

**REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, OCTOBER 18, 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 12:02 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	X	12:06 PM 1:46 PM
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
Garrette	X					
Green	X			X		
Lopez	X					
Raines	X					
Weldon	X				X	
Gentry	X					

Motion Passed	X
Motion Failed	

Questions/Comments

None

PRESENTATION BY TRENTON COMMUNITY CREDIT UNION

There was a Presentation given by Algernon Ward on the Trenton Community Credit Union. Following the presentation, Commissioners asked questions and made comments/suggestions. It was agreed that the Trenton Housing Authority and the Trenton Community Credit Union will continue dialogue.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 13, 2023 WITH CORRECTIONS.

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

Motion Passed	X
Motion Failed	

Questions/Comments

Commissioner Garrette stated that the minutes are not accurate. For the Resolutions, we have her listed as abstaining and she voted.

A motion was made to accept the minutes with Commissioner Garrette's changes.

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 13, 2023 - TABLED

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

Motion Passed	
Motion Failed	

Questions/Comments

Commissioner Garrette stated she has changes. David Truelove, Esq recommended that she send those changes to the Executive Director/Board Secretary.

REPORT OF SECRETARY

Jelani B. Garrett, Executive Director/Secretary, updated the Board of Commissioners on the discussions with the School Board with respect to the land swap Trenton Housing Authority has proposed for Junior 1 and the Battle Monuement site.

Commissioners had questions and the Executive Director responded.

RESOLUTIONS

Richard Squire Tibbs, Director of Finance and Administration, introduced Resolution 23-31, Approval of the disbursements for the month of September.

RESOLUTION 23-31

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING DISBURSEMENTS FOR THE MONTH OF SEPTEMBER 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

Commissioner Garrette had questions regarding some of the disbursements to which the Director of Finance responded.

Chrysti Huff, Director of Redevelopment and Modernization introduced Resolution 23-32.

RESOLUTION 23-32

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING AND APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE ANNUAL PLAN FOR FISCAL YEAR 2024 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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

Resolution Passed	X
Resolution Failed	

Questions/Comments

Commissioner Garrette had some questions/comments with respect to Resolution 23-32 to which the Director of Redevelopment and Modernization and/or the Executive Director responded.

Commissioner Lopez has a question to which the Director of Redevelopment and Modernization responded.

NEW BUSINESS

None

PUBLIC COMMENTS

Emma Jameson, Resident Josephson Apartments, made a statement on the way the Seniors are living. Expressed her concerns on maintenance.

Reyon Eutsey, Resident Donnelly Homes, made a statement on the interest she receives each year from TD Bank, and it is always \$1.39. She Had questions regarding extermination and her request to transfer.

Barbara Evana, Resident, directed her question to Mr. Garrett regarding a letter she sent to him to which he did not respond. The letter was regarding her bathroom. Mr. Garrett explained that when he receives mail, he gives it to the appropriate people to handle it. She asked when she would receive a phone call informing her of when someone will be coming to her unit. Ms. Walker stated she would call her today.

COMMISSIONER'S COMMENTS

Commissioner Lopez commented on the work that is being done with respect to the Choice Neighborhood and the importance of collaboration to revitalize Trenton.

Commissioner Garrette stated she has been receiving calls from residents regarding non-payment letters they are receiving. Residents do not understand why they are getting these letters, residents are saying they continue to be charged late fees. The Finance Director explained that with the conversion of the system, letters did go out and they have encouraged residents to come into the office and those fees would be waived. If a resident is saying this has been going on for the past 6 months, that is not accurate, and they should come into the office. She asked if a resident is not getting any results from their property manager who is the next point of contact? Had questions regarding the recertifications. Residents are saying they do not receive a new lease. She stated that the lease that they are getting just says their rent is increasing. She stated that the Tenants would like a new lease. The Executive Director responded/explained the questions surrounding the lease.

She stated that the list submitted by Ms. Green, Director of Resident and Community Services needs to be updated. Requesting a list of the RAD Board members. Stated she has received complaints from residents with medical issues who need a first-floor unit.

Commissioner Green stated that we have a lot of issues and sometimes residents aren't reporting those issues. She suggested that we put a system in place such as a portal where residents can put in their work orders, complaints, etc. The Finance Director stated that we are trying to capture that with the new system.

Commissioner Weldon stated that sometimes a lot of people do not want people in their homes, so they do not put in work orders or notify management of any issues they are having. The residents having issues aren't here at the Board meetings their neighbor is because they complain to the neighbor about the issues.

CHAIRPERSON COMMENTS

Chairman Gentry state that the Housing Authority is a large operation, there are going to be some issues, there must be accountability across the board. If everyone is held accountable it will be easier to address some of these issues.

ADJOURNMENT

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

Motion Passed	X
Motion Failed	

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

Jelani B. Garrett.

Board of Commissioners
Housing Authority
of the
City of Trenton