

**REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF TRENTON  
HELD WEDNESDAY, NOVEMBER 8, 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 12:05 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		X		12:05 pm
Lopez	X				
Raines	X				
Weldon	X		X		12:05 pm
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
Garrette		X				
Green						X
Lopez	X					
Raines	X			X		
Weldon	X					
Gentry	X				X	

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

**Questions/Comments**

Commissioner Garrette remarked on the length of the agenda and her concerns with there not being enough time to get through the meeting.

## **PRESENTATION BY URBAN STRATEGIES INC**

Chrysti Huff, Redevelopment and Modernization Director, introduced Ms. Murphy-Watson, Urban Strategies Inc, who is the People Lead partner for the Choice Neighborhood Implementation grant.

Ms. Murphy-Murphy provided an overview of what CNI is, what the agencies expectations could be of USI, the services they will provide as the People Lead partner. Following the presentation, the floor was open for questions.

Commissioner Weldon thanked them for addressing the issues with the seniors and healthcare, as well as the children in high school who have no plan following graduation.

Commissioner Garrette had questions regarding relocation. Chrysti Huff, Redevelopment and Modernization Director responded. Urban Strategies explained their responsibilities as it relates to relocation.

Commissioner Green informed USI that there are Housing Authority residents who attend private schools where they live on campus. She just wanted to bring this to their attention.

## **APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 18, 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>Motion Passed</b>	X
<b>Motion Failed</b>	

### **Questions/Comments**

None.

## **PRESENTATION ON AUDIT BY APRIO INDEPENDENT AUDITORS**

Richard Squire-Tibbs, Finance Director, introduced Tom Carr, Aprio Independent Auditors, who will walk the Commissioners through the 2022 audit.

Tom Carr, Aprio Independent Auditors, started with the Compliance audit and explained what documents were reviewed and tested. He noted that there was one finding with Procurement. He further explained what it was and what we can do to correct it.

Following the Compliance portion, he moved on to the financial portion of the audit. He went over revenue, expenses, and changes in the net position and explained the reason(s) behind the increase.

Commissioner Garrette had several questions throughout the presentation to which Tom Carr responded. She recommended that next year, they speak with the Board to see what their concerns are prior to the audit, and she would like to have some input on the sampling that they do.

### **REPORT OF SECRETARY**

Jelani B. Garrett, Executive Director/Secretary asked if there were any questions on the reports.

Commissioner Garrette, just wanted to confirm that we would be reviewing the financial reports at the next meeting.

Richard Squire-Tibbs, Finance Director, stated that due to the software conversion and to protect the accuracy of the financials, we chose to postpone that data. At the next Board Meeting, we will be providing the financials for both September and October.

### **RESOLUTIONS**

Richard Squire Tibbs, Director of Finance and Administration, introduced Resolution 23-33, authorizing the adoption of the 2022 annual audit.

#### **RESOLUTION 23-33**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE INTRODUCTION OF THE 2022 ANNUAL AUDIT**

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

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

#### **Questions and Comments**

None.

Richard Squire-Tibbs, Director of Finance and Administration, introduced Resolution 23-34, approving the corrective action plan related to the audit finding.

**RESOLUTION 23-34**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE CORRECTIVE ACTION PLAN RELATED TO THE AUDIT FINDING.**

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/Comments**

Commissioner Garrette asked exactly what we are going to be doing to correct this finding. Richard Squire-Tibbs, Finance Director, responded.

**RESOLUTION 23-35**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE DISBURSEMENTS FOR THE MONTH OF OCTOBER 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/Comments**

Commissioner Garrette asked what projects were covered under these Capital fund expenses. Richard Squire-Tibbs, Finance Director, responded.

Commissioner Garrette asked why the General fund increased compared to last month. Richard Squire-Tibbs, Finance Director, responded.

Richard Squire-Tibbs, Finance Director, introduced Resolutions 23-36, introduction of the 2022 budget and 23-37, introduction of the 2023 budget required by the Department of Community Affairs (DCA).

### **RESOLUTION 23-36**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE INTRODUCTION OF THE 2022 BUDGET PREVIOUSLY APPROVED BY THE BOARD OF COMMISSIONERS ON MAY 11, 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/Comments**

Commissioner Garrette asked if the Housing Authority was fined for late submissions.  
Both Jelani B. Garrett, Executive Director/Secretary and Richard Squire-Tibbs responded.

### **RESOLUTION 23-37**

#### **RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON AUTHORIZING THE INTRODUCTION OF THE 2023 BUDGET PREVIOUSLY APPROVED BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 13, 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/Comments**

None.

Ken Martin, Manager of Procurement and Contracts introduced Resolutions 23-28 and 23-39.  
Jelani B. Garrett, Executive Director/Secretary provided an explanation of why we are doing this.

**RESOLUTION 23-38**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON  
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AGREEMENT  
WITH METROPOLITAN LAUNDRY MACHINERY SALES INCORPORATED FOR  
ELECTRONIC PAYMENT SYSTEM WASHERS AND DRYERS AT SIX SITES.**

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/Comments**

Commissioner Garrette had questions and concerns.

Jelani B. Garrett, Executive Director/Secretary, and Ken Martin, Manager of Procurement and Contracts responded.

**RESOLUTION 23-39**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON  
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH  
GE APPLIANCES TO PROVIDE FOR PERIODIC REPLACEMENT OF RANGES AND  
REFRIGERATORS IN HOUSING UNITS AUTHORITY WIDE.**

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/Comments**

Commissioner Garrette asked if we have looked into other vendors to see if we could obtain better pricing/quality.

Ken Martin, Manager of Procurement and Contracts, responded.

Chrysti Huff, Redevelopment and Modernization Director, introduced Resolution 23-40.

**RESOLUTION 23-40**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON  
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN OPTION AGREEMENT  
WITH THE SCHOOL DISTRICT OF THE CITY OF TRENTON FOR THE DONNELLY  
HOMES AND NORTH TRENTON BATTLE MONUMENT CHOICE NEIGHBORHOOD.**

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/Comments**

Commissioner Garrette had questions regarding the swap and asked what the School District getting in exchange.

Chrysti Huff, Redevelopment and Modernization Director, responded.

Commissioner Lopez responded to Commissioner Garrette's question regarding the size of the new school that will be built.

Commissioner Garrette is requesting to see the RFQ for the Co-developer, the relocation draft, and prints for this project.

**NEW BUSINESS**

None.

## **PUBLIC COMMENTS**

Virginia Marshall, resident, provided an idea regarding the laundromats with respect to the lighting, security, and the cards.

Joseph Smith, former employee, stated that he went to visit a friend of his at the Josephson building and he was told by this friend that he received a letter from the Director of Security saying that Mr. Smith wasn't aloud there. Mr. Smith stated that he has a problem with someone telling him he is not allowed to be somewhere. He talked about his employment here with the Housing Authority. He went on to say that Ronald Glover was fried by the Mayor of Newark.

George Daniels, former employees, had questions regarding the land at the five points. He stated that years ago he had a steakhouse there and mentioned the other store that were there. He said they did very well back then. He went onto say that the people he uses to work with don't speak, don't say hello, don't say nothing and he is just wondering why.

Jelani Garrett, Executive Director, addressed Mr. Daniels.

Ronald Glover, Security Director, addressed the Board regarding Joe Smith's statements. He stated he did not write a letter to Joe Smith; he has never been fired. I wrote a letter to the Guard on duty stating he was not to receive visitors at his post. He told the Board to google his name Ronald S. Glover.

## **COMMISSIONER'S COMMENTS**

Commissioner Raines thanked Director Green and her team for providing a shuttle from the Sr. buildings to Stokes school where voting took place. Kudos to Mr. Garrett, Ms. Huff, and the entire staff for moving the ball along for the Choice Neighborhood. He said he is becoming very frustrated. We are seven (7) individuals with different opinions and no other Commissioner can speak for him. He referred to Commissioner Garrette who he says always says we. You don't speak on behalf of the Board you are speaking for yourself.

Commissioner Weldon stated that she finds it very disturbing that every Board meeting we have turns into chaos and we often wonder why some of the people act the way they act. We all need to check ourselves when we come to a Board meeting because to my knowledge this is not how are Board meeting is supposed to be ran. There are rules and regulations for a reason. There is an agenda to follow for a reason. We need to stop coming to these meetings with an attitude. It is okay to disagree. Everyone is in a role for a reason. You have to let people do their job in order to get things done. She said it is about to be a new year and she is tired of the behavior so if you come to a meeting and act up, she will call you out on it.

Commissioner Garrette stated that we continue as a Board having these conversations: these conversations we've been having, what Commissioner Raines and Commissioner Weldon spoke of are conversations that are supposed to be done at a retreat. The Board is not compliant, and we continue to keep having these issues with one another, we are not working with the Administration. We are supposed to have three retreats. We were supposed to have one this year, everything is half done, half rushed, and nothing gets done. She addressed Commissioner Raines on his statement saying when she says the Board, she is not speaking for him she is speaking as a unit because we are supposed to be a collective unit. If there is something I am saying that you don't agree with then you speak on it that is the purpose of this monthly meeting. When we are on his Board, we are a unit, we are not separate entities, we are a Board. So, when I am speaking, I am not trying to be ignorant and be like it is all about me. I am not thinking for you; when I come here monthly, I am speaking as a unit. We have to take the emotions out



of it. It is not personal. We need to work in unison. Like Commissioner Weldon said it is about the tenants, overseeing the operations and how the departments are running. We haven't had a retreat and I have been on this Board for four years. There hasn't been a retreat, there hasn't been a meeting of the minds, nothing.

There is supposed to be three retreats a year. Rutgers can give it. We are not following protocol; we are not compliant. We have a personnel matter that is lagging, and we can't even come to the table to address that. We keep kicking is down the line; you are wasting my time.

Commissioner Weldon reminded Commissioner Garrette that she had a retreat set-up, and she had the facilitator, but you rejected it.

Commissioner Garrette responded to Commissioner Weldon giving the reasons why she rejected it.

### **CHAIRPERSON COMMENTS**

It is easy to come to meeting and find what you think is wrong and blow it up and make it become an issue. It is really sad that you have to take a bunch of grown people and get them to play in the sandbox without fighting. Or you can come to a meeting a be part of the unit based on a decision to be part of the unit. You make a decision to be in or you make a decision to be out. At the end of the day, as Darlene was saying we are here for the benefit of the residents as well as the Administration. We have a job to do but as I heard here today, the undercurrent is so strong that it is hindering our ability to move forward. The fact that we can not move forward comes from an individual decision. If you come here and you're nit-picking and you're elevating the negative, you are not a part of the solution you are promoting the problems. Everybody has a role to play whether you are a tenant, worker or commissioner, or the director here. If you stay in your lane and do your part, we can pull this together without a problem. Acceptance does not mean Improvement.

### **ADJOURNMENT**

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

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

**The Regular meeting was adjourned at 1:58 p.m.**

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Jelani B. Garrett.

Board of Commissioners  
Housing Authority  
of the  
City of Trenton