

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
TUESDAY, JANUARY 17, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on January 17, 2017 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Deborah Person-Polk, Chairperson
Commissioner Patricia Gibson, Vice Chairperson
Commissioner Maria Correa
Commissioner Deborah Keys Frazier
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mrs. Kathryn Blackshear, Acting Deputy Executive Director
Mr. Anthony Marchetti, Esq., Marchetti Law Firm
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
Mr. Malcom Isler, Asset Management
Mr. Mike Mavuro, IT Department
Ms. Tracie Herrick, Director Section 8
Ms. Alicia Williams, Human Resource Department
Mr. William Thompson, Purchasing Department
Mr. David Goodman, HACC YouthBuild
Ms. Reba V. Hicks, Executive Secretary
Ms. Dorixe DeJesus, Administrative Assistant
Ms. Wanda Riley, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Virgen Ortiz, Public Housing Manager
Ms. Marilu Mendez, Assistant Public Housing Manager
Ms. Melissa Ruiz, HACC
Ms. Christina Brockington, Chelton Terrace II
Ms. Tyreka Bradley, Baldwin's Run/Roosevelt Manor
Ms. Jenifer Praither, Carpenter Hill
Ms. Iliana Melendez, HACC
Ms. Norma Torres, Resident
Ms. Christina Carstarphen, Resident
Ms. Ella Baker, McGuire Gardens Resident Association, President

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa: Commissioner Correa Here
Commissioner Keys Frazier Here
Commissioner Gibson Here
Commissioner Soria Here
Commissioner Showell Absent
Commissioner Person-Polk Here

Commissioner Person-Polk: Approval of the minutes of the Regular Meeting held on Wednesday, December 21, 2016. Can I get a motion to accept?

Commissioner Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

**Commissioner Person-Polk: Will be submitted next month.

III. ELECTION OF OFFICERS:

CHAIRPERSON:

Commissioner Correa: Nominated Deborah Person-Polk

Commissioner Soria: Seconded.

Victor D. Figueroa: It's been moved and seconded, roll call.

Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

VICE-CHAIRPERSON:

Commissioner Keys Frazier: Nominated Patricia Gibson

Commissioner Correa: Seconded.

Victor D. Figueroa: It's been moved and seconded, roll call.

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

IV. NEW BUSINESS:

Resolution 17-01 – Resolution approving the transaction, authorizing applications for grants pursuant to 2017 Federal Grants, including but not limited to supportive and social services, security, and other grant opportunities, and authorizing the Executive Director or his to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-02 - Resolution authorizing the appointment of Victor D. Figueroa to serve as the Housing Authority of the City of Camden's Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund.

Resolution 17-03 - A resolution authorizing a Master Development Agreement ("MDA") with Michaels Development Company for a Rental Assistance Demonstration ("RAD") conversion of McGuire Gardens for the necessary rehabilitation work costing approximately five million dollars (\$5,000,000.00) at minimum, and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 17-04 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Tuesday, January 17, 2017.

Resolution 17-05 - Resolution authorizing the Executive Director to execute a contract for Financial Advisory Services with Blosky and Associates, LLC (Blosky),

authorizing an expenditure of funds in an amount not to exceed \$30,000.00 and authorizing the Executive Director, or his designee, to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-06 - Resolution ratifying the contracting of Keith Carver's services for a four (4) month term commencing on or about December 19, 2016 and concluding on or about April 19, 2017, authorizing an expenditure of funds in an amount not to exceed \$2,000.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-07 - A resolution approving the submission of the executed FY2016 Choice Neighborhoods Implementation Grant Agreement and the Assistance Award/Amendment form (HUD-1044) to HUD for the transformation of Branch Village and surrounding neighborhood, and authorizing the Board Chairperson and Executive Director or their designees to execute documents and do all things necessary to effectuate the transaction.

Resolution 17-08 - Resolution designating Kathryn Blackshear, Deputy Executive Director, as an additional required signatory on the bank accounts of the Housing Authority of the City of Camden ("HACC") and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk:

We'd like to have the site managers come up and tell us where they're from and their names.

Wanda Riley- Branch Village and Chelton Phase 1
Donna Ellis- McGuire Gardens
Virgen Ortiz, Senior Towers
Christina Brockington- Chelton II
Jenifer Praither – Carpenter Hill

Commissioner Person-Polk:

Resolution 17-01 is a resolution approving the transaction, authorizing applications for grants pursuant to 2017 Federal Grants, including but not limited to supportive and social services, security, and other grant opportunities, and authorizing the Executive Director or his to execute

documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Can I have a motion to accept Resolution **17-01**?

Commissioner Keys-Frazier: Motion to accept.

Commissioner Correa: Second

Commissioner Person-Polk: Roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-02** is a resolution authorizing the appointment of Victor D. Figueroa to serve as the Housing Authority of the City of Camden’s Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund.

Commissioner Person-Polk: Can I have a motion to accept Resolution **17-02**?

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Person-Polk: Roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution **17-03** is a resolution authorizing a Master Development Agreement (“MDA”) with Michaels Development Company for a Rental Assistance Demonstration (“RAD”) conversion of McGuire Gardens for the necessary rehabilitation work costing approximately five million dollars (\$5,000,000.00) at minimum, and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Commissioner Person-Polk: We will provide follow up responses in writing.

Commissioner Person-Polk: I need a Motion to go into Closed Session, Resolution **17-04**.

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Soria	Yes
Commissioner Gibson	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to go back into Open Session.

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Soria	Yes
Commissioner Gibson	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution **17-05** is a resolution authorizing the Executive Director to execute a contract for Financial Advisory Services with Blosky and Associates, LLC (Blosky), authorizing an expenditure of funds in an amount not to exceed \$30,000.00 and authorizing the Executive Director, or his designee, to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Can I have a motion to accept Resolution **17-05**?

Commissioner Keys-Frazier: Motion.

Commissioner Correa: Second.

Commissioner Gibson: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-06** is a resolution ratifying the contracting of Keith Carver’s services for a four (4) month term commencing on or about December 19, 2016 and concluding on or about April 19, 2017, authorizing an expenditure of funds in an amount not to exceed \$2,000.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I’d like to entertain a motion to accept Resolution **17-06**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-07** is a resolution approving the submission of the executed FY2016 Choice Neighborhoods Implementation Grant Agreement and the Assistance Award/Amendment form (HUD-1044) to HUD for the transformation of Branch Village and surrounding neighborhood, and authorizing the Board Chairperson and Executive Director or their designees to execute documents and do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I’d like to entertain a motion to accept Resolution **17-07**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-08** is a resolution designating Kathryn Blackshear, Deputy Executive Director, as an additional required signatory on the bank accounts of the Housing Authority of the City of Camden (“HACC”) and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I’d like to entertain a motion to accept Resolution **17-08**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: At this time I’d like to have a motion to adjourn.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Gibson: It’s been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 7:42 PM

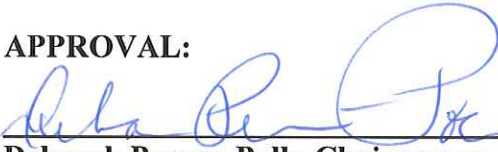
Attested to this 17th day of January 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, FEBRUARY 22, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on February 22, 2017 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Victor D. Figueroa began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present:

- Commissioner Correa
- Commissioner Keys -Frazier
- Commissioner Gibson
- Commissioner Showell – Via Telephone
- Commissioner Soria
- Commissioner Person-Polk

In Attendance:

- Mr. Victor D. Figueroa, Executive Director
- Mrs. Kathryn Blackshear, Deputy Executive Director
- Mr. Anthony Marchetti, Esq., Marchetti Law Firm
- Mr. Daniel Aronson, Director of Finance
- Mr. Mike Mavuro, IT Department
- Ms. Tracie Herrick, Director Section 8
- Ms. Alicia Williams, Human Resource Department
- Mr. William Thompson, Purchasing Department
- Ms. Reba V. Hicks, Executive Secretary
- Ms. Wanda Riley, Public Housing Manager
- Ms. Christina Brockington, IRM
- Mr. Louis Howell, HACC
- Ms. Desiree Smith, Roosevelt Manor 7, 12 and 14
- Ms. Iliana Melendez, Housing Choice Voucher Program
- Ms. Kimberly Imes, Housing Choice Voucher Program
- Ms. Vee Ortiz, Public Housing Manager
- Ms. Geraldine Taylor, Assistant Public Housing Manager

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Can I get a motion for the approval of the minutes of the Regular Meeting held on Tuesday, January 17, 2017.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Any old business?

Victor D. Figueroa: We have no old business at this time.

Commissioner Person-Polk: Thank you, can I get a motion to approve the Executive Director's report for December 2016 and January 2017.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk:

New Business?

Victor D. Figueroa:

Madame Chair just wanted to report to you and the Board that the HUD CHOICE implementation site visit is scheduled for March 6th and we've been meeting with the internal team and the partners and we are pretty much prepared for that meeting. As we have indicated in the past this meeting will be a working meeting. They've given us a partial grant and not the full 30 million dollars. We will present what we have in mind and then they will discuss it with us and take it back to their offices and mull it over some more and let us know what they will decide to do and what directive and direction they will give us. As you remember from the press conference Dominique Bloom indicated that the 13 million is for the Branch Village development and the other projects that we had in mind will have to put those on hold. The city council has also requested I make a presentation on behalf of the Housing Authority. They want to see some financial reports and an update as to where the Housing Authority is presently and so that is scheduled for their caucus meeting. We continue to move forward with the RAD program and recently we met with the affected residents and the union leadership. So we're moving ahead with RAD here at McGuire and also Baldwin's Run II.

III. NEW BUSINESS:

Resolution 17-09 – Resolution amending Resolution 17-01, approving the transaction, authorizing applications for grants pursuant to 2017 Federal and Non-Federal Grants, including but not limited to supportive and social services, security, and other grant opportunities, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-10 - Resolution authorizing the transaction, approving the electronic submission of the Public Housing Agency Section 8 Management Assessment Performance (SEMAP) Certification for Fiscal Year 2016, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-11 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, February 22, 2017.

Resolution 17-12 -Resolution approving renewal of the first of two one year renewal options of the contract for professional services of auditing the Financial Statements of HACC.

Resolution 17-13 – Resolution ratifying the award of an emergency contract to Bradley-Sciocchetti, Inc. to replace the boiler at Branch Village in an amount not to exceed \$30,304.00 and replace the condensate tank at Westfield Towers in an amount not to exceed \$23,324.00 for a total combined amount not to exceed \$53,628.00 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-14 - Resolution ratifying the settlement agreement with the Wage and Hour Division, United States Department of Labor’s (“WHD”) resulting from its investigation of HACC’s employment practices with respect to its Resident Volunteer Assistant (“RVA”) program; authorizing an expenditure of funds in the amount of \$79,885.16 plus applicable payroll withholding taxes to compensate certain RVAs’ “back wages”; and authorizing the Executive Director or his designee to execute documents and to do all things necessary to comply with findings of the WHD.

Resolution 17-15 - Resolution approving the transaction to write off bad debts left by vacated tenants for Ablett Village, Branch Village, Kennedy Tower, Westfield Tower, Mickle Tower and McGuire Gardens for the period ended January 1, 2016 to December 31, 2016 in the amount of \$50,567.63 and authorizing the Executive Director or his designee to execute documents and to do all necessary to effectuate the transaction.

Commissioner Person-Polk:

Thank you. I’m sorry I meant to have all the site managers come up and state their names and their development.

Wanda Riley- Branch Village and Chelton Terrace Phase I
Vee Ortiz- Senior Towers
Geraldine Taylor- Ablett Village
Christina Brockington- Chelton II and Carpenter’s Hill
Desiree Smith- Roosevelt Manor Phases 7, 12 and 14

Victor D. Figueroa:

Anyone else? Anyone from Interstate? Is Malcom here? I need him to follow up with that.

So we're going into new business. **Resolution 17-09** is a Resolution amending Resolution 17-01, approving the transaction, authorizing applications for grants pursuant to 2017 Federal and Non-Federal Grants, including but not limited to supportive and social services, security, and other grant opportunities, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Kathryn Blackshear:

On behalf of Resident Initiatives department I would like to present this resolution so that the Housing Authority of the City of Camden can go after additional funds. In January we presented a resolution to go after federal and state grants. These grants we can go after non-federal grants as well as foundational grants or other grants that will give us an opportunity to bring it to the Housing Authority. HACC intends to submit additional applications for funds in 2017 in order to maintain and expand the current programs including the Family Self Sufficiency, YouthBuild USA program, AmeriCorps and any Department of Labor grant.

Commissioner Person-Polk:

Are there any questions from the public? Do the Commissioners have any questions?

Laverne Williams:

218 Branch Village – Resolution 17-09 is that mean that any grant that comes up you going to apply for and they will be to help residents in public housing.....just wanted to make sure.

Commissioner Person-Polk:

Yes. I'd like to entertain a motion to approve Resolution **17-09**.

Commissioner Keys Frazier:

Motion to accept Resolution **17-09**.

Commissioner Soria:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Gibson	Yes
Commissioner Showell	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Victor D. Figueroa:

Resolution 17-10 is a Resolution authorizing the transaction, approving the electronic submission of the Public Housing Agency Section 8 Management Assessment

Performance (SEMAP) Certification for Fiscal Year 2016, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Tracie Herrick: The SEMAP certification evaluates information on the performance of our Section 8 program and it'll assign us an overall score. I anticipate us being high performers as we have no serious deficiencies.

Commissioner Person-Polk: Commissioners do you have any questions? Any questions from the public?

Laverne Williams: Tracie doing the Section 8 program do you have to report to HUD? Does HUD monitor the Section 8 Program here?

Tracie Herrick: Yes. It's our waiting list, rent reasonableness, rents, determination of income, utility allowances and our housing quality inspections.

Commissioner Person- Polk: I'd like to entertain a motion to accept **Resolution 17-10?**

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Anthony Marchetti: At this point I would like to change the order of the agenda and move the public participation prior to the Closed Session. This way the members of the public who want to speak to the Board do not have to wait until the Closed session is complete.

Victor D. Figueroa: Before we begin the public participation I just wanted to announce again that there is a three minute time limit. Any responses to your questions will be put in writing so there's no answers given tonight but you will get a response in writing at a later time. The first participant is Ms. Laverne Williams.

Laverne Williams: 218 Branch Village. I still have a problem with your utility allowance of \$38 for one bedroom. As I said my rent went up. I'd like to know what figures you use to identify \$38 for one bedroom, \$46 for two bedrooms and \$54 for three bedrooms. After I do my homework you're going to owe me money because my rent went up. My next concern is that McGuire was having problems with the RAD program. I'm concerned.

Victor D. Figueroa: Let me just clarify it's not all sites. It's Branch Village, McGuire and Baldwin's Run II.

Laverne Williams: And I have another concern about I need to know you got \$13 million from HUD. I'd like to know what part of that \$13 million will be used for Branch Village. Is it for the Midrise or what? How much money did you get for relocation?

Victor D. Figueroa: None of the Choice funds are going for Branch. The money is coming from tax credits and RAD.

Laverne Williams: Ok. You have to put that in writing for me so I know what's going on because you can't have me blind here in the City of Camden.

Victor D. Figueroa: Thank you Ms. Williams. Next participant is Ms. Maynard Hall.

Maynard Hall: 202 Raritan Street. I have had the opportunity to live in Chelton Terrace, Roosevelt Manor and McGuire and I must say that I came into this meeting blind. I hope you take into consideration that when you're building or reconstructing the new building, especially if they are for seniors, because I live in what is considered a senior apartment and it's attached to four family homes....the children have to laugh and play but at the same time it's like I'm laying in their laps because you can hear everything that's going on. I thought they had a monkey the other day. The main thing is that why nobody shows up at these meetings because it's not serious to them. Until something bad happens then they want to start speaking up. A lot of our residents do not understand English. There needs to be a meeting held in just Spanish for them, seriously because the RAD meeting was a disaster. People went outside and still nobody still understood what was going on. The office is no help! For example I call that they pouring grease in the drain and they hang up on you. It's like we're babysitting you all. Except when it's about

the rent and then it's the residents fault. The communication has to start somewhere. Not just catch you by the coat now. This is about people's lives you just can't get a place to live no more. We want to be able to take care of what we have properly and feel safe and enforce the rules! Like the trash on the sidewalk, come on now all you care about is the rent. Wait a minute. You just look at us like low income. I just hope moving forward that you all are designing these places.

Victor D. Figueroa:

Ms. Hall your time is up. Just for the record you said that the RAD meetings were held that we translated throughout the course of the meeting. We're going to respond to you in writing. For the RAD we are not going to be doing new construction we are just going to be replacing the old systems and upgrading. We are going to be putting \$5million in the first year once we implement the RAD. The next individual Ms. McDave.

Rosita McDade:

2024 Jones Street. I want to know are you'll going to still make us pay water or you going to surprise us. What's going on with that?

Victor D. Figueroa:

We're going to do it in writing as well, but based on the meeting that we had yesterday with the resident leadership that included three of the resident board members. Basically the landlord will be paying the water and sewer. The residents will be responsible for utilities.

Rosita McDade:

We got a notice in the door today they said the 24th they are going to pick certain units and they going to go there. I want to know what they are doing?

Victor D. Figueroa:

That's a physical needs assessment that was done previously and they are following up with vacant units and a certain amount of occupied units. If you received a letter your unit will be inspected. If you didn't receive a letter your unit will not be inspected. That's just for the RAD reinspection not the REAC inspection. So there's two different inspections in the next two weeks.

Donna Moye:

2311 Jones Street. I was about to ask the same question she was asking. First I don't understand, we have a bunch of units empty here in McGuire Gardens Apts. because people moving in and out, but also you have to remember that you are bringing people from other sites that are relocating. You also have people in two bedrooms that need to be in three bedrooms and people not supposed to be

in two bedrooms that need to be in a one bedroom. How come that you can assess the needs of McGuire residents first by moving the people that have a lot of children into the apt. size that they need before you start moving other people into the development. It's not right. People have been waiting a long time for extra space. Some people have 10 year old daughters in the room with 12 year of sons. Another thing that I don't like you'll doing a lot of inspections. You already know what we need out here. You know what needs to be done. Yet you just saying if you received the paper they are coming.

Victor D. Figueroa:

We are talking about two different inspections. The RAD inspection if you received a letter they are coming to your unit. If it's a REAC inspection everyone is going to get a letter because a REAC inspector which is a third party HUD inspector and they randomly select the unit the day of the inspection.

Donna Moye:

The one we got is for this Friday. Also housing did an inspection for the maintenance guys to come out and check for smoke detectors which they had two days to do, which half of the development wasn't even done. So we still haven't got another letter from that since. So is that a priority before you'll coming. What's going on? Because you'll just running in and out of people's houses. This is really getting on my nerves. What are you looking for? You already know what needs to be done. I need painting, I'm not going to keep washing no walls. I've been here since 1999. We have Pathmark and Kmart floors. The marks is bad. They need to be buffed. The siding is filthy! Instead of someone being for all developments. You got to stop doing for differently for different developments. Please start sending flyers when there is Commissioner meetings because people don't know. We have had a lot of break ins lately.

