director of Redevelopment, introduced Resolution 23-16 authorizing the general contracting services for the North Trenton Battle Monument Home Improvement Program to address blight in the North Trenton Choice Neighborhood. This resolution authorizes contracts for façade and interior rehabilitation for the first set of six homes on Martin Luther King Blvd.

**RESOLUTION 23-16**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING GENERAL CONTRACTING SERVICES FOR THE NORTH TRENTON BATTLE MONUMENT HOME IMPROVEMENT PROGRAM (HIP) UNDER THE CHOICE NEIGHBORHOOD ACTION ACTIVITY PROJECT**

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

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

### **Questions and Comments**

Commissioner Garrette posed questions concerning the program.

Chrysti Huff, Director of Redevelopment, addressed her questions.

Commissioner Lopez made a comment in support of the program.

Dwayne Tucker, BDO, introduced Resolution 23-17 authorizing the write off of uncollectible rents in the amount of \$816,504.78 for residents who have vacated owing back rent and excess utilities that were uncollected as of the date they vacated.

### **RESOLUTION 23-17**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE WRITE-OFF OF UNCOLLECTIBLE ACCOUNTS RECEIVABLE FOR THE PERIOD ENDING DECEMBER 31, 2022**

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

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

### **Questions and Comments**

Commissioner Garrette posed questions.

Dwayne Tucker, BDO and Jelani B. Garrett, Executive Director/Secretary, and Clifford Godfrey, Deputy Executive Director provided further clarification.

### **NEW BUSINESS**

There was no new business.

### **PUBLIC COMMENTS**

Cordelia Staton, commented on the different partnerships and programs we have for our residents, also our redevelopment efforts. She is happy to see that we still offer the public the opportunity to join virtually.

### **COMMISSIONER'S COMMENTS**

Commissioner Anderson stated that he is a member of the Father's United Organization who has been in service for over 16 years. They have served Housing Authority residents on many occasions. They are looking to me to ask the Board of Commissioners to ask the Housing Authority for a donation. They need funding to fund the Back-to-School supplies. They are a non-profit organization, and they serve the community very well.

Commissioner Garrette stated that donations should come directly from the Commissioners not the Authority. She also stated that if Commissioner Anderson is a member of the organization, it is a conflict.

Chairman Gentry stated that he supports what Commissioner Anderson is saying and if it is inappropriate for him to ask than I will ask the Board members to contribute to this organization and if the Housing Authority can donate because there is nothing wrong with helping organizations that help us.

Chairman Lopez – we should be collective about PR especially with the Kingsbury Tower conversations going on right now especially as far as what we maintain and what we don't maintain because something like this can have an impact on us. Just to acknowledge what the Executive Director said earlier about committees, thinking about some of the committees we should have I think we there should be a committee for Public Affairs, Policies, Public Safety, Management and Partnerships, Maintenance, etc. These committees can be short term or long term.

Commissioner Garrette agreed with Commissioner Lopez and stated that she would work with him to enact those committees and figure out which one of the Board members would like to be on the various committees that you mentioned. She went on to address the comments made earlier by the Secretary/E.D. She asked for the REAC scores for all the various properties for the last five years. Mr. Garrett informed her that the scores were in the draft 2023 Operating Plan that was provided previously. She also stated that she had some issues brought to her by people who have concerns regarding contracts because they know the Board passes the contracts. I emailed the whole Board – talk about these issues in Executive Session so the people know that the Board is doing exactly what the Board is supposed to do which is to address complaints, grievances, issues with regards to operations or managing of the Housing Authority. I am not making any judgement, but my role is to put forth what I was informed of which I did. I also asked for records with regards to how certain projects are spent which is normal business procedure so we can assure that the money is being spent in the manner it is supposed to.

Commissioner Raines stated that the Housing Authority participates with various County Programs and anything with Mercer County One Stop he recuses himself from.

### **CHAIRPERSON'S COMMENTS**

None.

### **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 Regular meeting was adjourned at 1:30 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton