

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, SEPTEMBER 13, 2023, 12:00 PM
875 NEW WILLOW STREET, TRENTON, NJ 08638**

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			2:28 PM	
Green	X				
Lopez		X			
Raines	X				
Weldon	X		X		12:08 PM
Gentry	X			2:14 PM	
Also Present: Jelani B. Garrett, Secretary/Executive Director David Truelove, Esq., Hill Wallack, LLP, General Counsel					

Commissioner Raines made a motion to move the Executive Session to the top of the agenda.

ADOPTION OF THE AGENDA

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

Motion Passed	X
Motion Failed	

Questions/Comments

Commissioner Garrette asked what was going to be discussed in the Executive Session.
Jelani Garrett, Executive Director/Secretary responded.

At 12:06 p.m. Commissioners convened to Executive Session. Commissioners reconvened to regular session at 12:30 p.m.

David Truelove, Esq., General Counsel, Hill Wallack, LLP stated that Commissioner Weldon was at the Executive Session but had to leave and he didn't know if she would be returning to the meeting.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON JUNE 14, 2023

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

Motion Passed	X
Motion Failed	

Questions/Comments

None

APPROVAL OF THE MINUTES OF THE SPECIAL MEETING HELD ON JULY 5, 2023

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

Motion Passed	X
Motion Failed	

Questions/Comments

None

REPORT OF SECRETARY

Jelani B. Garrett, Executive Director/Secretary called on Clifford Godfrey to swear in the French Towers Resident Council members. He went on to say that this is one of the most active Resident Councils throughout the Housing Authority and it makes a difference.

Clifford Godfrey, Deputy Executive Director, introduced each member then proceeded to the swearing in of the French Towers Resident Council members.

Clifford Godfrey, Deputy Executive Director, provided a verbal report on Housing Operations and Facilities and Grounds maintenance.

Kiya King-Green, Director of Resident and Community Services, provided a verbal report on Resident and Community Services.

RESOLUTIONS

Richard Squire Tibbs, Director of Finance and Administration, introduced Resolution 23-22, Resolution 23-23, and Resolution 23-24 – Approval of the disbursements for the month of June, July, and August.

RESOLUTION 23-22

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

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

Commissioner Garrette had a question to which Richard Squire-Tibbs, Director of Finance and Administration, responded.

RESOLUTION 23-23

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

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

None

RESOLUTION 23-24**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING DISBURSEMENTS FOR THE MONTH OF AUGUST 2023.**

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

Resolution Passed	X
Resolution Failed	

Questions and Comments

None

Commissioner Weldon returned to the meeting at 1:21 p.m.

Clifford Godfrey, Deputy Executive Director, presented Resolution 23-25 which is an amendment to Resolutions 23-02 and 23-19.

RESOLUTION 23-25**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					

Resolution Passed	X
Resolution Failed	

Questions/Comments

Commissioner Garrette and Commissioner Weldon had questions to which Clifford Godfrey, Deputy Executive Director responded.

Chrysti Huff, Redevelopment and Modernization Director presented Resolution 23-26 and Resolution 23-27 both of which are related to the Donnelly Homes and North Trenton Battle Monument Choice Neighborhood.

RESOLUTION 23-26

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON DESIGNATING PROPERTY RESOURCES CORPORATION (PRC) AS THE CONDITIONAL PRIVATE DEVELOPMENT PARTNER (CO-DEVELOPER) FOR THE DONNELLY HOMES AND NORTH TRENTON BATTLE MONUMENT CHOICE NEIGHBORHOOD.

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/Comments

RESOLUTION 23-27

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH WRT PLANNING & DESIGN AS THE PLANNING COORDINATOR AND GRANT WRITER FOR HUD CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT APPLICATION.

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

Resolution Passed	X
Resolution Failed	

Questions/Comments

Commissioner Weldon and Commissioner Garrette had questions to which Chrysti Huff, Redevelopment and Modernization Director responded.

Chrysti Huff, Redevelopment and Modernization Director, presented Resolution 23-28.

RESOLUTION 23-28

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON DESIGNATING THE GENESIS COMPANIES, LLC AS THE CONDITIONAL PRIVATE DEVELOPMENT PARTNER (CO-DEVELOPER) TO REDEVELOP PROSPECT VILLAGE, FRAZIER COURTS, AND CAMPBELL HOMES DEVELOPMENTS THROUGH A HUD APPROVED RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION.

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/Comments

Commissioner Garrette had questions to which Chrysti Huff, Redevelopment and Modernization Director responded.

Chrysti Huff, Redevelopment and Modernization Director, presented Resolution 23-29.

RESOLUTION 23-29

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON RESCINDING RESOLUTION 13-31 HUD APPLICATION FOR THE DISPOSITION OF CAMPBELL HOMES.

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/Comments

Commissioner Garrette had questions to which Chrysti Huff, Redevelopment and Modernization Director responded.

NEW BUSINESS

None

PUBLIC COMMENTS

Reyon Eutsey, Donnelly Homes, spoke on the quality of the appliances being used in the units and the conditions of her unit as well as outsiders using the hallway as a public restroom. She also had questions regarding transfer process.

Kenneth Hill, French Towers, asked what Security is supposed to do if someone is stuck on the elevator. He stated that he was stuck in the elevator for over a half hour. He called Security and they did nothing. Jelani B. Garrett, Executive Director/Secretary informed Mr. Hill that there is an emergency button in the elevator that goes directly to the fire department.

COMMISSIONER'S COMMENTS

Commissioner Anderson - thanked the team for the outstanding job they are doing. He is looking forward to making these programs a success.

Commissioner Green – No comment

Commissioner Garrette – Asked for the REAC reports and about the relocation plan. She stated that the report given by Mr. Godfrey during the Secretary's report didn't give much detail. She is not trying to come across negative, but the point she is trying to make is that she is interacting with the residents and the whole objective of being on this non-paying Board is to advocate for the them and they want more information and better communication. From what is being shared the residents are just getting bits and pieces, they are asking for more information on Donnelly Homes, exactly where you are with it. She knows this is a small number of tenants attending this meeting overall; they want more information; she doesn't know if they want to do a special session and try to get them more involved outside of this Board meeting. She recommended that the Tenant Council request that the Director of Security and Maintenance be in attendance so they can answer some of the questions. She also asked Mr. Glover, Director of Security if you could find out who the Police Liaison for both North Trenton and West Trenton.

Commissioner Raines – once again Trenton Housing Authority participated in the Mercer County Summer Youth Jobs Connection program. They accepted 7 interns to work during the summer and provided them with a positive work experience.

Commissioner Weldon – residents need to know the protocol of the job that needs to be done while you are living here at the Housing Authority. Each tenant is provided a lease that they sign so they know what they signed on for. Residents don't put in work orders because they don't want people in their house.

They know they have issues but don't want to report it. The Housing Authority can only do what is allowed of them if they know what the issues are. If they do not know what the issues are there is nothing they can do.

ADJOURNMENT

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

Motion Passed	X
Motion Failed	

The Regular meeting was adjourned at 2:44 p.m.

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton