

REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF TRENTON
HELD WEDNESDAY, APRIL 9, 2025, 12:00 PM
ADMINISTRATION BUILDING, 875 NEW WILLOW STREET
An Audio/Visual Recording of the meeting is available on the Authority's website.
www.tha-nj.org

The meeting was called to order at 12:00 pm by Chairwoman Weldon-Gordon, 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
Gentry	X				
Green	X				
Lopez	X				
Raines	X				
Staton	X				
Walker	X				
Weldon-Gordon	X				
Also Present: Jelani Garrett, Executive Director/Board Secretary David Truelove, Esq., Hill Wallack, LLP, General Counsel					

ADOPTION OF THE AGENDA

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X				X	
Lopez	X					
Raines	X			X		
Staton	X					
Walker	X					
Weldon-Gordon	X					

Motion Passed	X
Motion Failed	

MOTION TO CALL EXECUTIVE SESSION (PERSONNEL MATTERS)

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					
Lopez	X					
Raines	X			X		
Staton	X					
Walker	X					
Weldon-Gordon	X					

Motion Passed	X
Motion Failed	

APPROVAL OF THE MEETING MINUTES OF THE REGULAR MEETING HELD ON MARCH 12, 2025.

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X				X	
Lopez	X			X		
Raines	X					
Staton	X					
Walker	X					
Weldon-Gordon	X					

Motion Passed	X
Motion Failed	

REPORT OF SECRETARY

Jelani Garrett, Executive Director, called on staff to present the following resolutions.

RESOLUTION 25-16

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF TRENTON APPROVING THE LIST OF DISBURSEMENTS IN THE AMOUNT OF \$1,194,631.92 FOR THE MONTH OF MARCH 2025.

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X					
Lopez	X					
Raines	X				X	
Staton	X			X		
Walker	X					
Weldon-Gordon	X					

Resolution Passed	X
Resolution Failed	

RESOLUTION 25-17

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X				X	
Green	X					
Lopez	X					
Raines	X					
Staton	X			X		
Walker	X					
Weldon-Gordon	X					

Resolution Passed	X
Resolution Failed	

NEW BUSINESS

None

PUBLIC COMMENT

James Coleman Josephson Apartments:

Mr. Coleman would like to thank the Housing Authority for fixing the lighting in the community rooms, and the two elevators. He is still concerned about the continuous smoking on the property.

Anisha Munn Lincoln Holmes:

Ms. Munn gave a shout out to one of our employees, Andrea Johnson. She stated that Ms. Johnson went above and beyond to assist her with the issue she was having with her rent ledger. She suggested that the Housing Authority can hire a tenant or two to clean the laundry rooms/building. She mentioned that she is part of the Trenton Community Street Team which does lot of great things in the area with the local schools and the pantry in the gymnasium.

Ms. Virginia Marshall:

Ms. Marshall congratulated Mr. Garrett on his retirement. She also congratulated Mr. Godfrey on being appointed Executive Director and told him he has a lot of work to do.

COMMISSIONERS COMMENTS

Commissioner Gentry

Commissioner Gentry said he wasn't sorry to see Jelani go, and he meant that in a nice way. He understands that there are opportunities that Jelani must step up to. One thing about this is that leaders must be built. He is happy for Jelani, Cliff, and the Authority. He is glad to be part of it. He congratulated Jelani and Cliff.

Commissioner Green

Commissioner Green thanked Jelani for his service and commended him for having an awesome team. She is looking forward to working with Cliff as well as Chrysti.

Commissioner Lopez

Commissioner Lopez congratulated Cliff on his appointment as Executive Director. He is looking forward to working with him and seeing his vision. Cliff is picking up the torch, but he knows that Cliff is going

to have his own ideas, vision, and execution to these things. He is excited to see that happen and to work with Cliff. He addressed Jelani and said that it's been a pleasure and honor to work by his side. To Commissioner Raines points Jelani has had professionalism, diligence and a fairness that is evident to the people meeting him for the first time. It's been great working with Jelani and learning from him. He wished Jelani the best on his new endeavors.

