

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, JUNE 14, 2023, 12:00 PM  
In-Person at the Josephson Apartments Community Room  
237 Oakland Street, Trenton, NJ 08618**

**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 David Truelove, Esq., Hill Wallack, LLP, General Counsel					

**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 MAY 10, 2023**

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 EXECUTIVE SESSION HELD ON MAY 10, 2023**

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

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

**Questions/Comments**

Commissioner Garrette commented that the way the meeting ended was not accurate. It does not mention the end and the final decision. It makes it seem like we will be revisiting it again.

**REPORT OF SECRETARY**

Chairman Gentry asked if anyone had any comments on the written Secretary's report, the Operations Report.

Jelani B. Garrett, Executive Director/Secretary, before we move on to the Operations report, I would like to introduced the newest member of the Executive team Richard Squire-Tibbs, Finance Director.

Richard Squire-Tibbs, Director of Finance and Administration, provided a brief background on his background/experience.

Commissioner Garrette had questions on the Operations Report She had questions related to Finance/Procurement, Housing Operations and Redevelopment to which Executive Director Garret responded. Next, she commented on the Resident Services report stating that she appreciated that Ms. King-Green showed the number of actual participants as opposed to just providing the flyer.

### **RESOLUTIONS**

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-18 – Approval of the disbursements for the month of May in the amount of \$1,269,725.77.

#### **RESOLUTION 23-18**

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

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 had questions pertaining to some of the payments made to which the Executive Director responded.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-19 which authorized and increase in the contract amount for vacant unit reconditioning and provided information as to why. This resolution allows us to continue to utilize the services of four general contractors for vacant unit reconditioning.

### **RESOLUTION 23-19**

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

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/Comments**

Commissioner Garrette stated that she is still waiting for information she requested via an email sent.

Jelani B. Garrett, Executive Director/Secretary, introduced Resolution 23-20 authorizing the Housing Authority to enter into an Inter-agency agreement with the Housing Authority of New Brunswick to provide emergency transfers between agencies in accord with the Violence Against Women Act (VAWA). He stated that this resolution actually came out of our challenges with transfers around the Violence Against Women Act (VAWA). He explained that moving a resident who is in a domestic violence situation to another development is not really providing a safe situation because of the close proximity of our developments. I approached John Clarke of the New Brunswick Housing Authority and suggested we do an inter-agency agreement that would allow residents in this situation to go to another city. If this works, we would like to do this with other cities so that if someone is suffering from domestic abuse they have the opportunity to transfer to another city.

### **RESOLUTION 23-20**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN INTER-AGENCY AGREEMENT WITH THE HOUSING AUTHORITY OF NEW BRUNSWICK TO PROVIDE EMERGENCY TRANSFERS BETWEEN AGENCIES IN ACCORD WITH THE VIOLENCE AGAINST WOMEN ACT.**

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

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

### **Questions/Comments**

Commissioner Garrette had a number of questions to which the Executive Director responded. Several of the Commissioners commented on the resolution.

This concluded the Secretary's report.

### **NEW BUSINESS**

Commissioner Garrette stated she would like to discuss the incident that happened on Sunday and would like to know how it is being handled. She stated she also received phone calls regarding the Security unit not being up and running and that a guard is not. At that point, Chairman Gentry stopped her stating that is an Executive session issue as it pertains to personnel.

### **PUBLIC COMMENTS**

There were approximately 30 people from the public who attended this meeting. A number of the residents in attendance expressed their concerns regarding maintenance, extermination, and security issues as well as transfers. Chairman Gentry explained that the purpose of this meeting is to hear your concerns not to turn it into a gripe session. He stated that one thing that will make this meeting better is if we maintain some order in here. No, we will not give you answers today as this is an informational session and we are here to gather information. Trenton Housing Authority commissioners and staff documented their concerns and spoke to some of the residents following the meeting.

### **COMMISSIONER'S COMMENTS**

Commissioner Green addressed the residents and the Administration on her concerns, specifically the way residents are treated, concerns of the safety of our residents and employees. She also stated she needs clarification of transfers as residents are telling her that the employees are telling them that the transfer list is closed.

Commissioner Raines addressed the residents and the Board saying that he would like to commend the Executive Director for this remote meeting as it has awhile since this has been done. He would like to commend this Administration for thinking outside the box as it related to Resolution 23-20 and he thanked the Resident Services Director for the things she has initiated since she has been here.

Commissioner Anderson addressed the residents and the Board saying that this was a really good effort on behalf of the Administration to meet with the residents. He said the purpose of the Board is to work with the Administration so that you can live a decent comfortable life. Change is coming and he asked the residents to hold on and you will see the changes this year.

Commissioner Garrette addressed the residents by saying it was brave of them for coming out and apologized for any inconvenience and lack of communication. She informed the residents that she was going to take the initiative to write up everyone's complaints and submit it to the Administration. This is

nothing personal or intentional. There are things that can be put in place, for example when a resident puts in a work order they should get a copy so they can follow-up. She asked Mr. Garrett to provide a report at the next meeting in September on these situations.

Executive Director Garrett addressed the residents by letting them know he knows there are problems and we are working hard to address them. One of my jobs is to put together a team that can work together to address some of these issues. Some are legitimate issues and some are performance issues but we must work together to combat the issues. Some of these issues we are in control of and some of these issues you are in control of and some of these issues such as public safety we need to bring others in to work with us. So to get up in a meeting and say you don't care is not the way to do it. I do care and we are working to find the ways to address the issues.

### **ADJOURNMENT**

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

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

**The Regular meeting was adjourned at 1:31 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton