

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, JANUARY 27, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE REGULAR MEETINGS HELD ON WEDNESDAY, NOVEMBER 23, 2015.**
- V. ELECTION OF OFFICERS**
- VI. OLD BUSINESS**

Resolution 15-29 – Resolution approving a Community Room Use Policy and authorizing the Executive Director or her designee to execute documents and to do all things necessary to effectuate the Community Room Use Policy. **(TABLED FROM MAY 20, 2015)**

Resolution 15-30 - Resolution approving a Common Area Policy and authorizing the Executive Director or her designee to execute documents and to do all things necessary to effectuate the Common Area Policy. **(TABLED FROM MAY 20, 2015)**

Resolution 15-43 – A resolution of the Housing Authority of the City of Camden approving the transaction, authorizing the transfer of its membership interest in Camden Housing Services, LLC to Watson Street Management and Development Corporation, and authorizing the Executive Director or designee to execute documents and to do all things necessary to effectuate the transaction. **(TABLED SEPTEMBER 16, 2015)**

- VII. EXECUTIVE DIRECTOR'S REPORT
(NOVEMBER & DECEMBER 2015)**

VIII. NEW BUSINESS

A. RESOLUTIONS

Resolution 16-01 – Resolution approving the transaction, authorizing applications for grants pursuant to 2016 Super NOFA, supportive and social services, security, and other grant opportunities, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-02 – Resolution approving the transaction, authorizing the sale of a vehicle no longer needed pursuant to N.J.S.A. 40A:11-36, and authorizing the Executive Director or her designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-03 – A resolution authorizing the Executive Director or her designee to execute documents and do all things necessary including providing a letter supporting (“Letter of Support”) the City of Camden’s submission of a FY 2015/2016 Choice Neighborhoods Planning Grants Program application to the United States Department of Housing and Urban Development (“HUD”) for the transformation of the neighborhood surrounding Branch Village.

Resolution 16-04 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, January 27, 2016.

Resolution 16-05- Resolution authorizing and approving the adoption of a Personal Use of HACC Owned Vehicles Policy.

Resolution 16-06- 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, 2015 to December, 2015 in the amount of \$51,744.33 and authorizing the Executive Director or her designee to execute documents and to do all necessary to effectuate the transaction.

Resolution 16-07 – Resolution approving the transaction, approving the 2016 Annual Operating Budget for the Asset Management Properties (AMP), the Central Office Cost Center (COCC) and Housing Choice Voucher Program (HCV) for Fiscal Year 2016, and authorizing the Executive Director or her designee to execute documents and to do all things necessary to effectuate the submission.

IX. PUBLIC PARTICIPATION

- X. EXECUTIVE SESSION**
 - 1. Contract Matters**
 - 2. Litigation**
 - 3. Personnel Matters**

- XI. ADJOURNMENT**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, FEBRUARY 10, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. NEW BUSINESS**
 - A. RESOLUTIONS**
 - Resolution 16-08 - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, February 10, 2016.**
- V. PUBLIC PARTICIPATION**
- VI. EXECUTIVE SESSION**
 - 1. Contract Matters**
 - 2. Litigation**
 - 3. Personnel Matters**
- VII. ADJOURNMENT**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, FEBRUARY 17, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JANUARY 27, 2016 AND SPECIAL MEETING HELD ON WEDNESDAY, FEBRUARY 10, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (JANUARY 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-11 - Resolution authorizing the transaction, establishing and approving Payment Standards for 2016 for the Housing Choice Voucher Program, and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-12 – Resolution authorizing the transaction, approving the electronic submission of the Housing Authority of the City of Camden’s (“HACC”) Section 8 Management Assessment Performance (“SEMAP”) Certification for Fiscal Year 2015, and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-13 – Resolution authorizing the transaction, authorizing a contract for “As Needed Emergency Sewer Repair, Support and Services”, authorizing an expenditure of funds in an aggregate amount not to exceed \$300,000.00, for a term not to exceed three (3) years for Westfield Tower, J.F. Kennedy Tower, Mickle Tower, Ablett Village, HACC Supportive Services Building, Baldwin’s Run, McGuire Gardens and Branch Village, and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-14 – Resolution authorizing an amendment to the utility allowance for Branch Village, Chelton Terrace Phase I and McGuire Gardens and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the amendment.

Resolution 16-15 – Resolution ratifying a Memorandum of Understanding (“MOU”) with the County of Camden relative to police services to be provided by the Camden County Police Department at the Housing Authority of the City of Camden (“HACC”) Housing Developments and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-16 – Resolution approving the transaction, authorizing a Services Agreement and Compensation Agreement for cable services with Comcast of Garden State L.P., (“Comcast”) for the Housing Authority of the City of Camden’s (“HACC”) public housing developments located at Ablett Village, John F. Kennedy Tower, Branch Village, Chelton Terrace Phase I, Mickle Tower, and Westfield Tower (the “Premises”) and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-17 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, February 17, 2016.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, MARCH 16, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 17, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (FEBRUARY 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-18 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, March 16, 2016.

Resolution 16-19 – Resolution approving the transaction, authorizing a contract with Republic First Bank d/b/a Republic Bank, (“Republic Bank”) for provision of selected banking services and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-20 – Resolution designating Charles Valentine, the Director of Modernization, as an additional required signatory on the bank accounts of the Housing Authority of the City of Camden (“HACC”) and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-21 – 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, 2016 to the Division of Local Government Services of the New Jersey Department of Community Affairs and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the submission of the Annual Budget to the Division of Local Government Services of the New Jersey Department of Community Affairs.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, APRIL 20, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON MARCH 16, 2016.**
- V. OLD BUSINESS**

Resolution 15-29 – Resolution approving a Community Room Use Policy and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the Community Room Use Policy. **(TABLED FROM MAY 20, 2015)**

Resolution 15-30 – Resolution approving a Common Area Policy and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the Common Area Policy. **(TABLED FROM MAY 20, 2015)**

- VI. EXECUTIVE DIRECTOR'S REPORT
(MARCH 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-22 – Resolution approving the transaction, authorizing indefinite quantities contracts with five (5) Architectural and Engineering firms for general services for a term not to exceed one (1) year with two (2) one (1) year renewal options, authorizing an expenditure of Capital Funds in a maximum aggregate amount not to exceed \$200,000 for each year of the contracts and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-23 - 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 16-24 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, April 20, 2016.

Resolution 16-25 – Resolution approving reclassification adjustments to the accounting records of the Housing Authority of the City of Camden (“HACC”) to recognize losses from prior years accumulated by the Assisted Living Program (ALP) as program specific tenant service expenses and to write off receivable amounts associated with claims for payment from AT&T for charges associated with cellular tower services.

Resolution 16-26 - Resolution ratifying the hiring of Marc Giordano for a term not to exceed June 30, 2016 and authorizing an expenditure of funds in an amount not to exceed \$5,040 and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-27 - A resolution of the Housing Authority of the City of Camden authorizing additional monies in the amount of \$18,419.88 to pay for the legal services of Cohen & Grigsby, P.C. for the period of November 2015 through February 2016 and authorizing a one (1) year extension of its Legal Services Agreement in an amount not to exceed \$39,000.00 and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-28 - Resolution approving the hiring of Errol Shorter as an independent contractor to perform grant writing services, conduct Resident Council training and oversee Resident Council elections and recalls for an amount not to exceed \$25,000.00 and authorizing the Acting Executive Director to execute documents and to do all things necessary to effectuate the foregoing.

Resolution 16-29 - Resolution authorizing the transaction, establishing and approving a Community Room Policy and Community Room Event Contract, and authorizing the Acting Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-30 - A resolution approving the submission of a Choice Neighborhood Implementation Grant application to HUD for the transformation of Branch Village and surrounding neighborhood, and authorizing the Board Chairperson and Acting Executive Director or their designees to select a co-applicant if required (by HUD) and to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-31 – Resolution approving the transaction, authorizing a contract with Wallace Roberts & Todd, LLC as A&E firm to assist in preparing a HUD 2016 Choice Implementation Grant Application, authorizing an expenditure of Capital Funds in an amount not to exceed \$30,854.80, and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-32 – Resolution approving the transaction, authorizing a contract with Edgemere Consulting Corporation to prepare a HUD 2016 Choice Implementation Grant Application, authorizing an expenditure of Capital Funds in an amount not to exceed \$35,555.00, and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-33 - Resolution ratifying the execution of a General Service Contract with Camden County Educational Services Commission (“CCESC”) and authorizing an expenditure of funds in an amount not to exceed \$2,000 to the aforesaid party and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, MAY 4, 2016
5:00 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. OLD BUSINESS**

Resolution 16-30 - A resolution approving the submission of a Choice Neighborhood Implementation Grant application to HUD for the transformation of Branch Village and surrounding neighborhood, and authorizing the Board Chairperson and Acting Executive Director or their designees to select the co-applicant as required (by HUD) and to execute documents and do all things necessary to effectuate the transaction. **(TABLED FROM APRIL 20, 2016)**

Resolution 16-31 – Resolution approving the transaction, authorizing a contract with Wallace Roberts & Todd, LLC as A&E firm to assist in preparing a HUD 2016 Choice Implementation Grant Application, authorizing an expenditure of Capital Funds in an amount not to exceed \$30,854.80, and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction. **(TABLED FROM APRIL 20, 2016)**

Resolution 16-32 – Resolution approving the transaction, authorizing a contract with Edgemere Consulting Corporation to prepare a HUD 2016 Choice Implementation Grant Application, authorizing an expenditure of Capital Funds in an amount not to exceed \$35,555.00, and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction. **(TABLED FROM APRIL 20, 2016)**

V. NEW BUSINESS

Resolution 16-34 - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, May 4, 2016.

Resolution 16-35 - Resolution naming the two Housing Authority of the City of Camden (“HACC”) employees authorized to sign drafts on the bank accounts of HACC that are on deposit at Republic Bank, Wells Fargo Bank or TD Bank (hereinafter referred to as “the Banks”).

VI. PUBLIC PARTICIPATION

VII. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, MAY 18, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, APRIL 20, 2016 AND SPECIAL MEETING HELD ON WEDNESDAY, MAY 4, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (APRIL 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-36 - Resolution ratifying the acceptance of a donation of 100 computer monitors from Comcast and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-37 – Resolution approving the transaction, authorizing the appointment of 504 Coordinators for the Human Resources Department, the Housing Authority of the City of Camden’s (“HACC”) Public Housing programs and the HACC Housing Choice Voucher Program and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-38 – Resolution amending the Housing Authority of the City of Camden’s (“HACC”) Resolution 15-11 to include Chelton Terrace Phase I in the contract with Corbett Exterminating, Inc., for an additional amount not to exceed Two Thousand Seven Hundred Seventy Two and no/100 Dollars (\$2,772.00) for the period dated as of May 1, 2016 through December 31, 2016, and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-39 – Resolution ratifying the hiring of Brian K. Redd for a term dating from May 9, 2016 through and including June 30, 2016 and authorizing an expenditure of funds in an amount not to exceed \$6,200 and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-40 – Resolution approving the transaction, authorizing the execution of a Memorandum of Understanding with the Camden County Workforce Investment Board, and authorizing the Acting Executive Director or his designee to execute documents and do all necessary to effectuate the transaction.

Resolution 16-41 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, May 18, 2016.

Resolution 16-42 - 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, 2016 as approved by the Division of Local Government Services of New Jersey Department of Community Affairs.

Resolution 16-43 – A resolution of the Housing Authority of the City of Camden (“HACC”) authorizing the payment of Marchetti Law, P.C.’s (“Marchetti”) invoices for the months of June 2015 through and including March 2016 in the amount of \$15,541.50 and any additional amounts for the months of April 2016 and May 2016 not to exceed \$5,000.00 and authorizing a contract for legal services with Marchetti, for a term of one (1) year in an amount not to exceed \$15,000.00 without prior written approval of the Board of Commissioners (“Board”).

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, JUNE 15, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, MAY 18, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT
(MAY 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-44 - Resolution authorizing the amendment of an emergency contract awarded to Excel Environmental Resources, Inc. ("Excel") to remediate soil contamination at the McGuire Gardens Community Supportive Services Center, authorizing an expenditure of funds to remediate the contamination in an amount not to exceed \$46,201.86 and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-45 – Resolution authorizing a Professional Services Contract with Excel Environmental Resources, Inc. to review and approve the environmental controls work at McGuire Gardens Community Supportive Services Center site necessary for the completion of the Department of Environmental Protection ("DEP") required environmental closeout reports, authorizing an expenditure of Capital funds in an amount not to exceed \$18,878.96 and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-46 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, June 15, 2016.

Resolution 16-47 - Resolution of the Housing Authority of the City of Camden (“HACC”) authorizing the payment of additional fees to Duane Morris, LLP (“Duane Morris”) for its representation of HACC in connection with a federal investigation by the United States Attorney’s Office (“USAO”) and the United States Department of Housing and Urban Development Office of Inspector General (“HUDOIG”).

Resolution 16-48 - Resolution ratifying the execution of a Memorandum of Agreement dated May 26, 2016 (“MOA”) with the AFSCME Council 71, Local Union 3441 and Local Union 3974, authorizing drafting of new union contracts and authorizing the Acting Executive Director or his designee to do all things necessary to effectuate the transaction.

B. RAI GROUP PRESENTATION – CLOSED SESSION

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, JULY 20, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JUNE 15, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (JUNE 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-49 - Resolution approving and ratifying the transaction, authorizing the acceptance of a donation of 35 computers from The New Outlook Pioneers Morris Club and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-50 – Resolution approving the transaction, authorizing the continuous of acceptance of donations of computer hardware from various partners in connection with the ConnectHome Initiative and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-51 -Resolution approving the revitalization of Branch Village Midrise and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-52 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, July 20, 2016.

Resolution 16-53 - Resolution approving a contract for Professional Services for Margaret Reddick to provide social services and authorizing the Acting Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-54 - Resolution ratifying the extension of Annie Allen's Personal Service Contract from December 31, 2015 through June 30, 2016.

Resolution 16-55 - Resolution ratifying the extension of Daniela Desiderio's Personal Service Contract from March 31, 2016 to December 31, 2016.

Resolution 16-56 - Resolution ratifying the extension of Antoinette Williams' Personal Services Contract from March 31, 2016 through December 31, 2016.

Resolution 16-57 - Resolution ratifying the extension of Marc Giordano's Personal Service Contract from June 30, 2016 through December 31, 2016.

Resolution 16-58 - Resolution ratifying the extension of Camden County Educational Services Commission General Service Contract from June 30, 2016 through December 31, 2016.

Resolution 16-59 - Resolution authorizing the Acting Executive Director of the Housing Authority of the City of Camden to enter into a contract with the Camden City School District for a term of one (1) school year, and do all things necessary to effectuate the transaction.

Resolution 16-60 -Resolution of the Housing Authority of the City of Camden ("HACC") authorizing the payment of additional fees to Duane Morris, LLP ("Duane Morris") for its representation of HACC.

Resolution 16-61 -Resolution authorizing the Housing Authority of the City of Camden ("HACC") to execute a Consulting and Shared Services Agreement with Watson Street Management and Development Corporation ("WSMDC") and authorizing the Acting Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, AUGUST 3, 2016
4:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. NEW BUSINESS**
 - A. RESOLUTIONS**
 - Resolution 16-62** - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, August 3, 2016.
 - Resolution 16-63**- Resolution approving and authorizing the appointment of Victor D. Figueroa, Acting Executive Director, to the position of Executive Director of the Housing Authority of the City of Camden.
- V. PUBLIC PARTICIPATION**
- VI. EXECUTIVE SESSION**
 - 1. Contract Matters**
 - 2. Litigation**
 - 3. Personnel Matters**
- VII. ADJOURNMENT**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, AUGUST 17, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JULY 20, 2016 AND SPECIAL MEETING HELD ON WEDNESDAY, AUGUST 3, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (JULY 2016)**
- VII. NEW BUSINESS**
 - A. RESOLUTIONS**

Resolution 16-64 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, August 17, 2016.
- VIII. PUBLIC PARTICIPATION**
- IX. EXECUTIVE SESSION**
 - 1. Contract Matters**
 - 2. Litigation**
 - 3. Personnel Matters**
- X. ADJOURNMENT**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

**MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
THURSDAY, SEPTEMBER 8, 2016
5:00 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. NEW BUSINESS**
 - A. RESOLUTIONS**
 - Resolution 16-66 - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Thursday, September 8, 2016.**
- V. PUBLIC PARTICIPATION**
- VI. ADJOURNMENT**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, SEPTEMBER 14, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, AUGUST 17, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (AUGUST 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-67 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, September 14, 2016.

Resolution 16-68 -Resolution ratifying the hiring of the below listed parties and authorizing an expenditure of funds in an amount not to exceed \$29,000 to the aforesaid parties and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-69 - Resolution approving the following transaction related to a contract for services, authorizing an expenditure of funds in an amount not to exceed \$12,600.00 to the party identified below and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, OCTOBER 12, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, SEPTEMBER 14, 2016 AND THE SPECIAL MEETING HELD ON THURSDAY, SEPTEMBER 8, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (SEPTEMBER 2016)**
- VII. NEW BUSINESS**
 - A. FALLON & LARSEN PRESENTATION**
 - B. ANNUAL/5-YEAR PLAN PUBLIC HEARING**
 - C. RESOLUTIONS**

Resolution 16-70 – 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 16-71 - 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 2017 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 16-72 - 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 2017 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 16-73 - Resolution approving the observance of holidays for FY – 2017 for the Housing Authority of the City of Camden (“HACC”), and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction.

Resolution 16-74 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, October 12, 2016.

Resolution 16-75 - 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, 2015 by the Board of Commissioners of HACC 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 16-76 - A resolution approving the transaction, authorizing the amendment of Resolution 16-32, authorizing the amendment of the contract with Edgemere Consulting Corporation (“Edgemere”) related to the HUD Site visit based on the FY2016 Choice Implementation Grant Application, to provide an additional expenditure of Capital Funds in an amount not to exceed \$7,111.00 for a total contract amount of \$42,666.00 and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the amendment.

Resolution 16-77 - A resolution approving the transaction, authorizing an amendment to Resolution 16-31, authorizing an amendment to the contract with Wallace, Roberts and Todd Architects (“WRT”) to provide an additional expenditure of Capital Funds in an amount not to exceed \$6,171.00 for a total contract price of \$37,025.80, and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Resolution 16-78 - authorizing the amendment of a contract with Corbett Exterminating, Inc. to (i) provide additional exterminating services (ii) increase the amount of the contract in an amount not to exceed \$15,070.00 and (iii) extend the termination date to March 31, 2017.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, NOVEMBER 9, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, OCTOBER 12, 2016 AND THE SPECIAL MEETING HELD ON THURSDAY, SEPTEMBER 8, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (OCTOBER 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-79 – Resolution authorizing and approving the establishment and revision of utility allowances for William Stanley Ablett Village (“Ablett Village”) and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the modification.

Resolution 16-80 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, November 9, 2016.

Resolution 16-81 - Resolution approving a contract for services with Sterile Processing, Inc. for a term not to exceed June 30, 2017, authorizing an expenditure of funds in an amount not to exceed \$12,000.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-82 - Resolution authorizing the transaction, authorizing a contract for the rehabilitation of four (4) units at McGuire Gardens, authorizing an expenditure of funds in an aggregate amount not to exceed Seventy-Nine Thousand Two Hundred and Fifty

Dollars (\$79,250.00), and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MCGUIRE GARDENS COMMUNITY ROOM
114 BOYD STREET
CAMDEN, NEW JERSEY 08105
WEDNESDAY, DECEMBER 21, 2016
5:30 PM**

AGENDA

- I. FLAG SALUTE**
- II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, NOVEMBER 9, 2016.**
- V. OLD BUSINESS**
- VI. EXECUTIVE DIRECTOR'S REPORT (NOVEMBER 2016)**
- VII. NEW BUSINESS**

A. RESOLUTIONS

Resolution 16-83 – 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 16-84 - Resolution authorizing the purchase of copy/computer paper and envelopes through the Camden County Cooperative Pricing System; authorizing an expenditure of funds for such purpose; and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-85 - Resolution authorizing the purchase of office supplies through the Camden County Cooperative Pricing System, authorizing an expenditure of funds for such purpose, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-86 - Resolution authorizing the purchase from State Contract Vendors, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-87 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, December 21, 2016.

Resolution 16-88 - Resolution ratifying the award of an emergency contract to Statewide Fire Restoration, Inc. ("Statewide") to repair damages to roofs and related roofing systems at McGuire Gardens, authorizing an expenditure of funds to repair the roof damage in an amount not to exceed \$24,969.00, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 16-89 -Resolution approving the transaction, approving the 2017 Annual Operating Budget for the Asset Management Properties (AMP), the Central Office Cost Center (COCC) and Housing Choice Voucher Program (HCV) for Fiscal Year 2017, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the submission.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

- 1. Contract Matters**
- 2. Litigation**
- 3. Personnel Matters**

X. ADJOURNMENT