Commissioner Raines

Commissioner Raines, He's had time to think of his relationship with Jelani and would like to put it on the record. Jelani and I have come a long way. When he first became the Executive Director, Commissioner Raines was Chairman of the Board, and we worked closely together. The things that strike out for me are his professionalism, his diligence, and fairness. Jelani recruited an excellent team from his Deputy, Director of Development, Community Relations, Finance, Director of Maintenance. He is leaving them in a good spot. Lastly, Commissioner Raines would like to give Jelani his flowers because he earned them and wants them on record. They've been here from the beginning but what he is most proud of is how their professional relationship grew. We know Jelani's accomplishments. One last thing for Fran, the County is proud to partner with Trenton Housing Authority again for our summer youth job connection. We've been partners for seven years and Trenton Housing Authority stepped up when others did not. His director Eddie Roberts Jr. is looking forward to continuing the partnership.

Commissioner Staton

Commissioner Staton thanked Mr. Coleman, Ms. Munn, and Ms. Marshall for coming up and speaking. She stated that Ms. Munn innovative ideas for maintenance in her building are wonderful and hopes it is something the Authority can implement. She addressed Mr. Coleman's concerns about the smoking issue. She thanked Mrs. Grant for all the fabulous things that are being done and asked if it is possible to get a calendar of events. She hopes that when they come back in September, they are going to implement a couple of things that she would like to see added to the agenda such as reviewing a different policy at each meeting. The other thing she would like to see is where we go over something procedurally that we didn't know. She thinks a segment where we have someone come up to speak to them about what they do and how they do it. She thinks it would build the board and help them perform better. Lastly, Mr. Garrett, Mr. Godfrey, and Mrs. Huff. They really are the dream team. She has no reservation with regards to Mr. Godfrey ability to lead the Authority. She has all the confidence because Mrs. Huff will be right there with him. They all want to see the Authority thrive and see the residents happy and satisfied. Jelani has done a great job; it was his vision for the Housing Authority that took off.

Commissioner Walker

Commissioner Walker stated that she worked at Trenton Housing Authority for several years under several Executive Directors and Jelani was one of the best. She appreciates what Jelani saw in her and how he developed her and how she learned under him. However, Jelani did create a team with Clifford and Chrysti. She addressed Chrysti and said that she was so glad that Chrysti had confidence that she could have moved the authority ahead as the Executive Director. She believes that she could have, however Clifford, had a lot of experience working right under the Executive Director. She believes that Cliff and Chrysti working together and all of us working together are going to get where we need to go by the end of the year and then forward. She knows this team is about the residents and getting them what they require. She congratulated Cliff on his appointment.

CHAIRPERSON’S COMMENTS

Commissioner Weldon

Commissioner Weldon congratulated Mr. Godfrey on his appointment and has confidence that he will do a good job. She addressed Mr. Garrett saying that we are truly going to miss him. She appreciated everything that he did for us and for creating a fabulous team. She asked Mr. Godfrey to tell the Board something we don’t know. Mr. Godfrey responded saying, “That’s going to be hard to cover the grounds of what you don’t know.” He said he will try to provide some insight into our funding deficits that we will be faced with. In June of this year, we will receive our next set of funding projections for 2026. At this point in time, we have a deficit that we are trying to address, and we will be looking at how to stabilize the Agency from different components of operational overspend. Our overspend right now is heavy in our maintenance department. We would like to come up with different strategic ways in how we can negotiate different vending contracts. How we can negotiate some of our product purchasing contracts to see how we reposition ourselves as a purchasing powerhouse. We must understand this Agency does have a lot of purchasing power. We must reposition ourselves, so we are better suited to purchase products. We don’t have the funding available to continue to hire new staff or to continue to turn over units in a crazy fashion. We must be more efficient.

ADJOURNMENT

Commissioner	Aye	Nay	Abstain	Motion	Second	Absent
Gentry	X					
Green	X					
Lopez	X					
Raines	X					
Staton	X					
Walker	X					
Weldon-Gordon	X					

Motion Passed	X
Motion Failed	

The public session ended at 12:35 p.m.



Board of Commissioners
Housing Authority
of the
City of Trenton