Victor D. Figueroa:

Your time is up.

Ebony Jennings:

163 Pfeiffer Street. I've been out here for eight years. Within eight years I have not had my apartment painted. I asked them to retile my bathroom, it has holes in it. It's still not done. I had a flood from my bathroom to my kitchen and it's still not fixed. I have three boys and a girl and we still live in a two bedroom. My kids like being outside, we have the Camden Police Department because all the shooting and people selling drugs. I pay for where I stay, it may not be a lot but it's my sanctuary. My kids

should feel safe when they go to bed at night, when they are out in the backyard. I shouldn't have to run to the yard to get my kids because can't understand and get along with other people. That is not right and when you ask for help from the complex – oh we don't do paint jobs. It takes a couple months to finish a tub. I even had someone from the office tell me that it wasn't their fault that I had four children. I respect everybody. How you get here is your business. I was told to make a living room a bedroom. Also, I don't know if they are putting out stuff to feed roaches but I have to keep the lights on at night and spray Raid through my house. I don't like complaining but this is my option for now until I can do and be better. All I want to do is take care of my kids and be safe. I don't want to take my kids to my mom's house to have a bath. They write it down, but they don't get it done. I don't know why they don't assist me. I make sure I pay the rent. I make sure my kids respect others. I have to tell young men to get off my front steps and stop selling drugs. The police show up and I say you are allowing them to sell drugs on my steps. Somebody needs to protect me and mine.

Victor D. Figueroa:

Your time is up. For all the participants we will be following up with all your concerns in writing.

Commissioner Person-Polk:

We will definitely follow up with responses to your questions and the necessary repairs that need to take place in this facility. I'm not really a happy camper right now. So it's going to be done and we are looking at putting additional camera's out here. So your President is here and I'm hoping she took notes so when they have the meeting with the developer and the management about the lighting and the cameras out there.

Ella Baker:

156 Pfeifer Street. President of McGuire Gardens. The things that they did mention today I didn't have to take notes because it was brought to the attention of the Housing Authority. The complaints that I showed you.

Commissioner Person-Polk:

Yes. I think I was a little bit upset because we had a meeting the other day that was very productive with the Executive Director and Deputy Executive Director and Tracie and with the Resident Council. You should be seeing a difference. I thought that was in addition to what we had yesterday. We did take care of one thing yesterday. We're going to get it done. You have to work with us. I want the young lady to know that we will be putting up cameras to help with that kind of activity that is beyond her

control. Thank you for your patience. Now we are going to go into closed. When we come back out of closed we'll still have a public session if you'd like to hang around.

Victor D. Figueroa: Resolution 17-11 – is a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, February 22, 2017.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 17-11.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to go back into Open Session.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-12.

Victor D. Figueroa: Resolution 17-12 is a resolution approving renewal of the first of two one year renewal options of the contract for

professional services of auditing the Financial Statements of HACC.

Are there any questions from the Commissioners? Are there any questions from the public?

Laverne Williams: 218 Branch Village. I'd like to know the amount of this contract? You did not state.

Commissioner Person-Polk: How much is it for?

Victor D. Figueroa: It's for \$49,150.00 as quoted in the contract for the second year service.

Laverne Williams: Thank you.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-12**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Gibson	Yes

Commissioner Person-Polk: Resolution 17-13.

Victor D. Figueroa: Resolution 17-13 is resolution ratifying the award of an emergency contract to Bradley-Sciocchetti, Inc. to replace the boiler at Branch Village in an amount not to exceed \$30,304.00 and replace the condensate tank at Westfield Towers in an amount not to exceed \$23,324.00 for a total combined amount not to exceed \$53,628.00 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Commissioners do you have any questions? Seeing none can we entertain questions from the public?

Laverne Williams: 218 Branch Village. You said this is an emergency contract. I see them out there working at Branch Village. Did this contract go out to bid beside this only company?

Victor D. Figueroa: It was an emergency contract for health and safety issues so the work was already done. This is a resolution ratifying.

Laverne Williams: So this condensate tank how long is it guaranteed at Westfield Tower. What's the guarantee on that since you paying all this money out?

Victor D. Figueroa: I'm not sure I'll have to get back to you on it.

Laverne Williams: Ok. Let me know how much it is. Thank you.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-13**.

Commissioner Keys Frazier: Motion.

Commissioner Keys Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Gibson	Yes
Commissioner Showell	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-14.

Victor Figueroa: Resolution 17-14 is a resolution ratifying the settlement agreement with the Wage and Hour Division, United States Department of Labor's ("WHD") resulting from its investigation of HACC's employment practices with respect to its Resident Volunteer Assistant ("RVA") program; authorizing an expenditure of funds in the amount of \$79,885.16 plus applicable payroll withholding taxes to compensate certain RVAs' "back wages"; and authorizing the Executive Director or his designee to execute documents and to do all things necessary to comply with findings of the WHD.

Commissioner Person-Polk: Commissioners do you have any questions on Resolution 17-14? Does the public have questions?

Laverne Williams: 218 Branch Village. I see that it said you had an investigation against not paying these employees that worked for Housing comes to \$79,885. How did this come about and whose paying this money out?

Victor D. Figueroa: This was a HUD sponsored program and the RVA's were receiving \$200 a month as a stipend and they were residents of the Towers. There was an investigation, because of a complaint that was made by one of the RVA's the Department of Labor came.

Laverne Williams: So you have to pay this money out to them, what you owe to them?

Victor D. Figueroa: Yes.

Laverne Williams: So this money is coming out of our budget?

Victor D. Figueroa: Out of the sites budget, the sites that are affected...the senior towers.

Laverne Williams: Ok. I just want to know. I have to keep my eyes on you because a lot of money is being spent in this City. I go to the meetings I know what's going on in the City.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-14**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-15.

Victor Figueroa: Resolution 17-15 is a Resolution approving the transaction to write off bad debts left by vacated tenants for Ablett Village, Branch Village, Kennedy Tower, Westfield Tower, Mickle Tower and McGuire Gardens for the period ended January 1, 2016 to December 31, 2016 in the amount of \$50,567.63 and authorizing the Executive Director or his

designee to execute documents and to do all necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any questions Commissioners? Are there questions from the public?

Laverne Williams: 218 Branch Village. When you say vacated tenants you mean tenants move out without paying the back rent?

Victor Figueroa: That's correct.

Laverne Williams: I thought there was a procedure you could get their money back when they moved out.

Commissioner Person-Polk: You could try.

Laverne Williams: Oh you all can try. Ok. There is a line...but you harass the residents here.

Commissioner Person-Polk: So they don't be like the residents on here, so that these numbers on here aren't bigger.

Victor Figueroa: Just because we're writing this off doesn't mean we're not going to go after that money. It affects our numbers and

Laverne Williams: Excuse me Miss Debbie Polk you talking and he's trying to tell me what's going on and you talking and you just had this meeting for hours to discuss this issue. I'm up here to ask him questions. You're dealing with money, with tenants, the public and you dealing with me. Like I said people owe back money and you said you go after them but sometimes you don't get the money. My issue is that people that reside in public housing also get harassed for back money.

Commissioner Person-Polk: I'm sorry, I did agree with you.

Laverne Williams: Thank you.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-15**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Ok. Now we have our second public participation session.

Laverne Williams: I have some concerns that were said at this meeting about what's happening here in public housing about tenants receiving repairs here. I was surprised what I heard about the tenants here at McGuire Gardens. All the stuff going on here shocked me. It's telling me that tenants across the City of Camden need to organize again. You have certain people running this organization and we are separated against each other and we don't know what is really going on here. I really wanted to move over to this area. What I heard I can't come back to this situation. Fighting, drug dealers, you got people living out here living in public housing that shouldn't be out here. Victor I've been telling you that for a long time! You need to get rid of these people who aren't on the lease out here. You need to find a way to get them out of here. Especially the ones causing problems in the neighborhood. Till you do that you will have problems with tenants in public housing. There are killings going on. It's got to stop somewhere! If I gotta write the Trump administration or Ben Carson that's what I will start doing. You think this is a game but it aint a game no more.

Commissioner Person-Polk: Thank you.

Anthony Marchetti: Ms. Williams (Alicia Williams) can you give us the titles of the personnel items that we discussed during Closed that you proposed so that the Board can act on it.

Alicia Williams: Human Resource Specialist. The following titles are proposed personnel actions for this meeting. The Temporary Customer Service/Administrative Aide we would like to remove the Temporary from that title. We would propose to hire the part time employees: Construction Trainer, Teacher, Alumni Coordinator, Teaching Assistant, and Case Manager. We would also like to appoint the Program Manager for the Housing Authority. We would also like to hire a part-time security guard. We would also like to move forward with the hiring of a General Counsel for the Authority.

Commissioner Person-Polk: I'd like to entertain a Motion to accept all the personnel hires.

Commissioner Correa: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to have a motion to adjourn.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

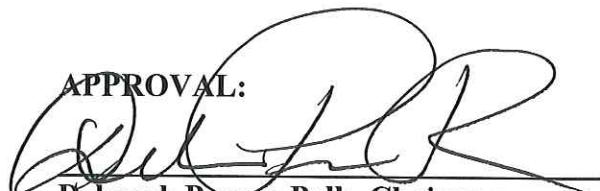
ADJOURNMENT: 8:04 PM

Attested to this 22nd day of February 2017.

ATTEST:


Victor D. Figueroa
Executive Director

APPROVAL:


Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, MARCH 15, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on March 15, 2017 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys -Frazier
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Mr. Ken Roth, Esq., Marchetti Law Firm
 Mr. Daniel Aronson, Director of Finance
 Mr. Malcom Isler, Director of Asset Management
 Ms. Tracie Herrick, Director Section 8
 Ms. Edith Pagan, Director of Resident Initiatives
 Ms. Alicia Williams, Human Resource Department
 Mr. William Thompson, Purchasing Department
 Mr. Errol Shorter, HACC
 Mr. Mike Mavuro, IT Department
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Christina Brockington, IRM
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Tiffany Jones, Baldwin’s Run/Roosevelt Manor

I. MEETING CALLED TO ORDER

Mr. Ken Roth, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Absent
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Approval of the minutes of the Regular Meeting held on Wednesday, February 22, 2017.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: I would like to call the managers at this time.

Christina Brockington- Chelton II and Carpenter's Hill
Katrina Weekley- Ablett Village
Donna Ellis - McGuire Gardens
Tiffany Jones- Baldwin's Run and Roosevelt Manor

Commissioner Person-Polk: Before we go into closed we should be able to let the managers go. Any old business?

Victor D. Figueroa: There's no old business at this time.

Commissioner Person-Polk: I'd like to entertain a motion to accept the Executive Director's report for February 2017.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: Can you go back to the meeting with HUD and just explain, not in detail, but we didn't receive the full amount of money. So that meeting was so that meeting was tailoring the dollars.

Victor D. Figueroa: Right, we would have had a site visit anyway. We received about 40% of the grant we applied for. We applied for 30 million and we got 13 million. So that working session was to work out how we are going to do the services with a pulled back scale. HUD is very understanding of the limitations because of the reduced dollar amount so there are things we may not have to do. We're trying to work all that out.

Commissioner Person-Polk: We're getting ready to go into closed session. We don't have any resolutions to discuss publicly at this time. I'm ready for public participation at this time. We would also have another public participation once we come out of closed. So if there's anyone here that would like to speak you can come to the podium. Seeing none, I would like to entertain Resolution 17-16 to go into Closed Session.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Ken Roth: The purpose of the Closed session is for discussion of awarding contracts and personnel matters.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Deborah Person-Polk: Resolution 17-17 - Resolution approving the decision of the Housing Authority of the City of Camden (“HACC”) staff to have Watson Street Assisted Living Program, LLC (“Watson”), and Elba’s Place, LLC (“Elba’s), affiliates of HACC, execute a two year contract with three one-year options for operation of the Assisted Living Program (“ALP”) and Adult Medical Daycare Program (“AMDP”), at John F. Kennedy Tower, Mickle Tower and Westfield Tower (the “Towers”).

Charles Valentine: The Purchasing Agent reports to me at the present time as Mod Director. We were asked by the Executive office to do this solicitation for another entity to take over the operations of the Assisted Living Program and the Medical Adult Day Care. We did the solicitation in the Courier Post there were 5 entities that picked up the solicitation. Today three of those did reply. There was a review committee selected by the Executive office they reviewed them and scored them. This resolution authorizes the staff to negotiate with the vendor who scored the highest and if those negotiations don’t go well to then negotiate with the second vendor and to come back to the Board for approval of the contract.

Ken Roth: So on that Resolution 17-17 on the second page, following the “Now, therefore, be it resolved” sub paragraph #1 is amended to read as follows: The decision of HACC staff to have Watson and Elba’s execute a contract with Excellence in Caring subject to successful negotiations and provided that execution of the contract is approved by Watson’s Board of Trustees and the Board of Commissioners of HACC. In all other respects the resolution remains the same.

Commissioner Keys Frazier: Now this is consistent with the Assisted Living Program?

Victor D. Figueroa: It’s for both the Assisted Living Program and adult medical day care program.

Commissioner Keys Frazier: Now if this company is to take over the Assisted Living Program will they still keep the same people working there?

Victor D. Figueroa: That would be up to them.

Commissioner Keys Frazier: So what happens to our staff that's been there?

Victor D. Figueroa: We don't have staff anymore.....when we gave it up to DPSP they absorbed some of our staff but some of the staff was let go. They haven't been our staff for 2-3 years.

Commissioner Person-Polk: Okay, is everyone okay? I'd like to entertain a motion to accept Resolution 17-17 with necessary adjustments.

Commissioner Correa: Motion, with the necessary adjustments.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Okay, I'd like to have a public participation session. There is none. Commissioners do you have any questions? Seeing none, I'd like to entertain a motion to adjourn.

Commissioner Correa: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call..

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 7:40PM

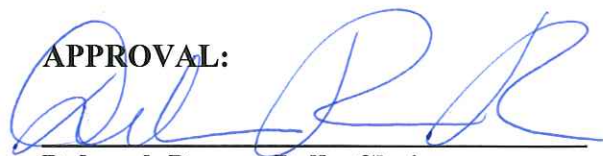
Attested to this 15th day of March 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, APRIL 12, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on April 12, 2017 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Gibson
 Commissioner Showell – Via Telephone
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Mr. Anthony Marchetti, Esq., Marchetti Law Firm
 Mr. Daniel Aronson, Director of Finance
 Mr. Mike Mavuro, IT Department
 Ms. Tracie Herrick, Director Section 8
 Mr. Charles Valentine, Director of Modernization
 Mr. Malcom Isler, Director of Asset Management
 Ms. Edith Pagan, Director of Resident Initiatives
 Ms. Alicia Williams, Human Resource Department
 Mr. William Thompson, Purchasing Department
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Virgen Ortiz, Public Housing Manager
 Ms. Marilu Mendez, Asst. Public Housing Manager
 Ms. Christina Brockington, IRM
 Mr. Louis Howell, HACC
 Ms. Desiree Smith, Roosevelt Manor 7, 12 and 14
 Ms. Iliana Melendez, Housing Choice Voucher Program
 Ms. Kimberly Imes, Housing Choice Voucher Program
 Ms. Geraldine Taylor, Assistant Public Housing Manager
 Mr. Errol Shorter, Executive Office
 Ms. Betsy Vega, RM5, RM 9 & 10, Morgan Village
 Ms. Antoinette Hilton Davis, RM 5, RM 9 & 10, Morgan Village
 Ms. Lisa Medonel, RM 5, RM 9 & 10, Morgan Village
 Ms. Dawn Vance, IRM Regional
 Ms. Ella Baker, McGuire Gardens Resident

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Approval of the minutes of the Regular Meeting held on Wednesday, March 15, 2017. I'd like to entertain a motion.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old business?

Victor D. Figueroa: There's no old business at this time.

Commissioner Person-Polk: Are there any questions on the Executive Director's report for March 2017.

Commissioner Gibson: In the Executive's Report there is a Resident Initiatives part that talks about a women's group. What's the women's group? Is it for anyone or just residents in public housing?

Edith Pagan: Director of Resident Initiatives. The Women's Group is a group that was created at Chelton Terrace but it's open to everyone in the community.

Commissioner Gibson: Everyone in Chelton Terrace?

Edith Pagan: The surrounding community and anyone else who wants to come.

Commissioner Gibson: What's its purpose?

Edith Pagan: It is to build up women and come together and talk about any issues that may be occurring and to encourage women.

Commissioner Gibson: So I can come and join?

Edith Pagan: Yes you can.

Victor D. Figueroa: I just want to comment on my report. It's been a whirlwind the past two weeks. I traveled to Washington D.C. to the National NAHRO conference and a lot was said about the Americas First Blueprint budget. Secretary Carson gave some comments and basically what we've been hearing – the doom and gloom. We have to prepare for whatever may come down the pike. He's saying it's just a blueprint and hopefully things will get a little better. We're just trying to do our best to prepare for that. On March 24th we had a mass meeting with all staff. We kind of expressed that to them as well. Basically we have a \$54billion cut which \$12.2billion of that will be cut from HUD. We have to run a little leaner and everybody has to take responsibility for what their role is and their functions. We had some feedback from staff and I think everyone understands that they have to do their responsibilities. We also discussed at the last Board meeting that we are facing a \$500million cut in the budget this year. It's a little bleak but we're trying to see what we can do to run as smooth as possible and that's why we are creating the LLC's and Watson Street non-profit. We are trying to reinvent ourselves to find different and new revenue streams. That's why we brought staff onboard. We're going after other grants – any other national grant that we are eligible to apply for either as the housing authority or through our instrumentalities. I also went to NJ NAHRO and it was basically the same message. So we're out there listening, trying to see what we can do at the local level to at least improve our chances of surviving 2-5 years. I also wanted to let the commissioners know that we went to City Council last night for some of the projects that we are working with the RAD project at Branch Village as well as McGuire. There were some questions raised about rateables. Just for

the record as far as the City is concerned- they are complaining about us bringing in businesses and giving them tax abatement or tax breaks. But if we don't bring services and jobs to the City residents aren't going to come to live in the City and then we won't be able to impose real estate taxes on empty vacant homes. We need to entice folks to come and live in the City of Camden so hopefully we can continue to drive that message so we can continue to make Camden a better place to live. Also tomorrow night we have a planning board meeting that we have to attend. City Council passed all the ordinances that we presented. Last but not least I wanted to tell Commissioner Gibson we're expressing our condolences on the loss of your daughter and we've presented a resolution to you and your family.

Commissioner Person-Polk:

I want to add a couple of comments. I did attend the funeral service. This young lady, Ms. Gibson's daughter was a special person. She helped my son years ago to pass the SAT test to get into college. You don't realize how many people she impacted. She played the piano at 18 churches and she wrote her own obituary. It was a beautiful thing. We love you and we're here for you.

Commissioner Gibson:

I want to thank everybody for what they did, all your prayers of support, your cards, and your love. I really appreciate it. Also I want to thank YouthBuild for giving the youth in the City of Camden a place to see something outside of the City streets of Camden. Thank you so much.

Commissioner Person-Polk:

We had a retreat and one of the things that we had promised HUD almost a year ago was to use the tool "lead the way" to train commissioners. Because it's not just good for one commissioner to know...all of our commissioners need to know. The retreat was excellent. It gave us an opportunity to interact with each other and we are also looking forward to part 2. We're also looking forward to --managers we are letting you know that a lot of the commissioners have not been at your sites- a tour for all the commissioners to go to the sites and visit them. We want to go to the manager's offices. So be ready we're on our way.

Commissioner Keys Frazier:

Before tonight is over if we can schedule our second part retreat because I think we need to do it while it's still fresh in our heads.

Commissioner Person-Polk: Right. We're going to do that in closed session. We're going to get the dates. Also I need at this time a vote on the Executive Director's report.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I also want to thank the staff with the Lead the Way because they presented as we were able to get specific information about each site and everything that concerns the Authority. Also we need to have Edith and Ms. Blackshear to come up at this time.

Kathryn Blackshear: Excuse me if I fumble my words. I just had dental work and certain letters that I can't pronounce. I'd like to introduce Ms. Edith Pagan, Director of Resident Initiatives and I'd like to introduce Tracie Herrick, Director of Section 8. And while we're standing up here when we see Ms. Laverne Williams we want to say that I personally know you for 100 years. I just want us to know the horrifying situation that she was in. I'm not going to spread her business. I know that every staff that we reached out- Ms. Laverne need this...Ms. Laverne need that...we were there to try to support her and just want to say that what happened to you should never happen to anybody. We want to acknowledge you tonight and basically say that you are one of my heroes now because you endured. The pain and stuff that you done went through. I also want to say that Ms. Laverne has been an advocate for public housing for over 30 years. She has fought to bring a lot of changes in public housing. Thank God there is a Laverne because if you don't have advocates like her a lot of things are overlooked. She's always been on top of the Housing Authority and the residents. Anything that you need us to do I'm willing to do whatever you need me to do. I want Tracie to talk because one of the process we had to take was that Resident Initiatives badgered her to move but we feared for her safety. This was serious we had to get up out

of that situation. I'm not saying she was very cooperative but she went on and she allowed us to move her. Everyone was calling us. They was on us but they didn't have to be on us because we love her. We called Tracie and Tracie department picked it up and helped her with her paperwork.

Tracie Herrick:

We finally got you with us at Section 8 which we were trying really hard to do. We're going to take real good care of you until such time where we can deliver you safely back to Branch Village when rebuilt. We also need to give a shout out to Pennrose who moved very quickly to help us relocate you. (inaudible)

Commissioner Person-Polk:

Yeah come on up.

Laverne Williams:

I want to thank everyone. I got hurt on February 27. This guy above punched me hard and I'm lucky to be here because I could have died. Blood came out of my nose and my nose is still broken. My issue here with the Housing Authority is like we have complaints with tenants you need to do something about them as soon as possible. All the people living in the apartment not on the lease should be out of there. They are causing problems with tenants who've been there for years. I been out there since 1970 and had nobody ever hit me. I messed with drug dealers and they never attacked me. This guy don't even know me at all. But the issue is that the people came to my aid; city council, the municipal clerk, Malcom, Norman. You all didn't want me to go back to my unit.

Commissioner Person-Polk:

All the Commissioners were in support of all of it because we did not want you to get hurt again and we wanted you to be safe. Everybody was on board as soon as we found out about it. A lot of times people complain about the staff and they say negative things, but when the rubber has to meet the road they are right there. You know now that you are dealing with a whole new breed. Years ago young people had respect for adults. Years ago they respected the women more than the men. You could get away with saying something to them.

Laverne Williams:

I'm still trying to get my way.... I'm still strong, but I know I have to be careful.

Commissioner Person-Polk:

You are a senior citizen and you're not that young person anymore. Even though it's in your mind because I'm the same way. You have to be careful. Right. We do care

about you. We were given reports until everything was done.

Laverne Williams: Alright thank you for everything. Thank you for your prayers. I'm still here. I'm still raising a little bit of cain. I still got that fight in me.

Commissioner Person-Polk: I'm glad to see you smiling and you do look good.

Laverne Williams: I get tired sitting in that house. It's so quiet I'm about to go crazy.

Commissioner Person-Polk: We will now need the managers to come up please.

Betsy Vega- Roosevelt Manor 5, 9, 10 and Morgan Village
Wanda Riley- Branch Village
Marilu Mendez- Acting Manager for the three Towers
Annette Davis- Roosevelt Manor 5, 9, 10 and Morgan Village
Katrina Weekley- Ablett Village
Tiffany Jones- Roosevelt Manor and Baldwin's Run
Elizabeth McDonald- Roosevelt Manor 5,9,10 and Morgan Village

Commissioner Person-Polk: Vee Ortiz why did she leave?

Malcom Isler: inaudible

Kathryn Blackshear: Ms. Wanda Riley is doing an excellent job with Resident Initiatives which means I have to do less- with the Branch Village residents and relocation. I just want to give her acknowledgement and she has made it very easy to do that. Of course you know that Malcom has very cooperative in order to make sure that she has what she needs to take care of the residents.

NEW BUSINESS: **Resolution 17-18** - Resolution authorizing a payment to Bradley-Sciocchetti, Inc. for HVAC services authority-wide in an amount not to exceed \$53,895.11 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-19- Newspapers (CANCELLED)

Resolution 17-20 -Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, April 12, 2017.

Resolution 17-21 - Resolution approving the submission of the annual Operating and Capital Budgets (collectively, the “Annual Budget”) of the Housing Authority of the City of Camden (“HACC”) for the fiscal year ending December 31, 2017 to the Division of Local Government Services of New Jersey Department of Community Affairs.

Resolution 17-22- Resolution ratifying the contracting of Jackson Associates Group, LLC’s services for a two (2) month term commencing on or about March 27, 2017 and concluding on or about May 26, 2017, authorizing an expenditure of funds in an amount not to exceed \$2,500.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-23 - Resolution of the Housing Authority of the City of Camden (“HACC”) rescinding Resolution No. 17-17 to negotiate a contract with Excellence In Caring for operation of both the Assisted Living Program (“ALP”) for Watson Street Assisted Living Program, LLC (“Watson”), and Elba’s Place, LLC (“Elba’s), affiliates of HACC, for Adult Medical Daycare Program (“AMDP”), at John F. Kennedy Tower, Mickle Tower and Westfield Tower (the “Towers”).

Resolution 17-24 - Resolution authorizing the transaction, authorizing a contract for Pest Control Services, authorizing an expenditure of funds in an amount not to exceed \$75,000.00, for a term not to exceed one (1) year with an option for one (1) additional year, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-25 - Resolution authorizing the transaction, authorizing a contract for tenant moving services with Anchor Moving and Storage, Inc., authorizing an expenditure of funds in an amount not to exceed \$154,810.00, for a term not to exceed two (2) years, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-26 -Resolution authorizing an amendment to the Contract with Corbett Exterminating Inc. for additional exterminating services, on a billable basis for the period of April 1, 2017 through April 28, 2017, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk:

New Business - Resolution 17-18.

William Thompson:

This resolution is authorizing a one-time payment for Bradley-Sciocchetti, Inc. for work performed in an amount not to exceed \$53,895.11. The annual yearly contract that we have with them is not to exceed \$129,865.00 but in the fourth one year option the contract did exceed the \$53,895.11 that I mentioned. So we would like to get these invoices paid.

Commissioner Person-Polk:

Does anyone have any questions? Does the public have any questions? State your name and address for the record.

Laverne Williams:

My address is still 218 Branch Village. I understand that the original contract is \$129,865 and the \$50K is that additional money?

William Thompson:

Yes.

Laverne Williams:

Why was there additional money?

William Thompson:

Yes its additional work that was done and needs to be paid.

Victor D. Figueroa:

Just for the record this cost should go down once Branch Village is demolished because a lot of that work was for the old heating systems that are there.

Commissioner Keys Frazier:

Can I say something on with the parts that was just repaired at Branch Village? A lot of the parts can be taken out before they demolish anything and we can be reimbursed some funds.

Victor D. Figueroa:

We're hoping to do that through selling back some of the equipment.

Commissioner Keys Frazier:

Yeah but can we make sure that some parts can be used or sell back.

Victor D. Figueroa: Whatever we can't use somewhere else we are going to auction it off.

Commissioner Person-Polk: Ok. I'd like to entertain a motion to accept Resolution **17-18.**

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I would like to have the public portion at this time after that we will be moving into Closed. I'd like to change the order of the agenda. Are there any public comments? Ok. Laverne Williams

Laverne Williams: I have a few things to say about the Council meeting last night a couple people there was upset with McGuire Gardens. The housing is asking for a tax exemption. I need to know how long is this tax exemption? How long was the last time you fix something at McGuire Gardens.

Victor D. Figueroa: We normally respond in writing but for this I would like to respond. Basically right now there's no taxes being paid here at McGuire. Once we do this RAD there will be a tax abatement but the City will be receiving some sort of money from the site for taxes. All the federally owned properties don't pay taxes.

Laverne Williams: So this is why these two individuals are upset with you.

Victor D. Figueroa: They didn't hear that that once we do this move the City is actually going to benefit.

Laverne Williams: You didn't do much talking your back up person was doing all the talking. And another concern let's talk about the residents that live in public housing. When we go to the office and complain about residents that don't live there and legally not on the lease you need to do something about that. They sell drugs they cause problems for other people

you need to get them out of there. You see what happened to me. That person was not moved. Not only, that my ___ didn't even know who he was. That's what's upsetting me. If I had not been walking and being nosy I wouldn't never knew who the person was. You need to work on getting people off these leases and public housing. They don't pay no rent, use our water and cause problems with the residents and get away. You better do something about it. If you don't I'm doing a letter.

Victor D. Figueroa: It's duly noted and it's a lease enforcement issue.

Laverne Williams: It's all over not just Branch Village.

Commissioner Person-Polk: Thank you. Resolution **17-20** is a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, April 12, 2017. I'd like to entertain a motion.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It was properly moved and seconded. Roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Gibson: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

NOTE: *Commissioner Showell Not In Closed Session.

Deborah Person-Polk: Resolution 17-19 is being pulled. Resolution 17-21?

Daniel Aronson: Director of Finance. This resolution is being presented to request that the Board approve the submission of the Annual Operating Capital Budgets of HACC for the fiscal year ending December 31, 2017 to the Division of Local Government Services of the NJ Department of Community Affairs. The actual budget was approved by the Board in December. This is an elaborated form of the same budget which includes some additional disclosures. It will be submitted to the DCA and they will send it back to us after they accept this form and will be resubmitted to the Board for formal adoption in this capacity.

Commissioner Person-Polk: Also I did have a question in Closed about the \$500K. Would you like to elaborate on that please?

Daniel Aronson: The budget that was accepted by the Board in December indicated that we would have a surplus of around \$500,000 based upon the projection of the Operating subsidy based on the prior year allocation. The completed Operating Subsidy submission was sent to HUD in February. Those computations show that with certain utility adjustments that the projected operating subsidy maybe around \$500K less than we projected. Because the budget submitted in December projected an overall \$500K surplus and if we maintain our expenditures within those limits we should break even at the end of 2017.

Commissioner Person-Polk: Are there any questions commissioners? Is there any questions from the public on Resolution 17-21?

Laverne Williams: I understand that there is a projected surplus? The money is still there?

Daniel Aronson: The expenditures haven't changed, we will have less revenue so instead of having a projected surplus we will have a break even scenario.

Laverne Williams: You said you have to go to the State? How long does that take you to get back an answer from them?

Daniel Aronson: It should happen within a month.

Laverne Williams: Can I see a copy when it comes back?

Commissioner Person-Polk: Yes. Thank you. I'd like to entertain a motion to accept Resolution 17-21.

Commissioner Correa: Motion

Commissioner Keys Frazier: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-22.

Victor Figueroa: Tracie just read it for the record.

Tracie Herrick: This resolution is ratifying the contracting of Jackson Associates Group, LLC's services for a two (2) month term commencing on or about March 27, 2017 and concluding on or about May 26, 2017, authorizing an expenditure of funds in an amount not to exceed \$2,500.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Thank you. Are there any questions from the public? Three minutes and state your name and address for the record.

Laverne Williams: 218 Branch Village. I see you paying Connie Jackson \$2500 and what was the service for?

Commissioner Person-Polk: It's for the YouthBuild students.

Laverne Williams:and the contract will end May 26th?

Commissioner Person-Polk: Yes. Resolution 17-23?

Victor Figueroa: Gloria can you present that one.

Gloria Wright: Resolution of the Housing Authority of the City of Camden ("HACC") rescinding Resolution No. 17-17 to negotiate a contract with Excellence In Caring for operation of both the Assisted Living Program ("ALP") for Watson Street

Assisted Living Program, LLC (“Watson”), and Elba’s Place, LLC (“Elba’s), affiliates of HACC, for Adult Medical Daycare Program (“AMDP”), at John F. Kennedy Tower, Mickle Tower and Westfield Tower (the “Towers”). So this resolution actually rescinds the Board’s action of last month which awarded one contract for two services- the adult day care and the assisted living program. We are rescinding because we have to RFP for each service separately so there will be two RFP’s and two contracts. That is why the rescission is necessary.

Commissioner Person-Polk:

Are there any questions from the public?

Laverne Williams:

218 Branch Village. I notice that every time I get here you still be having problems with the Assisted Living Program. Are you still hiring people? What’s the problem with this program? How is this on the Agenda every time? How much does it cost to run this program?

Victor Figueroa:

Currently it’s under management by the DPSP Group and so we are not satisfied with the services and we have put out the bid to manage both programs- the assisted living program and the adult medical day care program.

Laverne Williams:

Housing is going to manage it?

Victor Figueroa:

No we are going to get someone else to manage it for us.

Laverne Williams:

Ok. Thank you.

Commissioner Person-Polk:

You welcome. Do you have any questions commissioners?
Ok.

Victor Figueroa:

Did we vote on 17-22?

Commissioner Person-Polk:

Let’s vote on this one and then go back. Resolution 17-23, I’d like to entertain a motion to accept Resolution **17-23**.

Commissioner Correa:

Motion

Commissioner Keys Frazier:

Second

Commissioner Person-Polk:

It’s been properly moved and seconded. Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes

Commissioner Person-Polk Yes

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 17-22.

Commissioner Keys Frazier: Motion

Commissioner Soria: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa: Commissioner Correa Yes
 Commissioner Keys Frazier Yes
 Commissioner Gibson Yes
 Commissioner Soria Yes
 Commissioner Person-Polk Yes

Commissioner Person-Polk: Resolution 17-24.

William Thomson: This resolution is to retain services for Pest Control throughout the office buildings and units. This is not to exceed one year with an option of a one year additional year in an amount not to exceed 75,000. Eleven vendors picked up the bid proposal package and out of those 11 vendors three of them submitted a bid. We decided to go with Corbett Exterminating because they were the lowest and responsive bidder.

Commissioner Person-Polk: Are there any questions from the public? Three minutes. State your name and address for the record.

Laverne Williams: 218 Branch Village. \$75,000 for pest control!

Commissioner Person-Polk: For the entire Authority for a year.

Laverne Williams: Are we talking about the guy comes and put stuff in your house for pest and we still have roaches? This is a lot of money.

Commissioner Keys Frazier: All properties

Laverne Williams: What's the name of the company?

Commissioner Person-Polk: Corbett

Laverne Williams: Corbett again? So Corbett is making a lot of money off the Housing Authority and they don't do much. That's how I feel about them.

Commissioner Person-Polk: Commissioners do you have any questions? I'd like to entertain a motion to accept Resolution **17-24**.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-25.

William Thompson: This resolution is to retain tenant moving services for a term of two years in an amount not to exceed \$154,810.00. HACC requires a residential moving services provider to relocate approximately 200 HACC families at Branch Village as a result of the HUD Choice Grant. There was 8 vendors that picked up the bid proposal package. Out of those 8 two of them submitted bids and we decided to go with Anchor Moving and Storage because they were the lowest bidder.

Commissioner Person-Polk: Are there any questions from the public? Commissioners do you have any questions? Ok. I'd like to entertain a motion to accept Resolution **17-25**.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-26.

William Thompson: This resolution is an amendment of the contract with Corbett Exterminating Inc. for additional exterminating

services on a billable basis until the period of April 28, 2017.

Commissioner Person-Polk: Are there any questions? Three minutes.

Laverne Williams: Aren't they getting money from Resolution 17-24? Is the same money?

Commissioner Person-Polk: No it's a gap. It fills a gap in a period of time.

Victor Figueroa: It's for one month

Laverene Williams: One month where?

Commissioner Person-Polk: Everywhere

Victor Figueroa: Their contract ended on March 31st and we put out the RFP and we didn't have enough time to get them onboard.

Laverne Williams: So one month and they are starting a new contract is what you're telling me?

Victor Figueroa: On May 1st

Commissioner Person-Polk: Thank you. Commissioners do you have any questions? Seeing none I'd like to entertain a motion to accept Resolution 17-26.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Victor Figueroa: Human Resources.

Alicia Williams: We have two personnel actions for tonight. First we propose that the applicant whose been recommended for the position of part-time groundskeeper be appointed to the position effective March 27, 2017 this appointment is due to a vacancy that was left effective March 21, 2017 and we're also proposing that the General Accounts Manager

for the Housing Choice Voucher Program title be changed to the Assistant Director of the Housing Choice Voucher Program effective March 15, 2017. This change does not come with any adjustments to benefits, salary or seniority.

Commissioner Person-Polk: Are there any questions? I'd like to entertain a motion to accept the changes in personnel and the hire part-time.

Commissioner Correa: Motion

Commissioner Keys Frazier: Second

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Correa: Now if all hearts and minds are clear we can adjourn. Motion to adjourn.

Commissioner Keys Frazier: Motion

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 7:56 PM

Attested to this 12th day of April, 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, MAY 17, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on May 17, 2017 at 5:35 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
Commissioner Keys Frazier
Commissioner Gibson
Commissioner Soria
Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mrs. Kathryn Blackshear, Acting Deputy Executive Director
Mr. Kenneth Roth, Esq., Marchetti Law Firm
Mr. Daniel Aronson, Director of Finance
Ms. Tracie Herrick, Director Section 8
Ms. Reba V. Hicks, Executive Secretary
Ms. Wanda Riley, Public Housing Manager
Ms. Christina Brockington, IRM
Ms. Betsy Vega, Roosevelt Manor 5,9 and 10, Morgan Village
Ms. Iliana Melendez, Housing Choice Voucher Program
Ms. Kimberly Imes, Housing Choice Voucher Program
Ms. Vee Ortiz, Public Housing Manager
Ms. Marilu Mendez, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager

I. MEETING CALLED TO ORDER

Mr. Kenneth Roth, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Arrived 5:50pm
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like to entertain a motion for the approval of the minutes of the Regular Meeting held on Wednesday, April 12, 2017.

Commissioner Keys Frazier: Motion to accept the approval of the Minutes of April 12th.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old business?

Victor D. Figueroa: Just basically what was mentioned in the Caucus and recognition of staff and we will discuss various items in Closed session.

Commissioner Person-Polk: So everything is in Closed?

Victor D. Figueroa: Yes.

Commissioner Person-Polk: OK. I'd like to entertain a motion to accept the Executive Director's report for April 2017.

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Can we have all the managers come up and state your name and your development.

Wanda Riley- Branch Village
Tyreka Bradley- Baldwin's Run and Roosevelt Manor
Betsy Vega- Roosevelt Manor 5, 9 & 10 and Morgan Village

Marilu Mendez- Senior Towers
Virgen Ortiz- McGuire Gardens
Katrina Weekley- Ablett Village
Christina Tinsley Brockington- Chelton Terrace

Commissioner Person-Polk:

We're going to change the order of the meeting because I see quite a few people. We'll have public participation before we go into Closed and then we'll have one after we come out of Closed. So if you put your name on the list and you would like to speak. We are going to allow you to do so at this time. Cynthia Hannah

Cynthia Hannah:

Good evening to everybody. First of all I would like to say that we are trying to work with you guys, we really are. Things are not going the way they are supposed to go and what I mean by that is we do not have a Social Services Coordinator. There is a lot of social services ills out here. I was told in February when we had that meeting with the Executive Director that that was going to be done and Victorit hasn't been done. There's a lot of shootings going on out here when you begin to mix people from other developments. The crips and the bloods. I was appalled that nobody from the Camden Housing Authority contacted our Board to find some kind of measure that we can take with this public safety. They had a party out here.. I don't know if it was the Crips or the Bloods but they had a shooting out here and they said that family had come from Branch Village. I don't know how true that is but we have to work together. I'm tired of promises. Second of all what I want to know is when these contracts going to go in for the grass. They have bushes taller than me and that's not a joke. There's bushes by my house that's almost up to my windows. Then I heard that you all don't have a contract with that. We have a lot of vacancies out here. I was appalled at the low score that we got from the REAC. We usually carry the Housing Authority, we got a very low score and that didn't sit well with me because I am a resident and I do care. This is my community. You all go home at 5 o'clock but when you live here like we live here after 5 o'clock you don't see it. We don't need a safety director from 8 to 4. We need somebody here from 4 on because that's when it gets to poppin. Now I don't want no promises. I came here for some answers. Victor I've been trying to get a hold of you and every time you don't want to take my calls so I want to know what's the problem.

Victor D. Figueroa:

Well you know that's not true.

Cynthia Hannah: I called about a family and I was told that Victor is not handling it he sent it to Asset Management. That really hurt my feelings because I thought we were bigger than this. We're trying to work with you guys, we really are. We didn't come here to down you guys but we are tired of the promises.

Victor D. Figueroa: I did inform you that if you're going to talk about another resident we have to get specific...

Cynthia Hannah: No it wasn't about another resident it was about what's happening out here with the shootings at night. That's what I called you for. I didn't call you on behalf of another resident. I called you on my safety and my residents' safety. So like I said before we had meetings with City Council on you all. We're not trying to be the bad guys, we're trying to be fair. Don't tell me you going to look into it and don't look into it. Let's work together. Thank you.

Donna Moye: 2311 Jones Street. I aint going to holler at you all today. I'm tired of hollering. Today I'm going to exercise my rights as a resident. ...where you are in violation. It says here the landlord must keep, but you all are above that. Many times we come to this meeting talk to you all and it's always about what management is not doing and I'm sick and tired of coming here behind the fact of what you all not doing. It's really getting on my nerves. I have a right. It says the landlord must keep the property in good repairs and clean free of infestation and free of any hazardous nonsense that might be harmful to the health and safety of the occupants which is the residents....which Ms. Blondie was talking about the grass. Verbally does not mean anything a paper trail, it means a whole lot and pictures means a whole lot. I have pictures here so that you can look at them. You all claim that you did a walk through a lot of these developments. I don't know what streets you went down because you sure didn't come through here. Over here the grass it up to my foot. You got seniors that live by themselves that have to bring trash out. If they trip and fall over the overgrown grass in the walkways you are responsible if something happens to them seniors. If any of them children are playing in the yard where the grass is up to their knees and there are foreign objects in that yard and they fall on it...you are responsible. Can I approach and show you the pictures?

Victor D. Figueroa: While you are bring that up. I did mention earlier that we will be addressing that this evening.

Donna Moye: You all claim that you went to a lot of properties that were immaculate.

Commissioner Person-Polk: We didn't say a lot. We took a tour and let's say we went into some.

Donna Moye: Ok. Some. You might have went to some that they wanted you all to go to.

Commissioner Person-Polk: We went inside some.

Donna Moye: Why didn't you go into the ones that needed repairs? You are not doing a lot for McGuire. I don't have to live like this and nor do the residents. They can exercise their rights and hold their rents. It's not like that in other developments where the grass is all the way up to your knees. You all got some money find somebody and cut this grass. I'm tired of living like this. Come on man do what you all should be doing. Now you see the pictures. I will hold my rent. We will go to court and I will win my case. It's simple as that.

Victor D. Figueroa: We have a resolution for a contractor to cut the grass that is being presented this evening.

Donna Moye: The people that you do have to cut the grass. Who are the overseers that supposed to be behind these guys that's cutting this grass? Because when they do here and across this street immaculate, but when it comes to our property where we live at. they ride right past up and down. High up here and low down here. Nobody is behind these guys watching them when they cut it. It's terrible. You all kicking out all this money for these people to cut the grass. Another thing these contractors when they are cutting this grass are they supposed to pick it up?

Commissioner Person-Polk: Yeah

Donna Moye: No they do not pick it up. They leave it right there turn brown and gray. Nobody is overseeing these people. Somebody better get behind these people that you all paying all this money for. I'm tired of having this up to my knees ...weeds all up against the trees. Fleas and ticks is out there. Somebody fall you all are responsible. I will hold my rent and put it in escrow. I will get me a lawyer and I will win. This is not a threat. Seriously you all overseeing us. Ever since you got back McGuire is looking just like it's going right back to where it was before. Please

do something. We're tired of waiting. The children need to go in their yards and play.

Victor D. Figueroa:

As I said already we're addressing this evening. We're going to get the contractor and they are going to start cutting the grass as soon as we say they can proceed.

Commissioner Person-Polk:

Ronelle Jones-Brown

Ronelle Jones-Brown:

Good evening. I am here inquiring in retrospect to my former position as social services coordinator for McGuire Gardens. I have been out on medical leave since July 2016 and I have written correspondence and phone calls to HR Alicia Williams. If anyone is not familiar with the forms they come from the State known as the P-30 form which is the form that keeps your employer informed of your progression of your medical disability as to reasons why you are out. I provided HR these forms and the key word is tentative. My primary physician provided that my tentative return date was January 16, 2016. The second P-30 that was received by HR was changed to March 2nd because at the time the first one was submitted the physician was unaware that I needed surgery at the time. I did receive the surgery.

Commissioner Person-Polk:

Excuse me. Would you like to have this conversation in Closed Session?

Ronelle Jones-Brown:

No my question is the letter I received from HR identifies that I was involuntary terminated and as a result for business purposes for HACC the position had to be filled. To the best of my knowledge as of this point it is still open and McGuire Gardens still does not have a Social Services Coordinator. I was informed that I could reapply. I have reapplied and I just would like to know what the status is. Does HUD provide a requirement for all HACC housing sites to have an Social Services Coordinator? Is that public or private?

Victor D. Figueroa:

No it's not a requirement.

Commissioner Person-Polk:

We were trying to ask you if you wanted to discuss it when we go in Closed Session.

Ronelle Jones-Brown:

That will be fine. Do I need to schedule a date with that?

Commissioner Person-Polk:

No, I believe we can do it this evening. We're getting ready to go into Closed Session as soon as the public is finished.

Ronelle Jones-Brown: No problem. Thank you.

Commissioner Person-Polk: Ella Baker

Ella Baker: 156 Pfeiffer Street. I just have an issue with management. Basically I've been going to the south side to get copies. Now if I need copies that go out for Resident meetings or anything that I need copies for. I'm always having a problem with them so I go to the south side to avoid issues.

Commissioner Person-Polk: What is south side?

Ella Baker: Centerville. I go to Chelton Terrace to get my copies.

Victor D. Figueroa: To Resident Initiatives Department...is that where you go?

Ella Baker: Yes. I'm using my gas and my time when we have a copy machine right here in the office. I also use a portion of our PUI funds so that we can have our own copy machine that will be able to higher demand on copies that we need. Which we could have use that money on something else. Again I'm trying to avoid problems.

Victor D. Figueroa: Your printer doesn't make copies?

Ella Baker: Victor that little printer? It makes copies but if I'm trying to make copies for 250 something residents I'll use one cartridge doing that.

Commissioner Person-Polk: So do we have a copy machine?

Ella Baker: Yes in the management office.

Commissioner Person-Polk: So how often do you make copies?

Ella Baker: Not that often at all.

Commissioner Person-Polk: Right so I would think it would be cheaper for us to supply the paper and let you use the copy machine than buy a copier.

Ella Baker: That's what I thought. When I do go to the office to ask for a copy I'm always getting an attitude.

Commissioner Person-Polk: Here's one thing that you have to understand in the office. They run on their schedule and what they have to do. You

have to work out some kind of way, a day set aside for you to make copies.

Ella Baker: I'm going to say this to you as well because I'm a workable person. But if she couldn't do it for me right then and there I said "do you think you could get it done for me tomorrow?" "maybe" and it's always "maybe". Ok I'm waiting another whole day and it's always maybe.

Commissioner Person-Polk: Right and you have to get them out.

Ella Baker: Exactly. I need somebody to work with me.

Victor D. Figueroa: I'll have Kathryn and Malcom follow up with that.

Ella Baker: Thank you.

Commissioner Person-Polk: Yeah that shouldn't be too hard to fix. Malcom should be able to do it. Ok. I would like to entertain a motion to go into Closed session, Resolution 17-27.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: We will have another public participation after we come out of closed.

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

NEW BUSINESS

Resolution 17-27 -Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, May 17, 2017.

Resolution 17-28 - Resolution adopting the Annual Budget and Capital Budget/Program of the Housing Authority of the City of Camden (“HACC”) for the fiscal year ending December 31, 2017 as approved by the Division of Local Government Services of New Jersey Department of Community Affairs.

Resolution 17-29- Resolution approving the transaction, amending Resolution 16-22, authorizing the option to extend indefinite quantities contracts with five (5) Architectural and Engineering firms for general services for a term not to exceed one (1) year; authorizing an expenditure of Capital Funds in a maximum aggregate amount not to exceed \$200,000 and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 17-30 - Resolution approving a contract for services with A&D Landscaping, Inc. for landscaping and maintenance services for all Asset Management properties and Community Supportive Services Center, authorizing an expenditure of funds in an amount not to exceed \$91,602.00 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Deborah Person-Polk:

Resolution 17-28 is Resolution adopting the Annual Budget and Capital Budget/Program of the Housing Authority of the City of Camden (“HACC”) for the fiscal year ending December 31, 2017 as approved by the Division of Local Government Services of New Jersey

Department of Community Affairs. Is there anything you want to add Dan?

Daniel Aronson:

No

Commissioner Person-Polk:

Resolution 17-29 is a Resolution approving the transaction, amending Resolution 16-22, authorizing the option to extend indefinite quantities contracts with five (5) Architectural and Engineering firms for general services for a term not to exceed one (1) year; authorizing an expenditure of Capital Funds in a maximum aggregate amount not to exceed \$200,000.

Resolution 17-30 Resolution approving a contract for services with A&D Landscaping, Inc. for landscaping and maintenance services for all Asset Management properties and Community Supportive Services Center, authorizing an expenditure of funds in an amount not to exceed \$91,602.00 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

I will now take public comments on Resolution 17-28, 17-29 and 17-30. Seeing none I would like to ask the Commissioners if you have questions on these three resolutions. Ok. I would like to entertain a motion to accept Resolution **17-28, 17-29** and **17-30**.

Commissioner Keys Frazier:

Motion.

Commissioner Soria:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk:

You'll get your landscaping done tomorrow. Right at McGuire. The contract was just approved. I would like to entertain public participation if you like. We just approved the contract for services and it does include maintenance. So you don't have to worry about the clippings being on the ground. Excuse me I have to leave and Ms. Gibson will take over at this time. She is the Vice-Chair and we do have a quorum.

Victor D. Figueroa:

Thank you Madame Chair.

Cynthia Jordan-Hannah:

My name is Cynthia Jordan-Hannah I reside at 82 Rand. I want to know about the PUI money. This year we had so many vacant units that we were reprimanded as the residents so that took a big chunk of the PUI money. Now I remember this and I also made a phone call and did my homework. That each empty unit you get from \$5-\$10 and I found out that we all together out here have 60 vacancies. My next question is also concerning the PUI money. Why do we have to take money out the PUI money that's for the residents and begin to pay salary for summer help? Can't you'll come into some agreement with the City of Camden and find out can they hire these people because if you're going to take our money that means that the residents are losing.

Malcom Isler:

So what I do know about PUI is that one it's not 60 vacancies here at McGuire. This year's PUI the money you received is not based off this physical year. It's based off of last year as of the closing of June 2016. Then the Resident Association we don't dictate the budget that you guys put together. It's up to the Association to put your budget together but I can say for the past years we have always if assistance was needed we have always worked with the City to get assistance to hire City workers to work inside the Community Centers. So if it's needed that is what we are going to do.

My next question is with the PUI money...our Board is new now I don't know what the previous Board did before we came aboard but we only got \$5,092 and some odd cents. That is hardly nothing. I also want to know what happened to the money that we raised out here by renting out the community center it's like \$7,000 so what happened to that money. We could certainly use it for activities out here. I've asked this question seven times and no one has responded back to me and I was told they're looking into it. Where is our \$7,000? Why did it go to day to day operations when it was raised on the sweat of people working at the center and giving up time and not getting paid for it. What happened to our money? We can come to an agreement maybe that we could split it. But I cannot see you'll a public agency using our little bit of money that we do get and this is money that the staff raised to do activities because I understand about the money being limited I

understand about the budget cuts and things of that nature but where is our money?

Victor D. Figueroa:

Alright there's three parts. The first one is the expenses from PUI have to be spent on eligible items. I just wanted to stress that. Number two the PUI is based on a formula. So that's something that's calculated and the money that's provided is based on that formula. Number three if you're talking about \$7,000 that the prior Board had that's not under our control. They have their own private checking account and what happened to that money I'm not sure.

Cynthia Jordan-Hannah:

It wasn't underneath the prior it was turned into the Housing Authority. Ms. Baker can explain it better than I can so that you can fully understand, because at the time her and Ms. Brown-Jones was renting out the center. Also too I have another question about the rental of the center. When a person rents the center, since when do they have to get their own liability insurance. Don't we fall under some kind of umbrella?

Victor D. Figueroa:

That falls under activities that's performed under the HACC auspices so if you are having a meeting that falls under our insurance. But if there's a party or repass then that's a separate activity that's not sponsored by the Housing Authority and that's why you have to get your own insurance.

Cynthia Jordan-Hannah:

Thank you.

Victor D. Figueroa:

Do you know who that money was given to?

Malcom Isler:

Any money that is paid for the use of the community center the Housing Authority is required under the CFR to enter into a contract or MOU or MOA with the Resident Board just on the use of the Community Center. Any monies that is used to pay the community center is due to the Housing Authority is the Housing Authority's property. What we have done is we have worked with the Resident Boards to share in the proceeds that is fundraiser paid for to use our community centers, because we have to be able to maintain them. So any monies that we receive goes to the Finance Department the Accounts Receivable and is added to the General Revenue account and is used to offset items that we spend and things of that nature.

Victor D. Figueroa: Operational items at the Community Center

Malcom Isler: Yeah it's not like it's a separate budget and we are using it however we wish. That is not the case.

Cynthia Jordan-Hannah: Why has it changed now because we get half and you get half? It's \$300 to rent the community center, whatever, I'm rounding off and plus they have to pay their own insurance. Why is it now that we are in agreement with you guys that you get \$150 and we get \$150? I'm stuck about that.

Malcom Isler: The Executive Director and Edith Pagan the Director of Resident Services directed us to work with the Resident Boards and the Agency so that the Resident Board can have some type of additional funding is willing to share in the cost. That's why we came up with the MOU or MOA with each resident board on how each community center will be ran.

Cynthia Jordan Hannah: Victor I just want to say the monies that she was talking about she wasn't talking about PUI funds or Board money. She was talking about what Malcom just explained. She was talking about renting the community center the \$7,000 that was raised that we discussed we you in the meeting before and we wanted to know what it was used for and such things. While I'm up here, to me it's a little disrespectful when a resident is standing up here at the podium and either the Board of Commissioners or managers or anybody that's Housing Authority staff sitting there in private conversations laughing and giggling, because the situations that we're going through are serious to us and you know when we are standing on this side it makes us feel some type of way. So I'm just asking for the future can we have a little more respect.

Victor D. Figueroa: I'm not sure exactly what happened but my apologies and we'll make sure that does not happen again.

Gloria Wright: Sometimes when that happens Board members may not be aware of somethings that Housing Authority staff knows about what you are talking about and we're trying to answer questions while they're listening and it's not

Cynthia Jordan Hannah: I understand when a person is asking a question I understand when a person may be joking. I'm just saying we just want a little more respect Madame. Thank you.

Victor D. Figueroa: There's a question on the floor from Madame Vice Chair she wants to know if there are any other questions from the public. Can you come up to the podium please?

Rosita McDade: [inaudible]

Victor D. Figueroa: Ok. We can look into that.

Commissioner Gibson: I'd like to have a motion to adjourn.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second.

Commissioner Gibson: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes

ADJOURNMENT: 7:27 PM

Attested to this 17th day of May 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, JUNE 21, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on June 21, 2017 at 5:40 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
 Mr. Kenneth Roth, Esq., Marchetti Law Firm
 Ms. Gloria Wright, General Counsel
 Mr. Daniel Aronson, Director of Finance
 Ms. Tracie Herrick, Director Section 8
 Mr. Malcom Isler, Director of Asset Management
 Ms. Edith Pagan, Director of Resident Initiatives
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Iliana Melendez, Housing Choice Voucher Program
 Ms. Kimberly Imes, Housing Choice Voucher Program
 Ms. Vee Ortiz, Public Housing Manager
 Ms. Geraldine Taylor, Ablett Village
 Ms. Melissa Ruiz, Mc Guire Gardens
 Ms. Donna Ellis, Public Housing Manager
 Mr. Aaron Yelverton, Ablett Village
 Mr. Danny Leaming, McGuire Gardens

I. MEETING CALLED TO ORDER

Mr. Kenneth Roth, Esq., Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Absent
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like the approval of the minutes of the Regular Meeting held on Wednesday, May 17, 2017.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: Old business?

Victor D. Figueroa: There is no old business at this time.

Commissioner Person-Polk: I need a motion to approve the Executive Director's report for May 2017.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: New business?

Victor D. Figueroa: Madame Chair I just want to give a quick addendum to my report. I want to report that we had our second Choice Neighborhood Implementation Grant meeting with the HUD headquarters team. This is a monthly conference call that we're doing just to give them an update. So we just had our second one on Monday. There are a few things that we have to still resolve and we're going to work on that this week and hopefully have this resolved by Friday. Also I've been taking the DCA required Rutgers classes for Executive Director, so I've just completed my 6th class out of 10 classes altogether..... so I'm on my way. There's one more scheduled for this month and then there's going to be a little break and sometime in September or October

we'll start it up again to complete the remaining classes that are required. Because of that I missed the YouthBuild graduation but I heard it went very smooth and everyone enjoyed themselves. Thank you.

Commissioner Person-Polk:

I was there. Staff did a wonderful job yesterday with the YouthBuild graduation.... everything was very, very nice. The graduates were so happy along with their parents. Every year, that's like one of the best events we have. We see how our services impact on the youth of the City of Camden. Of course it wasn't in the paper. It was news for us and I was very, very proud.

Commissioner Keys Frazier:

Did anyone call the paper?

Victor D. Figueroa:

We normally reach out to them but...

Commissioner Keys Frazier:

They didn't show. We weren't important enough.

Commissioner Person-Polk:

That's okay, they are important to us. We celebrated them and it was beautiful. Okay, I'm going to change the agenda around to have the public participation portion first because we need to go into closed session to discuss some contractual matters. Wait a minute. Forgive me managers can you come and state your names and your developments please.

Vee Ortiz- McGuire Gardens
Wanda Riley- Branch Village
Donna Ellis- Chelton Terrace
Geraldine Taylor- Ablett Village

Malcom Isler:

Marilu Mendez is on Annual. Pennrose Management is on a retreat which I was aware of. The manager at Interstate is out but the manager at Ingerman should be here probably soon.

Commissioner Person-Polk:

Okay.

Victor Figueroa:

So you'll follow up with that. Thank you.

Commissioner Person-Polk:

So now we'll change the order since we don't have any public participation. We'll have one at the end anyway. Is everyone okay? I just want to make sure before we go into closed.

Ok I'd like to entertain a Motion to go into Closed Session, Resolution **17-31**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

NEW BUSINESS

Resolution 17-31- Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, June 21, 2017.

Resolution 17-32- Resolution approving the HACC payment register for the month of May 2017.

Resolution 17-33- Resolution authorizing a contract with U.S. Communities Government Purchasing Alliance Co-op, amending Resolution 15-16, ratifying purchase of goods and services and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-34- Resolution exercising the option to renew the contract with Root 24-Hour Plumbing, Inc. for plumbing, sewer and drain services, amending Resolution 16-13, ratifying an expenditure of funds and a contract term, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-35- Resolution authorizing a Memorandum of Understanding with Myrmidon Pictures corporation and authorizing the Executive Director or his designee to negotiate and execute documents and to do all things necessary to effectuate the transaction.

Deborah Person-Polk: **Resolution 17-32** is a resolution approving the HACC register for the month of May 2017.

Daniel Aronson: Director of Finance. This is a recurring resolution that presents a listing of expenditures from Section 8 checking account and the regular general fund checking account for your review to be presented on a monthly basis. We are asking for your approval.

Commissioner Person-Polk: Are there any questions from the public? Are there any questions from the Commissioners?

Commissioner Keys-Frazier: I have one. The first line.... I thought it needed to be a little bit wordier. I thought it should be a little bit more to it.

Commissioner Person-Polk: No it's not necessary. Any other questions? Seeing none I'd like to entertain a motion to accept Resolution **17-32**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-33** is a resolution authorizing a contract with U.S. Communities Government Purchasing Alliance Co-op, amending Resolution 15-16, ratifying purchase of goods and services and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Malcom Isler: Director of Asset Management. This resolution is authorizing the Housing Authority in accordance with the local law to enter into a contract for the list of approved vendors to the US Communities Alliance.

Commissioner Person-Polk: Are there any questions from the public? Are there any questions from the Commissioners? Seeing none I'd like to entertain a motion to accept Resolution **17-33**.

Commissioner Correa: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 17-34** Resolution exercising the option to renew the contract with Root 24-Hour Plumbing, Inc. for plumbing, sewer and drain services, amending Resolution 16-13, ratifying an expenditure of funds and a contract term, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Malcom Isler: This resolution is requesting a contract extension for Root 24. The original contract ended February 4, 2017. Both parties desire to exercise the option to extend the contract for a second period until February 4, 2018.

Commissioner Person-Polk: Are there any questions from the public? Commissioners do you have any questions? Seeing none I'd like to entertain a motion to accept Resolution **17-34**.

Commissioner Soria: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: Resolution 17-35 is a resolution authorizing a Memorandum of Understanding with... Where is Gloria? We need Gloria. Go head Gloria.

Gloria Wright: We've been requested by Myrmidon Pictures to allow a filming on the site of Ablett Village and we are requesting one.... that they satisfy the City's requirement which is getting a permit but in addition we are asking for certain other information from them to ensure that Housing Authority will be protected and indemnified. There are whole other things we would like to work out with them. If there are any questions on the content of the film then of course we would have to get that from Myrmidon. This resolution asks that if we enter an MOU its subject to certain approvals and one is we would like a narrative of the particular topic subject to approval of the Board of Commissioners that will include a description and details of the subject, content, intended outcome, uses of the film, some kind of fee structure for Housing Authority for monitoring, the split of any kind of proceeds or net profit, if there is syndication, subject to negotiation with them, some assurances that the filming will not exceed the 10 days total for onsite filming to be coordinated and approved by the Housing Authority, that all filming must be conducted during the daylight hours subject to approval by the Housing Authority of the time and that Myrmidon Pictures will not solicit resident's participation in the filming, but not sure about that one.

Commissioner Person-Polk: I don't know how you can do that. Those are things that you would have to sit with them and work out.

Gloria Wright: It is subject to negotiations.

Commissioner Person-Polk: Okay, wait a minutecouldn't we just do a resolution. What was it that you needed?

Victor D. Figueroa: Assemblyman Barclay.....we became aware of this through his office.

Commissioner Person-Polk:

What did you need the resolution for? Can someone come and speak to that.

Chris Cream:

CEO of Myrmidon Films. I appreciate the Board even listening and entertaining the possibility of us using Ablett Village in a couple months on our inaugural project. Our company has grown in the City of Camden and I, myself have been a long time actor, spoken word and traveled with the arts up and down the east coast. The intent of Projects the film JECTS for short, that's the millennial phrasing for housing projects like we grew up in. The intent of it is to show the dynamics of the single parent who's raising a child in areas like Ablett Village. She/He goes to work and that child is still faced with the adversities that children face in urban America. We want to address those issues to raise that narrative publicly. Like I said we're an upstart company so we don't have a budget at this point. We just have the skill and outreach to network around us to bring things to fruition. We've taken the time during the last two years to carefully write something that the people of not only Camden but Ablett Village would be proud to be a part of to just not show the plight of areas like Camden but to show the resolutions and solutions to real scenarios that really happen. I teach media production on weekends at Rowan University to children 8-18 years of age and the purpose of me individually teaching them this program is that they learn how to rewrite the narrative too often our [inaudible] are written by someone else. You referred earlier to the press being here to tell a story. Well they're not coming for that. So it's up to us as residents to rewrite our narrative and I have to and my team has to know how to write it and produce it and it takes us as a team to build it to cast it and then can we partner to rewrite the narrative of our city.

Commissioner Person-Polk:

Well one of the things that we were discussing was that we really want to be able to do this but we want to make sure that it's not negative. We don't want to be negatively portrayed. Our concern is liability and making sure that if you became successful, which we claim a lot of things here....that you would be able to, looking for something that would go back to that particular site. Not to the administration, not to us but to the site. You mention that you don't have a budget so the concern would then be how would they pay for the monitoring? Would that be pushed back as well?

Victor D. Figueroa:

We could look at it and negotiate it.

Ken Roth: I would assume that by the time they are getting ready to go they will have a budget.

Chris Cream: Not necessarily, films often times have to pay for themselves. We're only shooting 13 episodes over the last two years, carefully crafted to make sure we're not showing telling the bang bang shoot out, even though in reality that's not the main focus. That is not the storyline. If anything....it's the parent challenging their kids not to be influenced by the things that they see. So what we are doing with your blessing is to shoot the first two episodes as well as the trailer. We have some industry leads in terms of Netflix and different distribution houses that are interested in programming. There are certain networks that have to pick up content. There aren't stories like these being told. So we took the time to write a story that's untold because we see the market and what it's missing as well as what could be retold here. So we want to shoot the first of that as just a pitch. We could have taken our script and sold the script and be done with it as writers. We realized that we actually stumbled onto some very good subject matter and we want to stay tied to the project, which is why we have to actually shoot it to show our ability to be creative beyond just writing. So this company is more than a writing team let's bring them on board. So we can have not just one television show but multiple. I'm very appreciative of everybody that's helping.

Connie Jackson: Chris Cream as some of you may not know is the grandson of Jersey Joe Walcott.

Commissioner Person-Polk: Okay.

Connie Jackson: Everybody knows Jersey Joe Walcott. Chris, we've known each other and I've seen some of the work that he's done. One of the things that I know about film making is there's a lot of time that's put into it. Oftentimes we'll look at money but if you look at the hours you're looking at hundreds of thousands of dollars for doing this film. Like anything else you don't know what it's going to be. You hope and pray that it's going to be huge. So when we talk about giving back, it's not only Jersey Joe Walcott, not only his family. That's why he's here. He's definitely about giving back. I think you can be assured that when it is successful then Ablett village then becomes successful. It's on film and certainly if there are dollars generated then some of those dollars can go back into Ablett.

Victor D. Figueroa: That's why I said net profits.

Connie Jackson: Right and this is someone who's from Camden and I think that's one point that I really don't think you should be worried about and I'm going to be working with him and doing whatever I can to support and so it's not about money. Nobody is getting paid; everybody is giving their time and efforts to this project for free. I wanted to share a few things to encourage you and thank you and support this young black man from Camden.

Commissioner Person-Polk: So technically we can do a resolution. I think it's a win win. Now that we know there's not going to be negative stuff then that makes me more comfortable. That was my concern.

Connie Jackson: They will have their insurance.

Commissioner Person-Polk: Your resolution is good so I think we can vote on it.

Victor D. Figueroa: The resolution contains the ordinance, right?

Gloria Wright: Yes.

Ken Roth: It provides for negotiation of the memorandum of understanding subject to the approval of the Board of Commissioners.

Commissioner Person-Polk: This resolution will allow you to move forward with that and that should be a document that you need to do something. Wasn't it something you needed it for?

Chris Cream: To get my permit.

Commissioner Person-Polk: Right. Commissioners are you good. Do you need to say something?

Commissioner Correa: The negative things should be kept out and that Ablett Village get some you know the most important things.

Commissioner Keys Frazier: We do have a lot of young folks growing up in all our sites not just Ablett Village that have graduated from high school and went onto college pursuing their degrees. We have a lot of them. Just like we had a graduation Tuesday for the YouthBuild graduates. They contacted the news media and nobody shows up. Stuff like that is very important to us and I'm quite sure that I liked it when I first

heard about it. It's okay as long as there is not a whole lot of negativity. I know there has to be some but not a whole lot of negativity.

Chris Cream: That is not the main focus of the script.

Connie Jackson: Let me ask you a favor. I know we have pictures of [inaudible]. Is it possible that some of those pictures may be interjected?

Chris Cream: Absolutely I want the authenticity.

Connie Jackson: So the pictures that you have of a lot of those positive things that is happening. Some of those pictures if we can get some of those and that could be made into a montage than can be added into the film.

Commissioner Keys Frazier: We have a scholarship program. Those recipients can go into that.

Chris Cream: That is not a problem for me to bring Ablett Village those students you're talking about [inaudible] production to the site.

Commissioner Person-Polk: I would love that because that's going to be my piece right there. Like take some of our children and train them. I would love it.

Chris Cream: Unfortunately, I can't cast anyone in a role....but bring them on and teaching them.

Commissioner Person-Polk: Exposure. A lot of times children learn by their environment so if they are exposed to it the opportunity.... then you never know what we'll get out of it. I like that idea.

Commissioner Keys Frazier: A lot of children may not have the opportunity their parents may not have the opportunity to pay to go to class at Rutgers and this would be a good way. This would be a good way that's also you giving back to some of the public housing children that really like to do acting and filming. This is exciting.

Chris Cream: Right. On the sidelines this is probably a discussion for another day. That's a service that could be actually be brought to the kids on the weekends for the housing projects. That is a service that could be worked out at another time.

Gloria Wright: Because Mr. Cream needs dates. We don't have any in our resolution I would like to amend the resolution under the section number B (3) which is on the second page of the resolution. The number 3 item, I'd like to add "filming to occur between July and October 2017" which is what we have talked about and I neglected to put it in there. Those time frames good?

Chris Cream: The time frame is perfect. It takes place in fall and we actually need about 10 filming days.

Commissioner Person-Polk: Can you read that into the record for Resolution 17-35?

Gloria Wright: Resolution **17-35** authorizing a memorandum of understanding with Myrmidon Pictures Corporation and authorizing the Executive Director or his designee to negotiate and execute documents to do all things to effectuate the transaction.

Commissioner Person-Polk: Before we vote are there any questions from the public?

Victor D. Figueroa: I just want to thank Assemblyman Barclay for introducing you and your team to me and my team.

Chris Cream: Absolutely. Thank you.

Commissioner Person-Polk: I would like for us to vote on that change. So do you want to handle that?

Gloria Wright: Resolution 17-35 is amended in section 1B(3) which states " a proposed schedule of filming including dates, times and possible location within the property at Ablett Village subject to approval by the Executive Director or his designee. Filming shall occur between July 1, 2017 and October 31, 2017." That's the new language.

Commissioner Person-Polk: Commissioners do you have any questions? I'd like to entertain a motion to accept Resolution **17-35 as amended**.

Commissioner Correa: Motion

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Malcom Isler: The Authority is recommending employment for a part-time security guard at \$12.50 an hour at Mickle Tower.

Commissioner Keys Frazier: When will they start?

Malcom Isler: It's a replacement position for someone that has resigned and it should start next week providing that they have passed the criminal and pre-employment physical.

Commissioner Person-Polk: I'd like to entertain a motion to accept the hiring of the part-time security worker.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: I'd like to have a motion to adjourn.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes

ADJOURNMENT: 7:36 PM

Attested to this 21st day of June 2017.

ATTEST:


Victor D. Figueroa
Victor D. Figueroa
Executive Director

APPROVAL:


Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN WEDNESDAY, JULY 19, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on July 19, 2017 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
Commissioner Keys Frazier
Commissioner Gibson
Commissioner Soria
Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Ms. Kathryn Blackshear, Deputy Executive Director
Mr. Kenneth Roth, Esq., Marchetti Law Firm
Ms. Gloria J. Wright, General Counsel
Mr. Daniel Aronson, Director of Finance
Ms. Tracie Herrick, Director Section 8
Mr. Gary Evangelista, Director of Security
Mr. Malcom Isler, Director of Asset Management
Ms. Reba V. Hicks, Executive Secretary
Ms. Wanda Riley, Public Housing Manager
Ms. Iliana Melendez, Housing Choice Voucher Program
Ms. Kimberly Imes, Housing Choice Voucher Program
Ms. Vee Ortiz, Public Housing Manager
Ms. Geraldine Taylor, Ablett Village
Ms. Melissa Ruiz, Mc Guire Gardens
Mr. Malcom Isler, Director of Asset Management
Ms. Donna Ellis, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Christina Brockington, Chelton Terrace II
Ms. Betsy Vega, R. Manor 5,9,& 10 and Morgan Village
Ms. Tyreka Bradley, Baldwin's Run and Roosevelt Manor
Ms. Sherise ???, Carpenter Hill

I. MEETING CALLED TO ORDER

Mr. Kenneth Roth, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Can we have the managers state their names and their developments.

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Can I get a motion to approve the regular minutes of Wednesday, June 21, 2017

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: The Executive Director's report?

Victor Figueroa: I just wanted to add to it. We are still in the process of getting the financial analysis from Novogradac. They are looking at various properties, various deals that we are working with Michaels and Pennrose and we are waiting for the final report and we'll be basing our decisions on that report. We should be getting it before the end of the month.

Commissioner Person-Polk: Can I get a motion to approve the Executive Director's report.

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: New business?

NEW BUSINESS

Resolution 17-38 - Resolution authorizing the transaction, rescinding the Mission and Vision Statements of the Housing Authority of the City of Camden, approving new Mission and Vision Statements, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-39 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, July 19, 2017.

Resolution 17-40- Resolution approving the HACC payment register for the month of June 2017.

Victor D. Figueroa: Tracie Herrick will be presenting this resolution. **Resolution 17-38** is a resolution authorizing the transaction, rescinding the Mission and Vision Statements of the Housing Authority of the City of Camden, approving new Mission and Vision Statements, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Tracie Herrick: Director of the Housing Choice Voucher Program. This resolution is requesting authorization and rescintion of the present mission and vision statement. The new mission statement will be as follows: The Housing Authority's mission is to expand community growth by offering quality housing choices and proven empowerment programs. The proposed new vision statement will read as follows: We aspire to be a nationally recognized leader and provider of real estate development, management and social economic services that transform communities by generating changes in individuals and families which will allow them to reach their full potential and inspire them to have hope for a better tomorrow.

Commissioner Person-Polk: Questions from the public and the mission statement?

Naomi Williams: Do I have to repeat what I said before?

Commissioner Person-Polk: Victor's going to give you a copy.

Victor D. Figueroa: If it gets approved tonight you will get it tonight.

Commissioner Person-Polk: I would like to entertain a motion to vote on Resolution **17-38.**

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'm going to change the order and have public comment at this time. Are there any public comments at this time?

Naomi Williams: 815 Central Avenue. The last time I was here I asked a question. Why was I not told that I was going to be the only one to pay water bills of the 22 homeowners before I signed on the dotted line. I was told that I would get the answer in writing. I have not gotten it. What is the answer to my question?

Commissioner Person-Polk: We've answered that question quite a few times.

Naomi Williams: You said you were going to answer to me in writing. Remember that Victor?

Victor Figueroa: We did respond to you. Tracie can elaborate further.

Naomi Williams: You responded to me? Can I have that in writing?

Tracie Herrick: We can't answer that because it's a question for the water company not us. We don't bill her for water. So I don't know why she is the only one or if she is the only one.

Victor Figueroa: I just want to state for the record that we did respond to you in writing to your questions.

Naomi Williams: Not that one. I want that one for the record. Why are our water meters not registered?

Commissioner Person-Polk: That's another question for the water company.

Naomi Williams: I didn't make a deal with the water company.

Commissioner Person-Polk: You're a homeowner.

Naomi Williams: No I'm a homeowner slash tenant. You told me that I couldn't sell my house. Tina at the housing division in City Hall told me I can sell my house. She wanted to know why you all told me I couldn't sell it....Tina in Room 218.

Commissioner Person-Polk: While you're up at City Hall why don't you go talk to the water department. Tina doesn't run the Housing Authority. Right. So there may be deed restrictions that you have because of the subsidies that you've gotten to purchase your home. There are probably conditions that have been placed on your mortgage that in order for you to sell your property you have to satisfy certain things. That's why you have to go to Legal Services.

Naomi Williams: Why should I talk to them?

Commissioner Person-Polk: Because you want to sell your house.

Naomi Williams: You told me I couldn't sell the house last time I asked that question. Standing right here you said you cannot sell your house.

Commissioner Person-Polk: No, no, no. I just said you'd have some type of deed restrictions because it was subsidized. In other words tax payers payed part of the purchase for your house. So in order for you to sell it there are certain conditions you have to live by. That means that you probably will not get the asking price, the full purchase price. That's why my suggestion to you is that if you want to sell it you have to seek legal counsel.

Naomi Williams: I absolutely will seek legal counsel. When we were going through the program Ms. Herrick told us that the maintenance and utility allowance.... we were supposed to save that in case emergency comes up. Well my stove is broke and the oven doesn't work. Matter of fact it didn't work when I moved in.

Commissioner Person-Polk: You're a homeowner. She's a homeowner.

Naomi Williams: They told me that they would fix it before I moved in. They did fix it but it went out again.

Commissioner Person-Polk: Your time is up. There is nothing we can do. The only thing you can do is maybe get an extended warranty on your appliances. But it's nothing we can do. You can't buy appliances.

Tracie Herrick: It has not been cut. She receives a maintenance allowance every month she receives a utility allowance. It is part of the rent calculations. Whatever portion of payment to her mortgage that she pays would be much more if it were not for the allowances she receives. So if her tenant portion is \$500 and she only pays \$200 the \$300 is what she should be saving to help with these costs.

Commissioner Person-Polk: You know what put it in writing to her. Ok. Are there any more public comments? Seeing none I would like to entertain a motion to go into Closed Session, Resolution **17-39**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Correa: Motion to come out of closed.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys -Frazier	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Daniel Aronson: Director of Finance. This is **Resolution 17-40** a recurring monthly resolution where we ask the Board to acknowledge that they have reviewed the check register for the month of June 2017. A list of checks in the operating account and the Housing Choice Voucher account has been presented. We are just asking for your acknowledgement and approval.

Commissioner Person-Polk: Any questions from the public? Are there any questions from the Commissioners? Seeing none I would like to entertain a motion to accept Resolution **17-40**.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: New Hires

Alicia Williams: Good evening Madam Chair, Board of Commissioners. We have a few new hires this month. It's proposed that the employee who is recommended for the position of part-time grounds maintenance at Ablett Village be employed at on a part-time basis. This appointment is necessary to fill a vacancy effective March 21, 2017. This employee has started effective July 10, 2017. We have another part-time grounds maintenance that is a replacement due to a promotion of one of our maintenance individuals going into security effective May 18, 2014. This individual also has a start date of July 10, 2017. It is proposed that the employee recommended for the position of part-time security guard be appointed to the position on a part-time basis. This employee's appointment is to fill a vacancy left by an individual who resigned. The new hire started effective July 13, 2017. We also have another new hire in Security... this appointment was necessary to fill a vacancy

for an employee who resigned. This employee started effective July 13, 2017 as well.

Commissioner Person-Polk: I'd like to entertain a motion to accept the new hires.

Commissioner Correa: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Keys Frazier: Can I ask a question about the residents that were due some funds back. The residents that were doing security jobs. Have they received their checks?

Victor D. Figueroa: Oh the RVA's...yes that is finalized. They paid their outstanding rent that was calculated as well.

Commissioner Keys Frazier: Great.

Commissioner Person-Polk: I'd like to have a motion to adjourn.

Commissioner Correa: Motion.

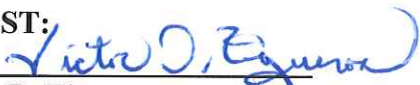
Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

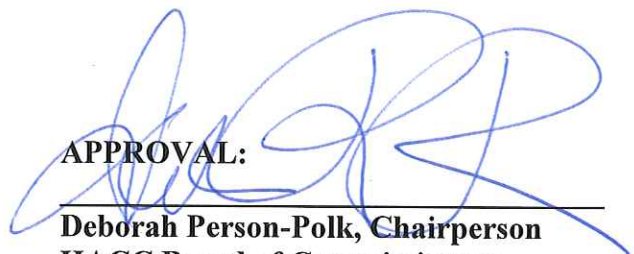
Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 5:56 PM

Attested to this 19th day of July 2017.

ATTEST:


Victor D. Figueroa
Executive Director

APPROVAL:


Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, SEPTEMBER 20, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on September 20, 2017 at 5:34 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Gibson
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Ms. Kathryn Blackshear, Deputy Executive Director
 Mr. Anthony Marchetti, Esq., Marchetti Law Firm
 Ms. Tracie Herrick, Director Section 8
 Mr. Charles Valentine, Director of Modernization
 Ms. Gloria Wright, General Counsel
 Mr. Daniel Aronson, Director of Finance
 Mr. Malcom Isler, Director of Asset Management
 Ms. Alicia Williams, Human Resources Dept.
 Mr. David Goodman, YouthBuild
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Iliana Melendez, Housing Choice Voucher Program
 Ms. Kimberly Imes, Housing Choice Voucher Program
 Ms. Virgen Ortiz, Public Housing Manager
 Ms. Geraldine Taylor, Ablett Village
 Ms. Melissa Ruiz, McGuire Gardens
 Ms. Jasmine Kee, HACC/Asset Management
 Ms. Annette Hilton Davis, The Michaels Organization
 Ms. Betsy Vega, Morgan Village, Roosevelt Manor 5
 Mr. Wynfield Anderson, Modernization Dept.
 Ms. Ella Baker, McGuire Gardens Resident Association
 Ms. Jacquetta Smith, McGuire Gardens Resident Association

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like to entertain a motion for the approval of the minutes of the Regular Meeting held on Wednesday, July 19, 2017

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: There is no old business at this time.

Commissioner Person-Polk: I would like to entertain a motion to approve the Executive Director's reports for July and August 2017.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: New business? Commissioner Keys do you want to give out the information again regarding volunteers needed to

help the victims of Hurricane Harvey in Houston, Texas..... just the information again to make sure everyone got it.

Commissioner Keys Frazier: Did everyone get the address. It's 101 Linden Street, Deptford, NJ and it's for the clean-up in Texas. They may send them to other places but the main offices said it was for Texas.

Commissioner Person-Polk: Is there a name of a person or business?

Commissioner Keys Frazier: They won't answer the phone. I called several times and left messages. I called Saturday when I first got this information and now it won't take a message. So her brother said its best to go there. I could give you the number 856-579-4525.

Commissioner Gibson: The picnic that you guys put together was fantastic. Everything was perfect and I'm hoping we can do that more often maybe every quarter or something. I'm willing to help.

Victor D. Figueroa: I even heard some challenges on doing some softball games.

Commissioner Person-Polk: Oh I used to play softball.

Victor D. Figueroa: In addition to my Executive Director's report there is some new information that's come up in the last couple weeks and I wanted to mention them here now. We're preparing for the annual 5-year plan so this is what these binders are for. That's going to be approved or reviewed at the next board meeting. Recently the Jobs Plus Grant NOFA came out and we will be applying for Ablett Village. The application is due on November 23rd and we can apply up to \$2.3 million dollars. Recently we received our PHAS score and we received an 80. That's good we're a standard performer.

Commissioner Person-Polk: Yes! We want to be higher than a standard performer. Yes go team go.

Victor D. Figueroa: I also want to announce the Connect Home BBQ that is being held tomorrow on Thursday September 21st. Daniela Cerullo is spearheading that tomorrow. Also HUD headquarters is visiting us next week, Wednesday September 27. It's also a ConnectHome site visit. It's a

dog and pony show so to speak. We prepared an agenda and it looks like it was approved, with their assistance.

Commissioner Person-Polk:

I think that's great. I don't think they should visit and we don't have an agenda.

Victor D. Figueroa:

Yes we do have an agenda for that visit. It's at 11:00am, across the street at the Community Supportive Services Building.....September 27th this is next Wednesday. The BBQ tomorrow is at Chelton. It's open to residents that do not have any internet access in their home. The focus is for those residents. It's from 3-6pm at Chelton. I want to thank the staff as well for the wonderful work they did last week for the Staff appreciation BBQ. Everyone enjoyed themselves.

Commissioner Person-Polk:

The food was good! So whoever cooked I ate a little bit of everything. It was delicious and I want to thank you and I know that love went in it.

Commissioner Keys Frazier:

I also like to thank all the staff because this was the first time that I have seen almost all the staff at a function that the Housing Authority has given. I think it has something to do with the morale here in this Housing Authority and I want to thank you all for building a higher morale than what it's been. It was nice to see everybody. We even had a raffle. I hope we can do it again next year.

Commissioner Person-Polk:

Commissioner Keys said something that triggered my memory that folks kind of sit in their own cliques. Everyone was intermingling and it was a good turnout. Last but not least from my end I just want to welcome Theresa Thompson our new QPA. She's been doing a good job catching us up with a lot of backorders that we had. So I want to recognize you and thank you. We still have a little ways to go but we are on our way.

Commissioner Person-Polk:

That is wonderful! I know Gloria, Chuck and Malcom are very happy. Welcome aboard.

Commissioner Gibson:

Just one comment on the ED's report. At the very end it talks about the most dangerous places in New Jersey. Camden came up as number 1, but I want you to realize that the numbers are not quite as well as they should be because they are based on 1,000 and Camden doesn't have 1,000 employees. So we didn't necessarily have to be number one. I just wanted to make that clear since Camden has been my residence for the last 51 years.

Victor D. Figueroa:

.....and the numbers are improving.

NEW BUSINESS

Resolution 17-41 - Resolution authorizing the re-appointment of Victor D. Figueroa to serve as the Housing Authority of the City of Camden's Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund.

Resolution 17-42 - Resolution authorizing the transaction, authorizing an agreement with the Camden County Consolidated Adult Basic Skills Consortium, authorizing a Memorandum of Understanding among HACC, Camden County College and the Camden County One-Stop Career Center, ratifying actions and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-43 - Resolution authorizing the transaction, establishing a small procurement bid threshold for the Housing Authority of the City of Camden at \$40,000.00, authorizing Theresa Thompson, Qualified Purchasing Agent, to expend funds and execute purchasing agreements up to the allowed small bid threshold, and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction.

Resolution 17-44 - Resolution authorizing the transaction, authorizing an expenditure of funds, subject to appropriations, ratifying a software license renewal and support agreement with Tenmast for a one year term, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-45 - Resolution authorizing the transaction, authorizing the Housing Authority of the City of Camden to utilize the vendors through the National Intergovernmental Cooperative Purchasing Contract, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Resolution 17-46 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, September 20, 2017.

Resolution 17-47- Resolution approving the transaction, approving the HACC payment register for the months of July and August 2017.

Resolution 17-48 - Resolution approving the transaction, authorizing contracts with certain vendors under the U.S. Communities Cooperative Contract, supplementing Resolution No. 15-16 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Resolution 17-49 - Resolution approving the transaction, ratifying a contract with the Camden City School District to provide academic services, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-50 - Resolution approving the transaction, ratifying a contract with the Juvenile Justice Commission for academic services through the YouthBuild Program and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-51 – Resolution of the Housing Authority of the City of Camden (“HACC”) ratifying the contract appointing Victor D. Figueroa as the Executive Director of HACC, authorizing the execution of an Employment Agreement, authorizing an expenditure of funds, subject to appropriations, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Commissioner Person-Polk:

So we have a lot of resolutions this evening. We are going to try to move them quickly. Commissioners didn't really have questions about the resolutions. Do you think I can get a vote for them in a block? Resolution 41-45. Who has Resolution 17-41? just read the resolution then we'll have public comments.

Alicia Williams:

Resolution 17-41 is a resolution authorizing the re-appointment of Victor D. Figueroa to serve as the Housing Authority of the City of Camden's Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund.

Laverne Williams:

1655 Park Blvd. A question why is this Joint Insurance Fund why is it combined with this statement?

Commissioner Person-Polk: Because he sits on the Board as a Commissioner of the Insurance Company and we have to do a resolution every year for him to do that.

Laverne Williams: Okay, that's what I needed to know.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 17-41.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Who has Resolution 17-42?

David Goodman: **Resolution 17-42** Resolution authorizing the transaction, authorizing an agreement with the Camden County Consolidated Adult Basic Skills Consortium, authorizing a Memorandum of Understanding among HACC, Camden County College and the Camden County One-Stop Career Center, ratifying actions and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Commissioners do you have any questions? Are there any questions from the public? No questions, I'd like to entertain a motion to accept Resolution 17-42.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-43

Tracie Herrick: **Resolution 17-43** Resolution authorizing the transaction, establishing a small procurement bid threshold for the Housing Authority of the City of Camden at \$40,000.00, authorizing Theresa Thompson, Qualified Purchasing Agent, to expend funds and execute purchasing agreements up to the allowed small bid threshold, and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any comments from the Commissioners? Are there any public comments?

Laverne Williams: I have a question on the \$40,000is the threshold larger than \$40,000?

Commissioner Person-Polk: No because we have a Qualified Purchasing Agent so we can raise the threshold. We have someone who has the credentials for us to do purchasing so we can raise the threshold. No one is receiving \$40,000.

Laverne Williams: Okay, you mean certain paperwork. Thank you

Victor D. Figueroa: I just want to clarify for the record that it's written in the resolution. It's up to \$39,999 and anything over \$40,000 then it kicks up.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 17-43

Commissioner Gibson: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-44

Theresa Thompson: **Resolution 17-44** is a resolution authorizing the transaction, authorizing an expenditure of funds, subject to appropriations, ratifying a software license renewal and support agreement with Tenmast for a one year term, and

authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Commissioners do you have any questions? Does the public have any questions on Resolution 17-44? Seeing none I would like to entertain a motion to accept Resolution 17-44.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-45

Theresa Thompson: **Resolution 17-45** is a resolution authorizing the transaction, authorizing the Housing Authority of the City of Camden to utilize the vendors through the National Intergovernmental Cooperative Purchasing Contract, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk: Commissioners do you have any questions? Does the public have any questions?

Laverne Williams: Is the National Intergovernmental Cooperative..... is this a separate organization or vendor?

Commissioner Person-Polk: No it's an organization that has individuals that have certain qualifications so that we can utilize their services. It's a government entity.

Laverne Williams: Is it cheaper getting it from them?

Commissioner Person-Polk: Probably because it's a cooperative.

Laverne Williams: But you're not sure

Commissioner Person-Polk: I'm not sure. I can't answer that question

Theresa Thompson: Before we do we will compare the pricing to make sure that it's cheaper than going out to bid.

Laverne Williams: That's why I'm here.

Commissioner person-Polk: I'd like to entertain a motion to accept Resolution 17-45.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to change the order before we go into closed session and I apologize to all the managers because I didn't call you up. Can all the managers come up and state their names and their developments.

Wanda Riley- Branch Village
Vee Ortiz- McGuire Gardens
Betsy Vega- Roosevelt Manor 5 and Morgan Village
Annette Hilton-Davis – Morgan Village, Roosevelt 5, 9,10

So who's missing? We need to do a list of whose missing and send them a reminder. It could have been lost in communications, because someone had to remind me.

Victor Figueroa: It would be remised if I forget to announce this. One of our staff has passed her Nan McKay Public Housing Specialist Certification examination and just wanted to acknowledge that. Thank you.

Commissioner Person-Polk: We're going to change the order of the meeting. I think I'll do public participation now and then I'll do another public participation at the end in case someone has to leave when we go into closed session. We might be long because we have quite a few resolutions in closed session. So we will take public participation at this time.

Laverne Williams: I'm back on the scene and I'm still here. I have several concerns. I'd like to know when the senior citizen building on 9th Street when it's going to be finished.

Victor D. Figueroa: It's not a senior citizen building just to clarify it's a low rise building and we're anticipating it opening up in early 2018.

Laverne Williams: 2018. What January, February or March? When Victor?

Victor D. Figueroa: First quarter. January, February or March. We're 75% complete.... we're ahead of schedule so we're looking at some time in 2018. There is no exact date.

Laverne Williams: Well how do you select the people to put back in there. How is that process being done?

Victor D. Figueroa: Well it's a relocation resource for Branch Village residents but it's also RAD so there are other rules we may have to follow.

Laverne Williams: So RAD means it deals with Section 8.....

Victor D. Figueroa: Yes, well there are project based vouchers.

Commissioner Person-Polk: I think Tracie might need to come up just for the record... we need clarity.

Tracie Herrick: The first building to come back online in the first part of 2018 will be 50 units. There will be 38 regular project based units and they'll be 12 project based RAD units. The 12 project based RAD units will incorporate those 4 provisions that are prepared for the residents relocated. There's an FSS if you are an FSS participant you will remain an FSS participant and you will not be subject to the same FSS requirements of Section 8. You'll keep the public housing grievance procedures. There are 4 and I can write them and send them to you. I will give you the list.

Commissioner Person-Polk: So for the record we explained the Section 8 portion of the Branch Village Midrise to Laverne Williams.

Victor D. Figueroa: Low-rise, we've all been saying midrise but we have been corrected it's a low-rise.

Laverne Williams: Out of the 50 units how many are family?

Commissioner Person-Polk: She's going to answer that question and then you are done.

Tracie Herrick: There are six two-bedrooms and the remainder are one-bedrooms.

Commissioner Person-Polk: **Resolution 17-46** is a resolution to go into Closed session. I'd like to entertain a motion to go into Closed session.

Commissioner Gibson: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys -Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-47 - Resolution approving the transaction, approving the HACC payment register for the months of July and August 2017.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-47**.

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-48 - Resolution approving the transaction, authorizing contracts with certain vendors under the U.S. Communities Cooperative Contract, supplementing Resolution No. 15-16 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-48**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-49 - Resolution approving the transaction, ratifying a contract with the Camden City School District to provide academic services, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-49**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-50 - Resolution approving the transaction, ratifying a contract with the Juvenile Justice Commission for academic services through the YouthBuild Program and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-50**.

Commissioner Soria: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-51 - Resolution of the Housing Authority of the City of Camden ("HACC") ratifying the contract appointing Victor D. Figueroa as the Executive Director of HACC, authorizing the execution of an Employment Agreement, authorizing an expenditure of funds, subject to appropriations, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-51** with modifications noted by our Solicitor.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to have a motion to adjourn.

Commissioner Correa: Motion

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Personnel Actions: I'd like to entertain a motion to accept new hires, QPA, Grant Funded Community Coach, and Principal positions.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 7:10 PM

Attested to this 20th day of September 2017.

ATTEST:


Victor D. Figueroa
Executive Director

APPROVAL: 
Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, OCTOBER 18, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on October 18, 2017 at 5:44 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Gibson
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Ms. Kathryn Blackshear, Deputy Executive Director
 Mr. Anthony Marchetti, Esq., Marchetti Law Firm
 Ms. Gloria Wright, General Counsel
 Mr. Daniel Aronson, Director of Finance
 Mr. Malcom Isler, Director of Asset Management
 Ms. Melody Johnson-Williams, Asst. Director Section 8
 Ms. Edith Pagan, Director of Resident Initiatives
 Ms. Theresa Thompson, Purchasing Manager
 Ms. Alicia Williams, Human Resources Specialist
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Marilu Mendez, Public Housing Manager
 Ms. Kimberly Imes, Housing Choice Voucher Program
 Ms. Geraldine Taylor, Ablett Village
 Ms. Gloria Reyes, HACC
 Ms. Betsy Vega, RM 5, RM 9 & 10, Morgan Village
 Ms. Tyrekia Bradley, Baldwin's and Roosevelt Manor
 Ms. Lisa Turner

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like to entertain a motion to accept the minutes of the Regular Meeting held on Wednesday, September 20, 2017

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: Madame Chair there is no old business at this time.

Commissioner Person-Polk: Is there any questions on the Executive Director's report? I would like to entertain a motion to accept the Executive Director's reports for September 2017.

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Before the vote can I give a little update in addition to my Executive Director's report. Basically everyone has the pink ribbon. The Housing Authority is celebrating Breast Cancer Awareness month and we have various activities taking place. We have casual pink Fridays also we have a workplace door decorating contest and the judging day is Wednesday, October 25th and the department with the best door.

Commissioner Person-Polk: Who's the judge?

Victor D. Figueroa: The staff of the Employee Appreciation Committee.

Commissioner Keys Frazier: Well what about the community center? I walked in here and said wow! Will they be included?

Victor D. Figueroa: We also have a 50/50 raffle and we have Housing Authority staff individual site luncheons to be held on Friday, October 27th as well from 12-1:30pm

Commissioner Person-Polk: So we can go visit?

Victor D. Figueroa: Absolutely

Commissioner Person-Polk: Great! I want the schedule because that event that we had in Baldwin's Run – the food, the atmosphere it was just beautiful. I had so much fun. So I want the schedule.

Victor D. Figueroa: You can get the information from Reba. So let's keep the celebration going and I want to thank the Committee again for putting this together again in support of Cancer Awareness month.

Commissioner Person-Polk: So is it all centers or staff?

Victor D. Figueroa: All sites. I also want to thank the McGuire neighbors.... there was a little incident where a bobcat was taken for a joy ride after hours. Those little mini bulldozers from the work that was taken place there. I want to thank the McGuire neighbors because of their efforts we were able to get the Bob cat back. It belonged to the vendors. Next thing Madame Chair is the 2014-2015 Annual Report is finally out so you're getting a copy of it now.

Commissioner Person-Polk: What is this? Oh this is ours.

Victor D. Figueroa: We are working on the 2016 Annual Report but I wanted to put this out and thank the staff again for putting this together.

Commissioner Person-Polk: Look at that cover. That's nice! This is fabulous.

Victor D. Figueroa: I have a few more items. I want to report that on October 12th , I believe it was, I met at the Jim Florio Center with the County they put together a Puerto Rico Relief roundtable team and that was at the request of Senator

Nilsa Cruz-Perez, Freeholder Carmen Rodriguez and Council President Frank Moran. So there was the social services aspect, Camden County Board of Social Services was there, a whole slew of different organizations including us and we're trying to help just in case there is an influx of folks coming from Puerto Rico to Camden that we have enough services ready in case they do come and they have started.

Commissioner Person-Polk: Where else can they, they have nowhere to go?

Commissioner Correa: Yeah I had a question.... we had one case Friday and I don't know if they had social service so let me ask Housing be informed about that too. They said they going to have 4 months and after 4 months they have to bring all the documentation they need.

Victor D. Figueroa: At that meeting I indicated that our waiting lists are open at the senior properties. The family sites are closed. I did reach out to HUD to see if there is some sort of waiver and they are working on that through the Section 8 program. Theresa Arce who is the Public Housing Director for the State of New Jersey sent out a recent notice that they're still working on it and I'll be sharing that with staff. There are some waivers that will be granted.

Commissioner Person-Polk: There should be some way that the vouchers that they already had existing that those vouchers could be used. Yeah port over here. It's allowed by the law and so they should be able to do that as well.

Commissioner Correa: I don't think so – they haven't been working with that

Commissioner Person-Polk: They have to. Because what happens is if you get a Section 8 voucher and you have it for a year you can relocate to any state anywhere and what I'm saying is whether they work with it or not they have records of all the Section 8 people that was on that island.

Victor D. Figueroa: They're also working on waiving that one year requirement.

Commissioner Person-Polk: Because that is resources that will not be utilized in their area so they should be able to use it. Right. That way we could provide you know quicker assistance.

Commissioner Correa: Most of the people they bring over is a medical issue.... very bad medical issues. The case that we had Friday was

someone who was very sick. At Voorhees Hospital, the person was discharged on yesterday and put in a taxi and sent to welfare. It was almost 3:30 in the afternoon when this happened.

Commissioner Person-Polk: You should be speaking to individuals in the County government and Municipal government and the hospitals. There should be some level of sensitivity.

Commissioner Correa: But they don't have it because the welfare office they don't want to help because they don't have documentation and when I went downstairs and the person went to the welfare office.

Commissioner Person-Polk: They need to have a little more meetings to refine the process because I doubt that will be the only one resident.

Victor D. Figueroa: The round table team will be meeting again and as Madame Chair was alluding to the Connect Home visit went very well. We met across the street and HUD was very pleased. Dina Leaman who's the coordinator for HUD headquarters was pleased and met with staff including Edith and Daniela. They're working some things out, since we met our goals ahead of time they want us to increase our goals and I'm not sure Edith if we finalized that issue because they wanted to increase it by 20% I said no since we have to be practical. So was it 70% now.

Commissioner Person-Polk: You know what I liked about that particular meeting, this is with staff and everybody have to remember whatever you say even if you are mad at your boss or you don't like something that went on at the Authority. Hold your tongue because a lot of times we are our own worst enemy. That meeting showed whether people liked it or not that you're doing a good job. We're not getting the recognition of the work that is being performed, right. I had to straighten a couple people out because one person made a statement "100 people at Roosevelt Manor and they're not cleaning up" and I stopped them because number one I'm sitting on the Board and took it as an offense. Don't join in! Because if you don't say something is just like agreeing with them and to make that statement in front of people that don't necessarily know about and already have a view of poverty as people being lazy. Already has that view and they going to tear up the property. They're not tearing up Roosevelt Manor. It's beautiful. People fail to realize that when you run your mouth and say something negative, you don't know where it's going to go. It ruins people's reputation.

Everybody is out working..... all the Commissioners on the Board are doing the best that they can. So whenever you go somewhere it might be something you don't like but it's not 100% that you should like everything because who are you? Sometimes decisions are made because there are a lot of factors that have to be put in there to make that decision that you may not be aware of. Because what happens when people start eroding the institution that's doing good work. People say well they not talking about me, but if you work here they are talking about you. With all these cuts that's coming down the road. I worked at the Board I watched people just destroy people through their mouth. Nobody knows if someone is tainting you bad with their mouth. Then programs and everything suffers. So if you don't have nothing good to say about the Authority don't say nothing. If you in the room and they talking about anyone on the staff or somebody you don't like shut your mouth! Our problem is we don't push each other up. We got to work together, these are rough times and might get worse. So what happens when they start chipping away whose ever name is out there "that person is no good" they be chipping at that person but that don't mean that they'll get you next. Because that's how it works they erode institutions. When you see them walk in and they say we're getting rid of x number of dollars at HUD.....Poor people are not stealing that money- we provided a service. And then the guy that made the statement doesn't even realize what the services are. I'm proud to say that I'm on this Board and that I work for you guys. Just in my heart. It happened quite a few times. If you get an opportunity to say something good about us or say something good about your staff or your job or some of the programs because you know what nobody tooting your horn. Nobody! That YouthBuild program over there it's saving lives. If it's one that is wonderful. Nobody knows the work that it takes and everybody that works for us is dedicated to their job. I'm just glad that we have an appreciation thing. So people know we appreciate you. Nobody here is working unnoticed. If we don't say your name doesn't mean we Commissioners all here don't approve of your work. Ok that's enough.

Victor D. Figueroa:

There's two more things. The independent audit was completed and the Board will receive a report in November. It was pretty much clean audit.

Daniel Aronson:

To reiterate what the director said we received our unqualified audit opinion for the year 2016 and the auditor

will show up in November 8th to answer any questions you may have.

Commissioner Person-Polk: So from your perspective this is good? Unqualified might sound negative.

Daniel Aronson: Unqualified opinion. As good as you can get.

Victor D. Figueroa: Madame Chair. I want to thank Dan and his staff as a result of their hard work.

Commissioner Person-Polk: Unqualified. That means good. That's wonderful. Thank you Dan.

Victor D. Figueroa: Thank you Dan. He inferred that we're having a November 8th meeting because the League is occurring the week of the Board meeting so we are going to have the meeting moved to November 8th.

Commissioner Person-Polk: Is it going to be here?

Victor D. Figueroa: Yes

Commissioner Person-Polk: Commissioners did you want to comment? Everyone is pleased. No questions. Do the motion and the second stand or do we have to do it again?

Anthony Marchetti: Do it again

Commissioner Person-Polk: I'd like to entertain a motion to accept the Executive Director's Report.

Commissioner Soria: Motion

Commissioner Keys Frazier: Second

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

NEW BUSINESS

Resolution 17-52 – Resolution authorizing the transaction, approving the submission of the Housing Authority of the City of Camden’s (“HACC”) Annual Plan to the Department of Housing and Urban Development (“HUD”), and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-53- Resolution authorizing the transaction, approving holidays for FY – 2018 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Resolution 17-54 - Resolution establishing the date of Caucus Meetings for the Housing Authority of the City of Camden as the third Wednesday of every month for the calendar year 2018 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 17-55 - Resolution authorizing the date of Regular Meetings of the Board of Commissioners of the Housing Authority of the City of Camden as the third Wednesday of every month for the calendar year 2018 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 17-56 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, October 18, 2017.

Resolution 17-57 - Resolution authorizing the transaction, authorizing a contract for IT systems maintenance, authorizing an expenditure of funds, subject to appropriations, in an amount not to exceed \$75,000 per year, for a term not to exceed three (3) years with an option for two (2) additional one year terms, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-58 - Resolution approving the transaction, approving the HACC payment register for the month of September 2017.

Commissioner Person-Polk:

New business....The Annual Plan.

Malcom Isler: Do you want to start resolutions or just want to do the report.

Victor D. Figueroa: You already reported in the Caucus.

Anthony Marchetti: These are the proposed changes to the Annual plan and the public does have the opportunity to speak of those changes. So I would go over what the changes are in brief as part of your resolution so that way if the public has any comments the public can then comment in connection with the resolution.

Malcom Isler: **Resolution 17-52** is a resolution authorizing the transaction, approving the submission of the Housing Authority's Annual Plan this is consistent with Section 511 of Quality Housing and Workers Responsibility Act of 1998. As stated earlier during the public hearing we're making some changes to a couple tabs and I will just name the tabs so we won't be long. With regards to our Goals and Objectives, Operations and Management, Safety and Crime Prevention, Asset Management, Admissions and Continued Occupancy Policy for the Public Housing Program, coupled with a new lease, a smoking policy, Violence Against Women Act Reauthorization. We updated our progress with regards to redevelopment activities under Modernization, as well as the Capital Fund Program in addition to our Strategies for Housing Needs and Progress Goals for the Agency.

Commissioner Person-Polk: Are there any questions from the public on Resolution 17-52? Three minutes is your time. State your name and address for the record.

Laverne Williams: 1655 Park Blvd. Number one I heard that Malcom said there is going to be some changes, that some of the housing under Pennrose will be changed back to public housing? I also need to have a copy of the comments of what was given to the Board of Commissioners so I can see what is going on. Also you did not include the Section 8 people when you had the 5 year annual plan. We should have got a copy of the plan too, because we are part of public housing. I did not ask for Section 8. I would like to have a copy of everything that is discussed tonight.

Commissioner Person-Polk: She's in a facility that is not in public housing, that you wouldn't have to provide the information to.

Laverne Williams: But it's public information. Yes it is.

Commissioner Person-Polk: Yes it's public information, you can have it. I just want to clarify that your facility is not required to post our 5 year annual plan.

Victor D. Figueroa: It's the Annual and 5 Year Public Housing Plan.

Commissioner Person-Polk: It has nothing to do with Faison Mews. For the record earlier you stated that you didn't have access but we are going to provide you with access.

Laverne Williams: The transfer of the properties that's under Housing Authority does it include Branch Village too? Are we going to be under public housing or the private sector by Michaels?

Commissioner Person-Polk: You got to ask one question. Matter fact, ask your questions and we're going to provide the response in writing.

Laverne Williams: I'm not twisting you guys up. Listen to what I'm saying. I'm asking that the information that Malcom gave you about some public housing will be transferred back from Pennrose. That's Baldwin's Run. I also asked the same question about Branch Village. Are we going to be under public housing or Michaels or what?

Victor Figueroa: It's going to be under the RAD program. Just to clarify the Admin Plan which is related to Section 8- Tracie's Department is working on that and that should be coming out sometime in January.

Laverne Williams: Okay.....That's all I had to say.

Commissioner Person-Polk: Thank you. Any questions from the Commissioners for Resolution 17-52? Okay, I'd like to entertain a motion to accept Resolution **17-52**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-53? State your name and title for the record.

Alicia Williams: **Resolution 17-53** Resolution authorizing the transaction, approving holidays for FY – 2018 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any questions from the public?

Laverne Williams: I just need a copy.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-53**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-54

Malcom Isler: Madame Chair not to cut you off do you want to call the managers now.

Commissioner Person-Polk: I was going to call them right before we go into Closed.

Malcom Isler: **Resolution 17-54** is a resolution establishing the date of Caucus Meetings for the Housing Authority of the City of Camden as the third Wednesday of every month for the calendar year 2018 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Commissioner Person-Polk: Can we do Resolution 17-55 with that as well.

Malcom Isler: **Resolution 17-55** is a resolution authorizing the date of Regular Meetings of the Board of Commissioners of the Housing Authority of the City of Camden as the third Wednesday of every month for the calendar year 2018 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Commissioner Person-Polk: Are there any questions on Resolution 17-55 or 17-54?

Victor D. Figueroa: I do have a comment. It was suggested that we possibly move the location of the meetings on a regular basis. We took into consideration, we noted it and after careful deliberation we decided to just keep the schedule as is for now because of logistics and other things.

Commissioner Person-Polk: I think it's good for now. If you are able to do it later on add something different. Basically people know it's going to be here and kind of mess people up when you change. Commissioners do you have any questions? Seeing none I'd like to entertain a motion to accept Resolution 17-54 and Resolution 17-55.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Now I would like to have the managers come up. I apologize.... I didn't forget about you.

Malcom Isler: The manager for Chelton Terrace is out today which I was aware of as well as the manager for Ablett Village. The Manager for Chelton Terrace is on leave so I'm covering and covering for the Manager of McGuire Gardens.

Commissioner Person-Polk: Can you repeat that again.

Malcom Isler: The manager for Ingerman is out today which I was aware of. The manager for Ablett Village is out today. I am covering for Chelton Terrace and McGuire Gardens.

Tyreka Bradley – Baldwin's Run and Roosevelt Manor
Marilu Mendez- Towers
Geraldine Taylor- McGuire assistant manager
Jamil Adams- Acting Assistant Manager Ablett Village

Commissioner Person-Polk: Thank you. So now we are going to have public participation. So Laverne Williams.

Laverne Williams: I just have some concerns. At the last meeting I requested some information and have not received it yet in reference to Section 8 under Tracie. How long does it take to get that information?

Commissioner Person-Polk: Can you give that information to Malcom and he'll make sure that you get it.

Laverne Williams: Ms. Showell.... she has been out for a long period of time. When are you going to get someone to replace her if she's ill? Ms. Showell needs to be here. She's been home for a long time. You need to replace her. Also I need a copy of the Annual Report that Victor mentioned. Also when will the building be finished at Branch Village, the family site low rise?

Victor Figueroa: The low rise is ahead of schedule so it's supposed to be completed sometime in January we're looking at mid-November now.

Laverne Williams: November. So will they have one room done so people can come in and look at it?

Victor Figueroa: The units are nice sized. I took a tour yesterday and it's a nice size unit.

Laverne Williams: So when you get one ready please let me know.

Commissioner Person-Polk: Are you going to talk good or bad about it.

Laverne Williams: It depends. No I want a large place because where you put me at I'm not happy where I'm at.

Commissioner Person-Polk: Ok. Well we are trying our best and now they are ahead of time a couple months.

Malcom Isler: Because we are in the process of already assigning units for that building if Ms. Williams is interested she needs to let the Relocation staff know immediately if not there will not be a unit available for her.

Commissioner Person-Polk: So can you give that to her in writing. You hear that Ms. Williams so when are you going to handle your business. You must because by law we are relocating all the other, you're a resident but its 200 some other residents. They

have the same ability that you have to come back to Branch Village. So if you have an interest to go back to Branch Village it would behoove you to do it quickly. Because we wouldn't allow someone to wait to the last minute and put them in front of you. So you got to do your paperwork.

Kathryn Blackshear:

Ms. Williams we just toured it yesterday and right now we couldn't even invite you in because there is stuff all over the place and you could get hurt. Other people are saying they want to come back so we need to put you in even if you change your mind.

Commissioner Person-Polk:

Thank you Ms. Blackshear.

Commissioner Keys Frazier:

Make sure you go over there as soon as possible and handle your business.

Commissioner Person-Polk:

Okay, so that was the end of the public session. I'd like to entertain a motion to accept **Resolution 17-56** which is a resolution authorizing a closed session of the Board of Commissioners on Wednesday, October 18, 2017.

Commissioner Soria:

Motion.

Commissioner Keys Frazier:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk:

I need a Motion to come out of Closed.

Commissioner Gibson:

Motion to come out of closed.

Commissioner Soria:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 17-57.

Theresa Thompson: Purchasing Manager. **Resolution 17-57** is a resolution authorizing the transaction, authorizing a contract for IT systems maintenance, authorizing an expenditure of funds, subject to appropriations, in an amount not to exceed \$75,000 per year, for a term not to exceed three (3) years with an option for two (2) additional one year terms, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any questions from the public? Three minutes

Laverne Williams: I understand that you have Resolution 17-57 you have purchasing of \$75,000 for 3 years?

Commissioner Person-Polk: Per year times 3

Laverne Williams: You have here again two additional one year terms.

Commissioner Person-Polk: That's each year will be one year. Is that correct? Or are you going to renew the contract two times.

Theresa Thompson: We have the option if the contractor is working to extend that contract for an additional one year term for a total not to exceed 5 years.

Laverne Williams: But it's costing the Housing Authority \$75,000 per year.

Theresa Thompson: That's not to exceed. It could be less.

Laverne Williams: Let me get this right \$75,000 per year

Commissioner Person-Polk: Let me explain something to you. This particular contract replaces an employee.

Laverne Williams: I'm not worried about that. I'm worried about the money.

Commissioner Person-Polk: That's where I'm going. The employee plus fringe benefits make more than \$75,000 per year.

Laverne Williams: You talking about her?

Commissioner Person-Polk: She's our purchasing agent. I'm talking about our IT person. We no longer have one. We have a contract. So with that contract we're saving money because we're not paying fringe benefits. It's like 35% of the \$75,000.

Victor D. Figueroa: 55%

Commissioner Person-Polk: Fringe benefits are 55% now?

Victor Figueroa: It's like 57%. Dan what is the number?

Daniel Aronson: [Inaudible]

Commissioner Person-Polk: It used to be 35% just a year or two ago

Laverne Williams: So you're trying to say you don't have a person with this contract now?

Commissioner Person-Polk: We'll have a company that will be handling our technical services so that's what you're looking at. Where before we had an individual that didn't work out so they were dismissed, they resigned and now we have a company that gets paid less than the individual. They won't get a raise every year we've locked them in. As the lady mentioned, our purchasing mentioned we bid out and went through the legal process to handle that.

Laverne Williams: So in other words this is a contract with a private company. Now let's get back to the money. Not to exceed \$75,000 for three year term.

Commissioner Person-Polk: It's \$75,000 the first year, second year and third year with an option to renew. Correct me if I'm wrong.

Laverne Williams: So it comes to a total of \$225,000 for the 3 years.

Commission Person-Polk: If they receive the \$75,000 and as she mentioned earlier they may not get \$75,000. I think you got it. Commissioners do you have any questions? Seeing none I'd like to entertain a motion to accept Resolution 17-57.

Commissioner Soria: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: So we want to go to Resolution 17-58.

Daniel Aronson: Director of Finance. **Resolution 17-58** is a recurring monthly resolution whereby the check register for the general fund and the Section 8 check register are presented to the Board for review and approval and we have presented the September check registers to you.

Laverne Williams: I need to know if this is about Section 8.

Commissioner Person-Polk: No he's talking about the check register for the agency

Victor D. Figueroa: For the month of September

Laverne Williams: This happens every month?

Commissioner Person-Polk: Yes. Commissioners do you have any questions? Okay, I'd like to entertain a motion to accept Resolution **17-58**.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: And now we will have Resolution 17-59 that will be read into the record by our solicitor.

Anthony Marchetti: **Resolution 17-59** is a resolution authorizing and approving the determination of the Board to approve and direct a discretionary award of a \$2,000 bonus to the Executive Director based upon and under the terms of his 2016-2017 employment contract and also authorizing the Executive Director or his designee to execute documents and do all

things necessary to effectuate the transaction. This is by way of plain line explanation. In the 2016-2017 employment contract the Board was provided the ability for the Board to give up to a \$2,000 discretionary bonus to the Executive Director following his review for that contract year. The Board has met and performed the reviews and has decided to approve this resolution to award that discretionary bonus to the Executive Director for the 2016-2017 contract year. Going forward the bonus and the review process will happen during the contract year in accordance with the terms of the ED's current contract. This is simply a way to resolve the issues from 2016-2017 and going forward we have a clear and clean procedure that will get all this done within the actual contract year.

Commissioner Person-Polk:

Thank you. Thank you for your work on the contract and helping to bring closure to that issue. Because all of you might not know all the details we were in a situation that was not good and most of the things that we wanted we did receive. I want to personally thank him and all the commissioners. This is a volunteer Board but honestly for the months of May, June and July they all spent additional time meeting to make sure that they finalized our ED's contract. I have to remind people that the appointment of the Commissioners to this Board is a non-paid position. So when they volunteer to be on a committee or do additional work they are giving back to the community. We have everyone working on this contract and we got it and made sure we got the process done. We never ever had to deal with something like that, that was virtually unreasonable. I'm glad you got your contract and you'll be getting bonuses all the time because you do the job and your staff. I want to thank all the commissioners. We've been held to standards that we have never been held to before. So yeah we are a good team.

Victor Figueroa:

For the record I want to say thank you.

Anthony Marchetti:

So for Resolution **17-59** were there any questions from the Commissioners?

Commissioner Person-Polk:

None. Everyone agrees. Roll call.

Victor Figueroa:

We need a motion.

Commissioner Soria:

Motion

Commissioner Keys Frazier:

Second

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: Any public participation?

Laverne Williams: This was a walk on resolution and it was about giving Victor a bonus of \$2,000? This is a contract that you owe him this type of money?

Commissioner Person-Polk: Yes

Anthony Marchetti: It's a discretionary bonus based upon the terms of his 2016-2017 employment contract.

Laverne Williams: It's money that you owed him?

Anthony Marchetti: It's money that was discretionary from the past. Correct.

Laverne Williams: I guess I'll let you go this time Victor.

Victor Figueroa: Thank you Ms. Williams

Commissioner Person-Polk: Commissioners do you have any comments? I'd like to have a motion to adjourn.

Commissioner Correa: Motion

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

ADJOURNMENT: 8:18 PM


Attested to this 18th day of October 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, NOVEMBER 8, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on November 8, 2017 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Gibson
 Commissioner Soria
 Commissioner Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Ms. Kathryn Blackshear, Deputy Executive Director
 Mr. Anthony Marchetti, Esq., Marchetti Law Firm
 Ms. Gloria Wright, General Counsel
 Mr. Charles Valentine, Director of Modernization
 Ms. Tracie Herrick, Section 8
 Mr. Daniel Aronson, Director of Finance
 Mr. Malcom Isler, Director of Asset Management
 Ms. Theresa Thompson, Purchasing Manager
 Ms. Alicia Williams, Human Resources Specialist
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Kimberly Imes, Housing Choice Voucher Program
 Ms. Geraldine Taylor, Ablett Village
 Ms. Kaberia Fussell, HACC Occupancy Dept.
 Ms. Kimberly Imes, Section 8 Department
 Ms. Daniela Cerullo, Resident Initiatives Dept.
 Ms. Betsy Vega, RM 5, RM 9 & 10, Morgan Village
 Ms. Linda Medina, Baldwin's Run

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Esq. of Marchetti Law Firm, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like to entertain a motion to accept the minutes of the Regular Meeting held on Wednesday, October 18, 2017

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: Madame Chair there is no old business at this time.

Commissioner Person-Polk: Are there any questions on the Executive Director's report?

Victor D. Figueroa: Updated commissioners on the HACC Pre-Thanksgiving Luncheon and HACC Staff passing Nan McKay Family Self Sufficiency Training.

Deborah Person-Polk: I would like to entertain a motion to accept the Executive Director's reports for October 2017.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

NEW BUSINESS:

NOVOGRADIC AUDIT PRESENTATION

Resolution 17-60 – Resolution authorizing the transaction, approving the amendment of the Public Housing Admissions and Continued Occupancy Policy (ACOP) to reflect and establish the New Utility Allowances for certain Asset Management properties and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-61 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, November 8, 2017.

Resolution 17-62 - Resolution affirming the review of the annual audit report of the Housing Authority of the City of Camden (“HACC”) for the year ended December 31, 2016 by the Board of Commissioners of the Housing Authority of the City of Camden and to authorize the provision of an affidavit to the Director of New Jersey Local Finance Board in order to maintain compliance with N.J.S.A. 40A:5A-17.

Resolution 17-63 - Resolution approving the transaction, approving the HACC payment register for the month of October 2017.

Managers:

Christina Brockington, Chelton Terrace
Betsy Vega, Morgan Village, RM Phase 9, 5 & 10
Wanda Riley, Ablett Village
Charise Harris, Carpenter Hill
Geraldine Taylor, McGuire Gardens
Linda Medina, Baldwin’s Run

Commissioner Person-Polk:

Thank you. Any questions from the Commissioners for Resolution 17-60? Okay, I’d like to entertain a motion to accept Resolution **17-60** regarding a Resolution authorizing the transaction, approving the amendment of the Public Housing Admissions and Continued Occupancy Policy (ACOP) to reflect and establish the New Utility Allowances for certain Asset Management properties and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Correa:

Motion.

Commissioner Keys Frazier:

Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 17-61, going into Closed Session.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Correa Yes
Commissioner Keys Frazier Yes
Commissioner Gibson Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

PUBLIC PARTICIPATION:

Commissioner Person-Polk: We will now have Public Participation.....Laverne Williams.

Laverne Williams: Requested a copy of the Audit Report.
Requested copies of information previously requested from prior meeting.

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Correa: Motion to come out of closed.

Commissioner Soria: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-62**, regarding a Resolution affirming the review of the annual audit report of the Housing Authority of the City of Camden ("HACC") for the year ended December 31, 2016 by the Board of Commissioners of the Housing Authority of the City of Camden and to authorize the provision of an affidavit to the Director of New Jersey Local Finance Board in order to maintain compliance with N.J.S.A. 40A:5A-17.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commission Person-Polk: I'd like to entertain a motion to accept Resolution **17-63**, regarding a Resolution approving the transaction, approving the HACC payment register for the month of October 2017.

Commissioner Correa: Motion.

Commissioner Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: New Hires

Anthony Marchetti: Presented new hire - Job Developer/Education Navigator – part-time at 25 hours weekly.

Commission Person-Polk: I'd like to entertain a motion to accept the new hire/Job Developer/Education Navigator.

Commissioner Keys Frazier: Motion.

Commissioner Gibson: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: Commissioners do you have any comments? I'd like to have a motion to adjourn.

Commissioner Keys Frazier: Motion

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 7:35 PM

Attested to this 18th day of October 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, DECEMBER 20, 2017

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on November 8, 2017 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present: Commissioner Correa
 Commissioner Keys Frazier
 Commissioner Gibson
 Commissioner Soria
 Commissioner Person-Polk

Mr. Victor D. Figueroa, Executive Director
Mrs. Kathryn Blackshear, Deputy Executive Director
Ms. Gloria J. Wright, General Counsel
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
Ms. Tracie Herrick, Director Section 8
Ms. Edith Pagan, Director of Resident Initiatives
Mr. Malcom Isler, Director of Asset Management
Ms. Theresa Thompson, Purchasing Manager
Ms. Reba V. Hicks, Executive Secretary
Ms. Wanda Riley, Public Housing Manager
Ms. Marilu Mendez, Public Housing Manager
Ms. Geraldine Taylor, Purchasing Housing Manager
Ms. Christina Brockington, Chelton Terrace/Carpenter Hill
Ms. Laverne Williams, Resident

I. MEETING CALLED TO ORDER

MS. Gloria J. Wright, General Counsel, stated that this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, P.L. 1975 Chapter 231 and is therefore called to order.

II. ROLL CALL

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I'd like to entertain a motion to accept the minutes of the Regular Meeting held on Wednesday, November 8, 2017

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: I attended a Casterline Finance Conference and will be sharing with staff the indicators and governance piece.

Commissioner Person-Polk: Requested to share the governance piece with all of the commissioners.

Question: So with the budget cuts for HUD, did Casterline discuss any changes or is everything going to be the same....there are cuts throughout the entire country, but I know they had some numbers for Camden.....

Victor D. Figueroa: It looks like we are still at 92% that we had last year.....those cuts they are proposing were cuts proposed by the Administration but the Senate and Congress had other things to say about that.

Commissioner Person-Polk: I don't think they have approved the budget yet.

Victor D. Figueroa: No, but they are talking about keeping things as is for now but the capital funds are being cut pretty drastically.

Commissioner Person-Polk: So, we need to be prepared.

Victor D. Figueroa: Yes, but I'll share that information.

Deborah Person-Polk: Do the commissioners have any questions?

Commissioner Keys Frazier: No, I just want to see what is in the book.

Commissioner Gibson: No.

Victor D. Figueroa: I also want to announce the IT Services are moving along.

Commissioner Person-Polk: I would like to entertain a motion to accept the Executive Director's report for November 2017.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

NEW BUSINESS:

Victor D. Figueroa: Announced the Resident Initiatives "Winter Wonderland Dance" at JFK Tower on December 22, 2017 from 6pm – 10pm.

Daniela Cerullo: **Family Self Sufficiency (FSS) Presentation**

Resolution 17-64 –Resolution authorizing the transaction, authorizing an agreement with the Camden County Workforce Development Board and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction.

Resolution 17-65 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, December 20, 2017.

Resolution 17-66 - Resolution approving the transaction, approving the HACC payment register for the month of November 2017.

Resolution 17-67 - Resolution authorizing the transaction, authorizing a contract for snow removal, authorizing an expenditure of funds in an amount not to exceed \$60,000 and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-68 - Resolution authorizing the transaction, authorizing a contract for legal services, authorizing an expenditure of funds in an amount not to exceed \$15,000.00, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 17-69 - Resolution authorizing the transaction, authorizing a contract for legal services for Mixed Finance, Bond, Real Estate Acquisition, RAD transactions, authorizing an expenditure of funds in an amount not to exceed \$175,000 and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Managers:

Marilu Mendez, HACC Highrises
Wanda Riley, Ablett Village
Geraldine Taylor, McGuire Gardens
?????
Christina Brockington, Chelton Terrace/Carpenter Hill

Commissioner Person-Polk:

We will now have presentation on Resolution 17-64 – a Resolution authorizing the transaction, authorizing an agreement with the Camden County Workforce Development Board and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction.

Are there any questions from the public?

Laverne Williams:

1655 Park Blvd: Are they giving people jobs? Are you Connected to them through the Housing Authority.....when you can just go down there and apply for the jobs?

Victor D. Figueroa:

We are a partner with the Workforce Development Board (WDB) as well as the Camden County One Stop Career Center and we have done partner meetings with them.

Commissioner Person-Polk: Thank you. Any questions from the Commissioners for Resolution 17-64? Okay, I'd like to entertain a motion to accept Resolution **17-64**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION:

Commissioner Person-Polk: We will now have Public Participation.....Laverne Williams.

Laverne Williams: 1655 Park Blvd. – I have concerns and complaints about the Section 8 Department. Are you allowed to have money? Do you have to tell them all of your personal business? I'm not allowed to save money? Are you not supposed to save any money?

Tracie Herrick: Yes – it is not calculated as income...it is used as an asset. It is very minimally imputed – the interest portion, two percent, is used against your balance...whatever your balance is. So, it is not income, it is an asset. So, yes you can have money in the bank.

Laverne Williams: 1655 Park Blvd. – What finance are you using to build the 72 units at the Branch Village Phase 2? Where is the money coming from? Of the \$13 million where is the money being spent? For the streets, where is the money coming from?

Commissioner Person-Polk: We will provide a response to you in writing.

I'd like to entertain a motion to accept Resolution **17-65**, going into Closed Session.

Commissioner Keys Frazier: Motion.

Commissioner Correa: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk: I need a Motion to come out of Closed.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **17-66**, regarding a Resolution approving the transaction, approving the HACC payment register for the month of November 2017.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Commission Person-Polk: I'd like to entertain a motion to accept Resolution 17-67, regarding a Resolution authorizing the transaction, authorizing a contract for snow removal, authorizing an expenditure of funds in an amount not to exceed \$60,000 and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Correa: Motion.

Commissioner Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commission Person-Polk: I'd like to entertain a motion to accept Resolution 17-68, regarding a Resolution authorizing the transaction, authorizing a contract for legal services, authorizing an expenditure of funds in an amount not to exceed \$15,000.00, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Laverne Williams: You have a new person now.....what is the name?

Commissioner Person-Polk: Eric M. Bernstein & Associates.....starting January 2018.

I need a motion to accept Resolution 17-68.

Commissioner Correa: Motion.

Commissioner Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commission Person-Polk: I'd like to entertain a motion to accept Resolution 17-69, regarding a Resolution authorizing the transaction, authorizing a contract for legal services for Mixed Finance, Bond, RAD transactions, authorizing an expenditure of funds in an not to exceed \$175,000 and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Gloria J. Wright: Amended Resolution to read as follows:

Resolution authorizing the transaction, authorizing a contract for legal services for Mixed Finance, Bond, Real Estate Acquisition, RAD transactions, authorizing an expenditure of funds in an not to exceed \$175,000 and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Laverne Williams: 1655 Park Blvd. – How much is the bond?

Gloria J. Wright: It is an existing bond that the HACC is going to pay off.

Commissioner Person-Polk: Can I get a motion to accept Resolution 17-69?

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Gibson	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person Polk: I'd like to open it up to the public. Are there any questions?

Victor D. Figueroa: I would like to say that we have 21 families moved into the Branch Village Midrise, moving towards having Branch Village completely vacant.

Commissioner Person-Polk: The Mayoral Inauguration is scheduled tentatively the week of January 16th, so do not schedule anything. I'd like to thank everyone for their services during this year. Feliz Navidad!

Commissioner Keys Frazier: Merry Christmas and Happy New Year! Have a blessed and safe new year.

Commissioner Correa: Merry Christmas and Happy New Year! Thank you for doing a great job this year and hopefully 2018 will be better.

Commissioner Gibson: Merry Christmas and Happy New Year! I wish everyone success, happiness and good health.

Commissioner Soria: Merry Christmas and Happy New Year!

Commissioner Person-Polk: I'd like to have a motion to adjourn.

Commissioner Correa: Motion

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It's been properly moved and seconded. Roll Call.

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Keys Frazier	Yes
Commissioner Gibson	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 7:46 PM

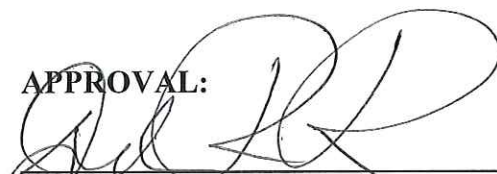
Attested to this 20th day of December 2017.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners