

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN WEDNESDAY, JANUARY 27, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on January 27, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Victor D. Figueroa began the meeting with an invocation and the salute to the flag. Those present were as follows:

Present: Commissioner Deborah Person-Polk, Chairperson
Commissioner Maria Correa
Commissioner Patricia Gibson
Commissioner Deborah Keys
Commissioner Delores Showell

In Attendance: Dr. Maria Marquez, Executive Director
Mr. Victor D. Figueroa, Deputy Executive Director/Asset Manager
Mr. A. Kenneth Mann, General Counsel
Mr. Daniel Aronson, Director of Finance
Ms. Kathryn Blackshear, HACC Resident Initiatives Dept.
Ms. Tracie Herrick, HCV Section 8 Director
Mr. Thomas Kwartnik, Human Resource Manager
Mr. Malcom Isler, Asst. Asset Manager
Mr. Joseph Pontani, QPA
Mr. Michael Mavuro, IT Manager
Ms. Reba V. Hicks, Executive Secretary
Ms. Sherra Cave-Howell, HACC
Ms. Wanda Riley, HACC Public Housing Manager
Ms. Virgen Ortiz, HACC Public Housing Manager
Ms. Kimberly Imes, HACC Section 8 Dept.
Mr. Darrell Williams, IRM
Ms. Betsy Vega, Morgan Village, Roosevelt Manor 5
Mr. David Hill, HACC
Ms. Laverne Williams, Branch Village Resident
Mr. Joseph Pierce, AFSCME, Council 71

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, 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.	
Dr. Marquez:	Commissioner Correa	Here
	Commissioner Gibson	Here
	Commissioner Keys	Here
	Commissioner Showell	Here
	Commissioner Person-Polk	Here

III. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JANUARY 27, 2016.

Commissioner Person-Polk:	Entertained a motion for the approval of the minutes of the Regular Meeting held on Wednesday, January 27, 2016.	
Commissioner Keys:	Motion.	
Commissioner Correa:	Second	
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.	
Dr. Marquez:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

IV. OLD BUSINESS/COMMUNICATIONS/EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk:	Motion to accept the Executive Director's Report for November and December 2015.	
Commissioner Gibson:	Motion.	
Commissioner Keys:	Second.	
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.	
Dr. Marquez:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

V. NEW BUSINESS

Commissioner Person-Polk:

Election of Officers

Dr. Marquez:

May I have a motion for the position of Chairperson for the Board of Commissioners?

Commissioner Gibson:

I'd like to make a motion for Deborah Polk-Person to be Chairperson.

Commissioner Correa:

Second.

Dr. Marquez:

Roll Call.

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Dr. Marquez:

I would like to have a motion for the position of Vice Chair for the Board of Commissioners:

Commissioner Keys:

I make a motion for Patricia Gibson to be Vice Chairperson.

Commissioner Showell:

Second.

Dr. Marquez:

Roll Call.

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

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)**

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.

RESOLUTIONS

Commissioner Person-Polk:

Old Business

Resolution 15-29 – will stay on the table, approving the community room use policy.

Resolution 15-30 – will stay on the table, approving a Common Area Policy.

Resolution 15-43 – I would like to have a motion to take Resolution 15-43 off of the table, authorizing the transfer of its membership interest in Camden Housing Services, LLC to Watson Street Management and Development Corporation.

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

We will now have presentation on Resolution 15-43.

Victor D. Figueroa:

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.

Commissioner Person-Polk:

Are there any questions from the public on Resolution 15-43.

Laverne Williams:

218 Branch Village: Expressed better clarification from what was heard from Victor D. Figueroa's presentation. I need Victor to explain better what he was saying about protecting your assets.

Victor D. Figueroa:

Camden Housing Services is a Limited Liability Corporation and by transferring it to the Watson Street, which is a 501(c) 3 and also a Corporation that further extends that exposure to any risk.

Laverne Williams: So the children's day care center and any social services will come under here.

Victor D. Figueroa: Yes, any supportive services that the Authority would normally in the past have provided will fall under Camden Housing Services.

Commissioner Person-Polk: Commissioners, do you have any questions for Resolution 15-43, if not I would like to entertain a motion to accept Resolution **15-43**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

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

Laverne Williams: 218 Branch Village: I would like to know who will be writing this NOFA application?

Commissioner Person-Polk: HUD.

Laverne Williams: And when does this have to be in?

Commissioner Person-Polk: There are various dates for each component of the SuperNofa. They have one that is due, Feb. 9th. HUD makes it available on its website to all public housing authorities.

Laverne Williams: You have to apply for it.

Commissioner Person-Polk: Right.

Laverne Williams: Okay, this is for social services, security....

Commissioner Person-Polk: Victor, would you please name the one's that are available for Ms. Williams.

Victor D. Figueroa:

I just want to clarify that the SuperNofa also includes the Department of Labor, YouthBuild grants, which is one of the grant we will be applying for this year, the housing choice voucher, FSS Coordinator, public housing family self-sufficiency service coordinators, and any other state and local branch.

Commissioner Person-Polk:

Are there any other questions from the public. Are there any questions from the commissioners? Seeing none, I'd like to entertain a motion to accept Resolution **16-01**.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

Are there any questions on Resolution 16-02? Seeing none, are there any questions from the commissioners?

Commissioner Keys:

Yes, I'd just like to state that we make sure that the money from this vehicle or any other vehicle being sold is put into a pot of money especially for automobiles, trucks, etc., that is put into a pot of money for that for all vehicles that are being sold.

Commissioner Person-Polk:

Are there any other questions? Seeing none, I'd like to make a motion to accept Resolution **16-02**.

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

Commissioner Person-Polk: Are there any questions from the public on Resolution 16-03?

Laverne Williams: 218 Branch Village: The key words I picked up is here is “surrounding Branch Village” – it should have been explained here where you say “surrounding Branch Village”, what part of Branch, what part of Centerville, what part of Whitman Park when you say surrounding?

Commissioner Person-Polk: The NOFA comes from the U.S. Department of Housing and Urban Development and the boundaries of everything with regards to that public housing site....so they would designate what areas and what you could use it for. So it’s more scripted as to what you are allowed to use the dollars for and where. It’s a Planning Grant, so I am sure that they will have to deal with the residents at Branch Village, a Town Hall Meeting....

Dr. Marquez: There is a meeting scheduled next Tuesday at 6pm.

Laverne Williams: And who is in charge of this grant here?

Commissioner Person-Polk: The City of Camden.

Laverne Williams: I have to find out what’s going on and who is in charge.

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

Commissioner Gibson: We need a copy of the NOFA.

Commissioner Person-Polk: I believe that can be sent electronically. Can we get a copy of that tomorrow to all of the Commissioners? Thank You.

Commissioner Person-Polk:

I'd like to make a motion to accept Resolution **16-03**.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Can we have all of the managers come up and state your names and what sites you are representing?

Donna Ellis, McGuire Gardens

Wanda Riley, Senior Towers

Vee Ortiz, Ablett Village

Betsy Vega, Morgan Village, Roosevelt Manor 5

Latifa Abdul, Roosevelt Manor 5, 10

Tiffany Jones, Roosevelt Manor 12, 14/Baldwin's Run

Darrell Williams, Regional Manor

PUBLIC PARTICIPATION:

Commissioner Person-Polk:

We will now have the public portion.

We will now have Joseph Pierce.

Joseph Pierce:

AFSCME – Council 71, Franklinville, NJ – Here on behalf of the workers at the HACC to talk briefly about the culture in the workplace. We want to make sure that employees are being treated appropriately by managers and their supervisors,

make sure they are treated as adults and what we want to do is cut down on any UOP's that have to be filed on either side, any kind of filings that we have to do and we'd like to decrease the disciplines within the shop. We are not here to be completely adversarial, it is just to say hey, we feel like there may be a situation here that we would like to...we want to cultivate a culture of a working relationship and one that employees feel like they can voice what concerns they have to their managers and go through the proper protocols and making sure that they feel they have a fair shot as far at moving up in the ranks as far as applying for other positions and things and making sure that this process is being upheld the way it should be.

Commissioner Person-Polk:

Thank You.

Laverne Williams.

Laverne Williams:

218 Branch Village – I have several complaints today. One is reference to my neighbor is still feeding cats outside of his door. I have put in several complaints. The manager claims that they are working on the issue. This person puts cat food outside to feed the cats every day at night time. Something has to be done about this gentleman. I am tired of it and I am frustrated. Now your manager needs to do something to get them cats picked up and this has been going on for several months. I have to buy alcohol and ammonia out of my budget and I am tired of it.

Commissioner Person-Polk:

Does the office know and has the individual been noticed?

Laverne Williams:

The office knows the individual. That's what he said he has done on that, so whatever he's done to the individual he is still doing it.

Further discussion about stray cats with Commissioner Person-Polk asking Commissioner Correa to take names and addresses to report it.

Next Concern: Residents putting out food to feed the pigeons. The pigeons are dropping drippings in front of my door. The same neighbor and other neighbors are doing this.

Next Concern: Services at Branch Village – I have been hearing a lot of complaints that our work orders do not get filled until a couple of weeks later. If you are short of staff, you need to hire more people to do maintenance work at Branch Village. When someone calls out, there is no staff to do work there. It's a lot of complaints at Branch regarding work orders that do not get done on time.

I called the Emergency Service last month, I did not get any service until 11:00 at night and I called earlier, and the person that came was not happy because I called at 6:30p.m.

Commissioner Person-Polk:

But you did get the service?

Laverne Williams:

Yes, I didn't say I didn't get the service.

Commissioner Person-Polk:

No, I just wanted to make sure.

Laverne Williams:

Listen to what I am saying.

Commissioner Person-Polk:

I am trying.

Laverne Williams:

Okay, the next thing.....I called the answering service this weekend, my oven went bad on me. I called the emergency number on Sunday..

Commissioner Person-Polk:

With all the snow....

Laverne Williams:

Yes, on Sunday with all the snow. I called the emergency number and the lady took all of the information and I had to wait to call the office on Monday morning to see if they got the message and nobody knew anything...No one know anything at Branch Village here... what is going on with your answering service here, who is responsible for taking messages here. Come on, because I don't want to get back out there and organize my people

because I will do it if I have to because I am frustrated living in Branch Village because you can't get nothing done. You got people who are not supposed to be living out there, don't pay rent, living on top of my head, moving all night long, keeping me up all night, just moving. I am frustrated and I have never been this way before. My nerves are shot because there is nothing being done at Branch Village.

Commissioner Person-Polk:

Are there any other questions?

Sherra Cave-Howell:

When we called Animal Control, they will come and get the cats, but will bring them back once they fix them. They bring them right back.

Commissioner Person-Polk:

We are getting ready to go into Closed Session, but we will have a Public Session, once we come out. So if you want to hang around, you are welcome to do that. I appreciate you coming out in the snow, thank you very much. The commissioners thank you all. Motion to go into closed session – Resolution **16-04**.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

CLOSED SESSION

Commissioner Person-Polk:

Motion to come out of Closed Session.

Commissioner Gibson:

Motion.

Commissioner Correa:

Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk: Resolution 16-05 authorizing and approving the adoption of a Person Use of HACC Owned Vehicles Policy. Are there any questions from the public? Seeing none, are there any questions from the commissioners? Seeing none, I'd like to make a motion to accept Resolution **16-05**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk: Resolution 16-06 – 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. Are there any questions from the public? Do the commissioners have any questions? Seeing none, I'd like to entertain a motion to accept Resolution **16-06**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk: Resolution 16-07 – approving the transaction, approving the 2016 Annual Operating Budget for the Asset Management Properties (AMP), the Central Office Cost Center (C)OCC) and Housing Choice Voucher Program (HCV) for Fiscal Year 2016.

Are there any questions from the public? Are there any questions from the commissioners? Seeing none, I'd like to make a motion to accept Resolution 16-07.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk: I'd like a motion to accept personnel actions – a Human Resources Administrative Assistant, Housing Typist Aide, and two Housing Specialist and File Clerk for the Housing Choice Voucher Program.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes

Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk:

I'd like to make a motion to close.

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

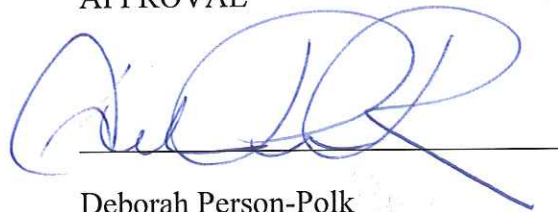
Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

ADJOURNMENT: 8:20PM

Attested to this 27th day of January, 2016.

ATTEST:

APPROVAL



Marra Marquez, Ph.D.
Executive Director

Deborah Person-Polk
HACC Board Chairperson

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE SPECIAL BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN WEDNESDAY, FEBRUARY 10, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Special Meeting on February 10, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Victor D. Figueroa began the meeting with an invocation and the salute to the flag. Those present were as follows:

Present: Commissioner Deborah Person-Polk, Chairperson
Commissioner Maria Correa
Commissioner Patricia Gibson
Commissioner Deborah Keys
Commissioner Delores Showell – via Telephone

In Attendance: Dr. Maria Marquez, Executive Director
Mr. Victor D. Figueroa, Deputy Executive Director/Asset Manager
Mr. A. Kenneth Mann, General Counsel
Mr. Michael Mavuro, IT Manager
Ms. Reba V. Hicks, Executive Secretary

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, 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.

Dr. Marquez:

Commissioner Correa	Here
Commissioner Gibson	Here
Commissioner Keys	Here
Commissioner Showell	Here
Commissioner Person-Polk	Here

III. NEW BUSINESS

Resolution 16-08 - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, February 10, 2016.

Resolution 16-09 - A resolution of the Housing Authority of the City of Camden authorizing a contract with Duane Morris, LLP 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 16-10 - A resolution ratifying the decision of the Board of Commissioners (the "Board") of the Housing Authority of the City of Camden ("HACC") to place Dr. Maria Marquez on administrative leave and appoint Victor D. Figueroa as Acting Executive Director.

RESOLUTIONS

Commissioner Person-Polk: We are going to Resolution 16-08 authorizing a Special Meeting of the Housing Authority and we are going to go into closed session under Resolution 16-08. I'd like to entertain a motion to accept Resolution **16-08**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

Let it reflect that we will be going into closed session and if we have anything to vote on, at this point we will be covering contract matters, litigation and personnel matters.

Anthony Marchetti covered the closed session.

CLOSED SESSION

Commissioner Person-Polk:

Motion to come out of Closed Session.

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Dr. Marquez:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

I will now have the Solicitor read Resolution 16-09 into record:

Anthony Marchetti:

Resolution 16-09 – The Housing Authority having been served with a certain legal process for production of documents and the Board having decided that it is prudent to retain outside counsel to handle same, the Board hereby resolves to hire Duane Morris, Eric R. Breslin, Esq., under the terms of his 2/10/16 fee agreement in accordance with the procurement requirements of the Housing Authority to serve as special counsel to gather documents and respond and address same on behalf of the Authority. Victor Figueroa is hereby directed to execute the 2/10/16 fee agreement again in

accordance with the procurement policy for an amount not to exceed \$39,000.00 which we believe based upon our discussion in closed is below the cap required for professional services without putting out for open bid and the Authority will also have its purchasing agent ensure that this contract meets all requisition requirements and shall do all things necessary to effectuate the transaction.

And this is, I do apologize commissioners, this is a little bit rougher than an ordinary resolution, but we drafted it 15 minutes ago.

Commissioner Person-Polk:

Are there any comments from the commissioners on this resolution? Are there any public comments? Seeing none, I'd like to make a motion to accept **Resolution 16-09**.

Anthony Marchetti:

Normally where there is a resolution, the requisition, there are certain things on the back of the resolution that are performed where an agent of the Housing Authority is presenting the application and indicates what the financial consequences are and the like, we obviously do not have that with us at this point in time and we just simply ask that when we have the next board meeting coming up that between then and now that the resolution be typed up, processed and formalized so that in that way a formal resolution that ratifies all of these issues can be presented, formalized and accepted at the next meeting. In addition, the purposes for this action is because of the rather urgent nature and the serious nature of that request. So, I think it's important that the board sought out counsel on my advice because of the serious nature of these issues...that being said.

Commissioner Person-Polk:

Can I get a motion to accept Resolution **16-09**?

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

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

Dr. Marquez: Commissioner Correa Yes
Commissioner Gibson Yes
Commissioner Keys Yes
Commissioner Showell Yes
Commissioner Person-Polk: Yes

Commissioner Person-Polk: Now we have Resolution 16-10 that the Solicitor will now read into record.

Anthony Marchetti: Resolution 16-10 is regarding a personnel issue – The Board has determined that it does not wish at this time to renew the contract of the Executive Director. Notice has been previously given as to the non-automatic renewal on January 7, 2016 by the Board Solicitor, Anthony Marchetti, myself. The Board hereby ratifies and approves that letter which was given not with the benefit of a board meeting because the December board meeting was not held, it was adjourned.

Dr. Marquez: I never received any written... per contract.

Commissioner Person-Polk: Well, you are not speaking at this time.

Anthony Marchetti: Further, based upon the existence of the grand jury legal proceedings and other issues that have come to the board's like, the board hereby places Dr. Marquez on an indefinite leave with pay benefits pending the expiration of her contract on May 23, 2016 or until further hearing should one be required or requested. Victor Figueroa is hereby named as the Acting Executive Director or Interim Acting Executive Director pending an actual search to be completed which does not exclude Victor Figueroa from applying obviously but the Deputy will be stepping up into the position. Mr. Figueroa and the Solicitor is to do all things necessary to effectuate these actions.

Commissioner Person-Polk: Are there any comments from the public? Seeing none, are there any comments from the commissioners? I'd like to entertain a motion to accept Resolution **16-10**.

Commissioner Keys: Motion.

Commissioner *Correa*: Second.

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

Dr. Marquez:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

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

Commissioner Keys: Motion.

Commissioner Correa: Second.

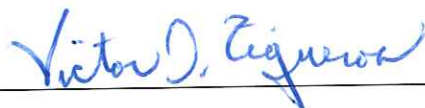
Commissioner Person-Polk: It's been properly moved and seconded, Roll Call.

Dr. Marquez:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

ADJOURNMENT: 7:10PM

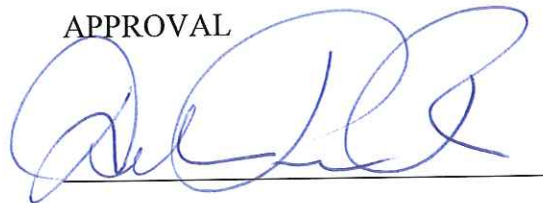
Attested to this 10th day of February, 2016.

ATTEST:



Victor D. Figueroa
Acting Executive Director

APPROVAL



Deborah Person-Polk
HACC Board Chairperson

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, FEBRUARY 17, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on February 17, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Victor D. Figueroa began the meeting with an invocation and the salute to the flag. Those present were as follows:

Present: Commissioner Deborah Person-Polk, Chairperson
Commissioner Maria Correa
Commissioner Patricia Gibson
Commissioner Deborah Keys
Commissioner Delores Showell

In Attendance: Mr. Victor D. Figueroa, Deputy Executive Director/Asset Manager
Mr. A. Kenneth Mann, General Counsel
Mr. Ken Roth, Anthony Marchetti Law Firm
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
Ms. Kathryn Blackshear, HACC Resident Initiatives Dept.
Ms. Tracie Herrick, HCV Section 8 Director
Mr. Thomas Kwartnik, Human Resource Manager
Mr. Malcom Isler, Asst. Asset Manager
Mr. Joseph Pontani, QPA
Mr. Michael Mavuro, IT Manager
Ms. Reba V. Hicks, Executive Secretary
Ms. Donna Ellis, HACC Public Housing Manager
Ms. Sherra Cave-Howell, HACC
Ms. Wanda Riley, HACC Public Housing Manager
Ms. Virgen Ortiz, HACC Public Housing Manager
Ms. Kimberly Imes, HACC Section 8 Dept.
Mr. David Goodman, HACC YouthBuild
Ms. Betsy Vega, Morgan Village, Roosevelt Manor 5
Mr. David Hill, HACC
Ms. Melissa Ruiz, McGuire Gardens
Ms. Ella Baker, McGuire Gardens Resident
Ms. Naomi Williams, Resident

I. MEETING CALLED TO ORDER

Mr. Ken Roth, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Showell	Here
	Commissioner Person-Polk	Here

III. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JANUARY 27, 2016 AND SPECIAL MEETING HELD ON WEDNESDAY, FEBRUARY 10, 2016.

Commissioner Person-Polk:	Entertained a motion for the approval of the minutes of the Regular Meeting held on Wednesday, February 17, 2016.	
Commissioner Correa:	Motion.	
Commissioner Keys:	Second	
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.	
Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk:	Yes

IV. OLD BUSINESS/COMMUNICATIONS/EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk:	Motion to accept the Acting Executive Director's Report.	
Commissioner Correa:	Motion.	
Commissioner Keys:	Second.	
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.	

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

V. NEW BUSINESS

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.

RESOLUTIONS

Commissioner Person-Polk:

We have no Old Business, so at this time I’d like to have all of the managers to state their names and site locations at this this time.

Vee Ortiz, Ablett Village

Wanda Riley, The Towers

Christina Brockington, Chelton Terrace

Donna Ellis, McGuire Gardens

Betsy Vega, RM, 9 & 10, 5, and Morgan Village

Commissioner Person-Polk: Under new business, we will now have presentation on Resolution 16-11. Are there any questions from the public on Resolution 16-11?

Laverne Williams: 218 Branch Village – I heard you say it was posted December 11th by HUD and what is the purpose of this...the Housing Choice Voucher program...the payment standards here...the amount of payment standards?

Tracie Herrick: Every year HUD post the fair market rents for each metropolitan area of the city. We are to review those and we must adopt payment standards between 90 and 120 percent of the fair market rents. We use these standards to determine how much we pay the landlords.

Laverne Williams: Okay, thank you.

Commissioner Person-Polk: Do the commissioners have any questions on Resolution 16-11. Seeing none, I'd like to make a motion to accept Resolution 16-11.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-12.

Do we have any questions from the public on Resolution 16-12? Seeing none, do the commissioners have any questions on Resolution 16-12. Seeing none, I'd like to make a motion to accept Resolution 16-12.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk: We will now have presentation on Resolution 16-13. Are there any questions from the public on Resolution 16-13?

Laverne Williams: 218 Branch Village: I am concerned about how you lumped all of these activities under \$300,000. Sewage repairs will run a lot of money and I don't understand how can you lump supportive services along with sewage repair, to me it should have been two separate contracts.

Commissioner Person-Polk: He's referring to the buildings. That's what the contract is for....it is not for supportive services. It's in case you have some kind of sewage problems at those sites...so the contract in essence is for repairs if a sewer line breaks and like Mr. Pontani mentioned earlier it's only the worst case scenario \$300,000 for all of the sites.

Laverne Williams: So this is going to 2019 or 2020 or something....

Commissioner Person-Polk: Right...and that way you have available in case an emergency happens that you don't have to then come before the board again to see us to do another resolution.

Laverne Williams: Okay.

Commissioner Person-Polk: Okay, does that help?

Laverne Williams: Okay, I just want to see what's going on.

Commissioner Person-Polk: Are there any questions from the commissioners on Resolution 16-13? Seeing none, I'd like to make a motion to accept Resolution **16-13**.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-14.

Are there any questions from the public on Resolution 16-14?

Laverne Williams: 218 Branch Village: According to what Mr. Malcom said about the rates not going into effect until April 1st, which is not too far away from here.....because public service increased our rates?

Commissioner Person-Polk: Requested Malcom to explain:

Malcom Isler: The rates have actually decreased in the utility allowances. We cannot make it effective until it is board approved and once it is board approved it will go out for 30 days' notice which will be effective for April 1st.

Laverne Williams: Okay, thank you.

Commissioner Person-Polk: Do the commissioners have any questions?

Commissioner Keys: With the decrease of the payment, when will the residents be notified of the decrease?

Malcom Isler: A 30 days' notice must go out to all of the residents affected and it will be effective for April 1st. The

utility allowances will become effective once they come in for their recertification.

Commissioner Keys: Okay, say someone does not come in for their recertification until December?

Malcom Isler: It will not affect them until December.

Commissioner Keys: Okay.

Malcom Isler: It is based on their recertification.

Commissioner Person-Polk: Are there any more questions commissioners? Seeing none, I'd like to make a motion to accept Resolution **16-14**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk: We will not have presentation on Resolution 16-15.

Are there any questions from the public? Seeing none, are there any questions from the commissioners? Seeing none, I'd like to have a motion to accept Resolution **16-15**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

We will now have presentation on Resolution 16-16.

Are there any questions from the public?

Laverne Williams:

218 Branch Village: Requested Malcom repeat the explanation of the resolution.

In other words, you are saying that we will have cable for computers at all of the sites? Okay, so will we have access to anything on the internet, anything we want to do?

Victor D. Figueroa:

Ms. Williams, this is an additional option to what we already have for the residents at the sites.

Laverne Williams:

Just as long as Branch Village has it, because I know Baldwin's Run got it because I do read the newspaper. Long as you don't leave me out...it's okay.

Commissioner Person-Polk:

Do the commissioners have any questions in regard to Resolution 16-16?

Commissioner Keys:

With Comcast Cable, I know it's very expensive. There are other cable companies out there...what if me living in one of the developments and I didn't want to go with Comcast Cable, can I go with someone else?

Victor D. Figueroa:

You have whatever is available at the sites. Some of the sites already have Verizon, so you would have options.

Commissioner Person-Polk:

Are there any other questions commissioners? Seeing none, I'd like to make a motion to accept Resolution 16-16.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

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

PUBLIC PARTICIPATION:

Commissioner Person-Polk: We are going into closed session, so we'll have public participation now and we will have it after we come out of closed session. We will now hear from Ms. Laverne Williams.

Laverne Williams: I understand that the Director is no longer here anymore, Ms. Maria Marquez is not here anymore. She's been here for 14 years and Victor Figueroa is temporarily taking her place until you find someone else....or are you planning to find someone to take Victor's place?

Commissioner Person-Polk: We are not at liberty to discuss personnel issues.

Laverne Williams: Well anyway....I don't know why you can't discuss it. It's not about salary or anything. I mean I can talk about her contract, but I did not come here to talk about that. The issue is that, I want everyone of you sitting there that we don't have enough police working at Branch Village. Our services are cut, grounds are not kept properly and when the guys call out sick, you only have one guy working at Branch. All I know is all of this unfair labor practices that you are doing, you need to hire people that we need, put it on the internet and get some maintenance staff here. They need to be trained on how to work with the residents. So whatever you've got planned, the hidden agenda, whatever you are bringing in here I hope somebody knows something about public housing. I have been here for years and I have seen people leave and go.

Stated two names of past employees and situations

Everybody that was here, you all used something against them to get them out of here. Now all of a sudden everybody is upset from what I hear that she's not here anymore. But, it is time for a change here, is all I got to say.

Naomi Williams:

815 Central Avenue: The water bill that I was telling you all about before where I think I am the only one of the 22 homeowners that has received a water bill. Everybody I asked didn't get one and it's for \$328.99 for six months and supposed to be quarterly. They dumped this 6 month bill on me and only me and first of all what is that about and they want all of the money. I am allowed to have it spread out until May 10th, but if I do that everyday after the deadline it is 8% interest.

Discussion held with Commissioner Person- Polk and Victor D. Figueroa over her water meter and past conversations regarding her water heater and its placement in her home. Mr. Figueroa explained why her meter is remotely read with Ms. Williams stating the need to actually have the public service workers put their eyeballs on the meter to get an accurate reading and not happy with the way the meter is read.

Commissioner Person-Polk:

We're going to have to give you something in writing.

Norman Lee:

I just want to say here today that I like change, whenever it took place, I like the change that I see here and I am here to say proudly that I want to thank the board for your decision in taking a positive direction regarding the leadership of this Authority. This leadership change suggest to the larger community the commitment on your part to fulfill your objections to provide residents and staff in this community with competent meaningful leadership and that you will follow through with your commitments for excellent service for the

community. That's all I have to say right now, but I like change. Thank You.

Commissioner Person-Polk: We will now go into closed session, Resolution 16-17. I'd like to have a motion for Resolution 16-17.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of Closed Session.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: I'd like a motion to accept personnel actions – the grounds maintenance for Branch Village to be appointed on a part time basis.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Public Session: Are there any comments from the public? Seeing none, I'd like to entertain a motion to adjourn.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

ADJOURNMENT: 7:15PM

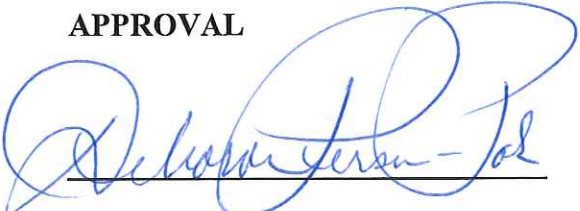
Attested to this 17th day of February, 2016.

ATTEST:



**Victor D. Figueroa
Acting Executive Director**

APPROVAL



**Deborah Person-Polk
HACC Board Chairperson**

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN WEDNESDAY, MARCH 16, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on March 16, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation and the salute to the flag. Those present were as follows:

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

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mr. A. Kenneth Mann, General Counsel
Mr. Anthony Marchetti, Marchetti Law Firm
Mr. Daniel Aronson, Director of Finance
Mr. Charles Valentine, Director of Modernization
Ms. Kathryn Blackshear, HACC Resident Initiatives Dept.
Ms. Tracie Herrick, HCV Section 8 Director
Mr. Thomas Kwartnik, Human Resource Manager
Mr. Malcom Isler, Asst. Asset Manager
Mr. Joseph Pontani, QPA
Mr. Michael Mavuro, IT Manager
Ms. Dorixe DeJesus, Administrative Assistant
Ms. Donna Ellis, HACC Public Housing Manager
Ms. Wanda Riley, HACC Public Housing Manager
Ms. Virgen Ortiz, HACC Public Housing Manager
Ms. Sherra Cave-Howell, Ablett Village
Ms. Kimberly Imes, HACC Section 8 Dept.
Mr. David Hill, HACC
Mr. Darrell Williams, IRM
Ms. Betsy Vega, Morgan Village, Roosevelt Manor 5
Mr. David Hill, HACC
Ms. Laverne Williams, Branch Village Resident
Mr. David Podell, South Jersey Legal Services
Ms. Judith Garcia, Resident
Ms. Esther Mercado-Pitts, Baldwin's Run Resident
Ms. Naomi Williams, Homeowner

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Showell	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

III. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 17, 2016.

Commissioner Person-Polk:	Entertained a motion for the approval of the minutes of the Regular Meeting held on Wednesday, February 17, 2016. (with corrections)	
Commissioner Keys:	Motion.	
Commissioner Correa:	Second	
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.	
Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Showell	Yes
	Commissioner Soria	
	Commissioner Person-Polk:	Yes

IV. OLD BUSINESS/COMMUNICATIONS/EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk: Motion to accept the Executive Director's Report for November and December 2015.

Commissioner Correa:	Motion.												
Commissioner Keys:	Second.												
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.												
Victor D. Figueroa:	<table border="0"> <tr> <td>Commissioner Correa</td> <td>Yes</td> </tr> <tr> <td>Commissioner Gibson</td> <td>Yes</td> </tr> <tr> <td>Commissioner Keys</td> <td>Yes</td> </tr> <tr> <td>Commissioner Showell</td> <td>Yes</td> </tr> <tr> <td>Commissioner Soria</td> <td>Abstain</td> </tr> <tr> <td>Commissioner Person-Polk:</td> <td>Yes</td> </tr> </table>	Commissioner Correa	Yes	Commissioner Gibson	Yes	Commissioner Keys	Yes	Commissioner Showell	Yes	Commissioner Soria	Abstain	Commissioner Person-Polk:	Yes
Commissioner Correa	Yes												
Commissioner Gibson	Yes												
Commissioner Keys	Yes												
Commissioner Showell	Yes												
Commissioner Soria	Abstain												
Commissioner Person-Polk:	Yes												

V. NEW BUSINESS

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.

Commissioner Person-Polk:

Can we have all of the managers come up and state your names and what sites you are representing?

Donna Ellis, McGuire Gardens

Wanda Riley, Branch Village

Vee Ortiz, Senior Towers

Tiffany Jones, Roosevelt Manor and Baldwin's Run

Ingerman and Interstate are not present.

Commissioner Keys:

Stated concerns with absences of Ingerman and Interstate.

Victor D. Figueroa:

Will send non-compliance letters.

Commissioner Keys:

What happens, if they still do not show up?

Victor D. Figueroa:

We will take further action.

Commissioner Correa:

Further stated concerns with absenteeism.

Commissioner Person-Polk:

Requested to create an attendance report to assist with follow up to the managers.

RESOLUTIONS

Commissioner Person-Polk:

We will now have presentation on Resolution 16-19 for banking services. Are there any questions from the public?

Laverne Williams:

218 Branch Village: I just want to understand, you put a RFP out for banking services and now you are

going with the cheaper services. What happened with TD Bank?

Daniel Aronson:

Republic Bank provided the lowest bid. TD Bank did not respond to our bid.

Laverne Williams:

Alright, I just want to understand here.

Commissioner Person-Polk:

Are there any questions from the commissioners? Seeing none, I'd like to entertain a motion to accept Resolution **16-19**.

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 Gibson	Yes
Commissioner Keys	Yes
Commissioner Showell	Yes
Commissioner Soria	Yes
Commissioner Person-Polk:	Yes

Commissioner Person-Polk:

We will now have presentation on Resolution 16-20 regarding designating Charles Valentine as an additional required signatory on the bank accounts. Are there any questions from the public on Resolution 16-20?

Laverne Williams:

218 Branch Village: I understand you are getting another signature on the checks and you are naming Chuck Valentine....will he be responsible because he signs the checks?

Commissioner Person-Polk:

Yes.

Laverne Williams:

Okay, just wanted to know. Thank You.

Commissioner Person-Polk:

I'd like to make a motion to accept Resolution **16-20**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-21 regarding submission of the annual Operating and Capital Budgets of the HACC for fiscal year ending December 31, 2016 to the Division of Local Government Services of the New Jersey Department of Community Affairs. Are there any questions from the public on Resolution 16-21?

Laverne Williams: 218 Branch Village: Requested a copy of the budget. I understand you are sending this budget to the NJ Department of Community Affairs and before you adopt the budget it has to go through DC and then it comes back here and that's when you adopt the capital budget.

Daniel Aronson: Both the Capital and Operating Budgets are contained within this...so this is the whole budget according to their format.

Laverne Williams: So, how long before you adopt the budget?

Daniel Aronson: It has to be approved by our board and DCA has to approve it. If there are no questions, then our board will officially adopt it.

Laverne Williams: I just want to officially request a copy.

Commissioner Person-Polk: Are there any questions from the commissioners. Seeing none, I'd like to make a motion to accept Resolution **16-21**.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

PUBLIC PARTICIPATION:

Commissioner Person-Polk: We will now have the public portion.

LaTonya Nesmith 286 Baldwin's Run Lane

I am from Baldwin's Run and this is the first time I am at this meeting, but I felt it was important to be here. I have been living at Baldwin's Run since 2002. Years ago I spoke to Mr. Victor Figueroa about some issues that was going on there and about the many break-ins back then and the safety of the tenants. I now reside there and I have seen 11/12 mangers since I have been there and I have an issue with that.

A couple of months ago, while last year I believe, files were stolen by a manager that caused all this chaos as far as people owing money back and people have to pay back money because records was not going where they were supposed to. I was one of those that had to almost pay back \$3,000.00. I finished paying it in December 2015.

I have a work order that has been put in since December, 2015 that has not been worked on. When you go there to speak to the manager, I could not even get a response. I feel they do things for retaliation.

I have been to the Housing Authority today and I think again last week a couple of times. I have talked to Malcom Isler and he has been a help when I go talk to him. My concern is a lot of residents, not only me, are scared to speak out because they feel that they will be thrown out of their houses and so they directed me to talk to certain people through Housing Authority but I feel like as a conflict of interest because people know people and people are related so why would I sit and talk to somebody you are related to. I am now seeking legal course with them because I feel like I have been harassed, defamation of character and I'm fed up.

Commissioner Person-Polk:

This is at Baldwin's Run?

Ms. Nesmith:

Baldwin's Run...they are ignorant.

Commissioner Person-Polk:

So that's Pennrose...

Ms. Nesmith:

Yes.

Commissioner Person Polk:

You are talking about the manager at Pennrose?

Ms. Nesmith:

Yes, I have been living there since 2002 and I am one of them not afraid to speak out because I know my rights and a lot of people even went to Housing Authority.. it is not only me. A Girl just got transferred because she was going through something with the management for a whole year.

Commissioner Person-Polk:

So Pennrose is here so if you would like we have the manager here and Malcom to speak with you.

Ms. Nesmith:

I have my attorney here.

Commissioner Person-Polk:

Ken can you Malcom and the Manager Tiffany have a side bar to see if we can address this issue... Ken is our attorney.

Tiffany Jones:

Manager for Baldwin's Run – this is legal issue and we are actually having a meeting at Green, Black and Lieberman's Office in April. We have a to wait for Marsha Blunt, Regional Manager, to come back from vacation and to discuss what's going on.

Commissioner Person-Polk: We should meet at this time.

Tiffany Jones: She requested a grievance hearing at Green, Black, and Lieberman's Office.

Commissioner Person-Polk: Can you give that information to Malcom. Do you have the information to our counsel so that we can follow up to address her issues?

Commissioner Keys: How long have we been waiting for the manager to come back from vacation?

Tiffany Jones: She just left last Thursday.

Victor D. Figueroa: She's the Regional Manager and Tiffany is the Manager.

Commissioner Keys: This could have been taken care of before she went on vacation.

Tiffany Jones: This is ongoing and has been with our lawyers for a while.

Commissioner Keys: With her going on vacation last Thursday...

Tiffany Jones: She went last Thursday...

Commissioner Keys: This couldn't have be addressed before last Thursday.

Tiffany Jones: That is something Marsha Blunt would have to address when she gets back. I don't know why she couldn't address then.

Commissioner Keys: This is my problem with this being a long going issue... why couldn't have this be addressed before she left for vacation?

Commissioner Person-Polk: She is not here plus it in with the lawyers.

Malcom Isler: This particular matter has been going back and forth for a while because it's a legal matter with Ms. Nesmith receiving a notice and then filing for a grievance hearing, so now we're going to set up the grievance hearing to hear all of her

complaints. I received an e-mail from Mr. Podell that need to be set-up with 15 days from the date of the request. Marsha will be preferably back by then since she's the regional and has knowledge of what's going on in Baldwin's Run. She wants to be present so I anticipate by the end of the month having the grievance hearing, within 15 days of her request.

Judith Garcia

3033 Lemuel Avenue - I have also been there since 2003. I was one of the ones that was relocated from the Acres to when it became Baldwin's Run and I was one of the Outreach Workers for Housing Authority before. I have been having some issues last year. In August 2015 I never got any notices in the mail stating that they were putting cameras in my unit. I'm just going back to then because I just felt as though that all of this is being put on me like I'm being picked on.

Commissioner Person-Polk:

What do you mean?

Judith Garcia:

Being picked on meaning as now she is taking me to court because I have a dog. Let me start from the beginning, I don't want to be everywhere with it. In August last year they put cameras on my unit, 3033 Lemuel Avenue. I was never informed about the cameras being put on the unit.

Victor D. Figueroa:

Management put the cameras....

Judith Garcia:

On my unit, so then the maintenance people came to my unit, knocked on my door and did not state that they had people coming into my unit. Ever since then I been having Patty, the manager, at Baldwin's Run with Marsha come to my unit. They inspected my unit they knew I had a dog there. They knew it was a pit bull and they said it was okay that I was to have the dog there. She came in a month later and she said I had to get rid of my dog which I did get rid of it. The dog is still mine but the dog is with my mother so my mom went on vacation so I had to watch the dog while she went on an emergency vacation. So at the time they were coming to my unit to fix certain things, because they were have the state come over to do

inspection, so they were trying to fix whatever units needed to fix so my dog was there. Nobody ever told me anything that they were coming so the dog was there. I was just watching the dog and then received a notice saying that I go to be evicted by April 15 if I don't remove the dog. I tried to call her and tell her that and she said you still have to go to court. The dog does not live with me. I called Malcom's office I got my mom to write a notarized letter stating that the dog doesn't reside with me at my unit and you know what it going to be taking care of but I feel since the day that I want to the office to tell her that they put cameras on my unit that she does have a mess up attitude she doesn't know how to talk to the client the residents come in she does not know how to talk to them

Victor D. Figueroa:

We will follow up with the matter just for the record though pitbulls are not allowed to be ...

Judith Garcia:

I understand that.

Mr. Figueroa:

Just for the record anyone with a pitbull is a lease infraction

Judith Garcia:

When the old manager was there she said I could have the dog because the dog was under a certain amount of weight, then she comes in a month later doing what she doing, so I don't know because we have gone through so many managers and every manager that comes in there don't know what they're doing.

Victor D. Figueroa:

I will follow up with the Assistant Asset Manager

Laverne Williams:

218 Branch Village - I have some concerns. It seems like I'm glad I came to this meeting tonight to hear all the concerns people are having with management all through the City of Camden

Commissioner Person-Polk:

They didn't say all through the City of Camden they just side Baldwin's Run.

Laverne Williams:

I meant all public housing.. they are problem in all public housing... you just know until they bring to your attention

I have a problem, yesterday I called the office to get help because I had a problem with my neighbor above my head making too much noise. I'm tired and I'm to the point right now where I am in need of peace where I live at. I need to sleep at night this individual stumps the ceiling for hours and I called the office to get help from one of your managers to come. Wanda was not in when I called to hear the complaint. I need someone to come out and to listen to the noise going on above me because I want those people off my head. They are a problem and they are addicts and the live in boyfriend is an alcoholic. I have a problem .

Commissioner Person-Polk:

What is the address?

Laverne Williams:

218 Branch Village and the issue here is you have all these people coming in public housing, they come with some social problems, you don't have enough social workers, they on some type of abuse out there and the services are poor. Victor sent me a letter about maintenance staff but when you don't have your maintenance staff on vacation we don't have no service there. If Maxwell is not there your maintenance staff don't come in and who's there to service us nobody because you don't have enough maintenance staff across the board here. Like the lady complaining about services it is not only at Baldwin's Run, it's at Branch Village too. People don't come here but I come here and I'm going to speak for my people. This is all I got to say right now and I also will like a copy of your executive report that which was not read into to the minutes. This is not a private organization and I need to know what your Director is doing and what your acting director is doing. I need a copy of that report.

David Podell:

I'm an attorney at South Jersey Legal Services located at 745 Market Street in Camden. In addition to representing a number of individual

tenants at Baldwin's Run I have also been work with the resident Association.

Commissioner Person-Polk:

At Baldwin's Run ...

David Podell:

At Baldwin's Run for continuously over the last 16 years. I don't know if the board is aware but Baldwin's Run was part of a redevelopment Community with Carpenter Hill which was owned by St. Joe's Society. St. Joe's fired Pennrose management has Housing Authority explored firing Pennrose Management ?

Commissioner Person-Polk:

Yes.

David Podell:

Okay, is that possible?

Commissioner Person-Polk:

We would have to report back to you.

David Podell:

Okay, my second question is concerning the RAD that HUD approved for Baldwin's Run, is that going to be open to competitive bidding entities other than Pennrose?

Deborah Person-Polk:

They own it.

David Podell:

Will other entities buy their interest from them and redevelop the property under RAD... is that being considered ..is that a possibility ?

Victor D. Figueroa:

It's not possible because it's a legal relationship that we have with HUD and Pennrose.

David Podell:

So the documents has already be executed?

Victor D. Figueroa:

Yes the application has been accepted.

David Podell:

For Pennrose to be the entity to be involved with RAD.

Victor D. Figueroa:

Yes, while they are ownership entity.

Deborah Person-Polk:

Chuck would you like to laborite?

Charles Valentine:

Victor already spoke on it. This is a peculiar site since that that Housing Authority doesn't even own

the land which we normally provide a ground lease nor do we own the physical improvement on that land. It's a large equity investor along with Pennrose under the state tax credit program so we couldn't even solicit anybody else.

Deborah Person-Polk:

Thank you Chuck.

Naomi Williams:

815 Central Avenue - Again I'm here talking about the cutting of my benefits. I got this letter from Victor did you get a copy of this letter from Victor?

Deborah Person-Polk:

We have a copy.

Naomi Williams:

Did you read it? Maybe you could explain it to me because I don't understand. It says in here that I have a two bedroom voucher why do I have a two bedroom voucher when I'm in a three bedroom?

Victor D. Figueroa:

We have explained it already but we can explain again...Ms. Herrick.

Tracie Herrick:

The vouchers are issues based on eligible bedroom size for the family and the actual bedroom size of the unit they chose to live in.

Deborah Person-Polk:

Okay, so the unit itself is three but there are two people there ...is that why it says a two voucher?

Tracie Herrick:

Yes, technically it should be a one bedroom voucher .

Naomi Williams:

It should be one, but it's two and I live in three... can you see why I am confused?

Deborah Person-Polk:

Wait a minute go ahead .

Tracie Herrick:

They are entitled to pick any size unit they chose to live in, but we only provide subsidy based on the eligible family size.

Naomi Williams:

I didn't pick this size unit. I took the unit they give me. I didn't pick anything and there were only three bedrooms available any way. Three and four bedrooms, I didn't need a four. There were only three bedrooms available how could I pick a two

bedroom? As a matter of fact I asked for a rental unit and they said they didn't have anymore, but I never knew I only had three bedrooms or four bedrooms to choose from.

Tracie Herrick:

Ms. Williams is a home owner so I assure you that I didn't purchase the home on her behalf. She was well aware it was a three bedroom unit as a home ownership voucher she could have chosen any home in the City of Camden she was part of the current ROSS Ownership Program that was going on at the time

Naomi Williams:

That is not true nobody told me I could pick any home.

Deborah Person-Polk:

What is your issue?

Naomi Williams:

They keep cutting me and it ends up being \$850.00. I was cut again since I was here last time. They don't give me enough to cover the mortgage any more let alone utilities and maintenance that they cut.

Victor D. Figueroa:

You said you had a conversation with David Podell.

Naomi Williams:

About a year ago and I haven't heard. He's the one who told me about that.

Deborah Person-Polk:

You know with HUD everything is based on formulas right so if conditions change and things change and laws change, the changes are made according to

Naomi Williams:

According to my congressman person office when you are getting benefits you don't get cut and if they make a cut for benefits it is for later residents not current residents...

Anthony Marchetti:

Ms. Williams, two I things ...the time limit is up first thing and secondly and my suggestion is that when you receive your annual certification of how much assistance you were getting and if you have a problem with that there is a process that Ms. Herrick can walk you through were you can file a grievance or take action that challenge it. Literally

every month since I've been back since August we've been talking about your water bill that you receive for the first time and this same exact same issues so point being is if you have an issue please I would appreciate bring your issues to are attention but I will suggest if you want to get someplace further than where you are then file a grievance respond to what has been given to you in accordance with the procedures and then will deal with it according. But to be here to talk about a conversation you had with a lawyer a year ago and is too much so but you have used up your public participation time

Naomi Williams:

While this 1099 is very important you got me on here like I collect rent of \$9,183.00 that you are saying that I collected...I don't have collect rent

Deborah Person-Polk:

That's paid on your behalf

Victor D. Figueroa:

The 1099 will be revised

Tracie Herrick:

It already has and the new ones were sent out for revisions. There was a mistake with the homeowners they have been corrected and the new ones went out today the 2014. I also want to clarify for the record that we do not claim Ms. Williams benefits we provide subsidy on her behalf in these case to her is not a cut of benefits in any way. Under the formula all tenants and homeowners are required to pay 30% of their annual adjusted income towards there tenant portion.

Naomi Williams:

Why is now less? Was it that way last month?

Tracie Herrick:

It's been that way since you've been in public housing. Because utilities allowance either increase or decrease when we have to change that but that should be a huge effect but your social security benefits. You may have received a cost of living increase I'm not sure

Naomi Williams:

No I did not social security is the same this year as it was last year did not get increase

Tracie Herrick: And you have always received maintenance and a major capital improvement allowance as well an utilities allowance.

Naomi Williams: No.

Tracie Herrick: Yes you have, so you do your grievance and we will break it down again and on behalf explain to you and anyone else who wants to know.

Naomi Williams: So now this should be correct by the IRS

Deborah Person-Polk: Your time is up she just said it will be corrected, thank you.

Esther Mercado-Pitts I reside at 421 N 31at Street and I'm also the President of the Resident Association for Baldwin's Run. I'm here to show support to my tenants to my community and this is not the first time I have been here. I been advising my community to come out as much as they can to come and speak and share their concerns. We are all very aware of what happens in Baldwin's Run. I do believe that changes should have happened, maybe they are going to happen I'm not sure but we are losing a lot of great people at Baldwin's Run. Many of them are being abused verbally and being treated bad. It's unfair.

Anthony Marchetti: Who is doing this?

Esther Mercado-Pitts: Excuse me

Anthony Marchetti: Who is doing the abusing and treating poorly?

Esther Mercado-Pitts: I'm speaking of when I'm talking to management

Anthony Marchetti: Okay

Esther Mercado-Pitts: I'm so sorry to say that I wish I can come here and say Baldwin's has done a lot of great things, anyway but I'm sorry. They are standing to discuss management but I think by fairness things got to be better. I hope it changes, we been waiting for a long time it's not happening.

In the management office when you go there, no one can see you sometimes. They do not answer the phone, mostly gone during the day. There was a time when we were able to pay our rent, go in there pay are rent and maybe tell our concerns and I'm saying this in behalf of my seniors.

Deborah Person-Polk:

I think at this point we need to have ...

Esther Mercado-Pitts:

It's beyond

Deborah Person-Polk:

the last time we went thru this we met with the head of Penrose

Esther Mercado-Pitts:

Yes

Deborah Person-Polk:

Things clear up for a little while and now we are right back again

Esther Mercado-Pitts:

It seem that it is

Deborah Person-Polk:

So we really need to have a meeting...

Victor D. Figueroa:

We do have a meeting scheduled with Richard Barnhart on other various issues.

Deborah Person-Polk:

Will this need to be added in and also the issue that the residents are bring up about the mannerisms it not the first time. I live in that area and it's not the first time that I heard this, where service is provided respect is due.

So I hear you I hear the residents and we will be dealing with that issue and will definitely get back to you on it and may even setup a meeting where we can have the resident board there with them as well because it just has to stop. It really needs to stop.

Esther Mercado-Pitts:

So with that being said please, please listen to us help us because I will be sending my tenants to you guys. I will be sending them all much as I can so they can speak to you.

Victor D. Figueroa:

We will follow up.

Deborah Person-Polk:

Thank you.

Ms. Rasheera Cook

My name is Rasheera Cook I live at 3023B Hope Street PHASE 8. I just went to say I'm a black woman single mother. I have been living in Pennrose/Baldwin's Run and it is depressing. I have been living there for 8 years, I have two kids. I go hard for my kids, I advocate for my kids, I don't care what nobody has to say and being there I feel like we don't have a voice. These people come in our units they don't want to fix anything and when they do have the good managers or the good you know people working in the office they turn them against us so they're rude to us. At times, I'm in the bathtub and they're walking in my unit. They keep disrespecting us, talking to us any old kind way you know.

Commissioner Person-Polk:

What you did here we are meeting head

Rasheera Cook:

I really hope so because it seems like nothing gets done. I don't want to be complaining I want to be happy for where I'm at but you know if your guys got to come inspect our homes, you'll know they treat us like we are nothing. They treat us like we are nothing and they need to be fix that immediately. Thank you.

Deborah Person-Polk:

You're welcome.

Commissioner Person-Polk:

We are getting ready to go into Closed Session, but we will have a Public Session, once we come out. So if you want to hang around, you are welcome to do that. Motion to go into closed session – Resolution **16-18**.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

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

CLOSED SESSION

Commissioner Person-Polk:	Motion to come out of Closed Session.
Commissioner Keys:	Motion.
Commissioner Correa:	Second.
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.

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

Victor D. Figueroa:	We've taken action in closed session on six items for: Housing Typist Aide, Westfield Towers Housing Typist Aide, Chelton Terrace Full Time Maintenance Repairer, Ablett Village Full time Maintenance Repairer, McGuire Gardens, taking effect May 1st when we take over. Full Time Maintenance Repairer, Chelton Terrace Part Time Site Coordinator, McGuire Gardens
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Commissioner Person-Polk:	I'd like to make a motion to accept the personnel actions.
Commissioner Gibson:	Motion.
Commissioner Keys:	Second.
Commissioner Person-Polk:	It's been properly moved and seconded, Roll Call.

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

Victor D. Figueroa: We also have recommendation for personnel action. We are appointing Acting Deputy Executive Director to take effect on April 1st. We are also recommending that the current Assistant Asset Manager be given the title of Acting Director of Asset Management and we are also recommending that as part of the succession plan that when I am not available or the Acting Deputy Executive Director is not available, that the Director of the Section 8 Housing Choice Voucher Program be the third person in line of succession and if she is not available then the Director of Modernization be the fourth person in line of succession.

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

Commissioner Gibson: Motion.

Commissioner Keys: Second.

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

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

Victor D. Figueroa: Just for the record, we do have (2) abstains, but the motion does pass because we have (4) votes.

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

Commissioner Correa: Motion.

Commissioner Keys: Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Victor D. Figueroa:

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

ADJOURNMENT: 8:20PM

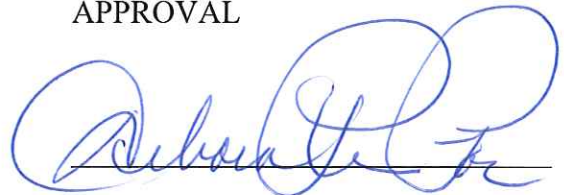
Attested to this 16th day of March, 2016.

ATTEST:

APPROVAL



Victor D. Figueroa
Acting Executive Director



Deborah Person-Polk
HACC Board Chairperson

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 20, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on April 20, 2016 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-Person-Polk, Chairperson
Commissioner Patricia Gibson, Vice Chairperson
Commissioner Maria Correa
Commissioner Deborah Keys
Commissioner Delores Showell
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mr. A. Kenneth Mann, General Counsel
Mr. Anthony Marchetti, Esq., Marchetti Law Firm
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
Mr. Thomas Kwartnik, Human Resource Manager
Mr. Joseph Pontani, QPA
Ms. Kathryn Blackshear, Director of Resident Initiatives
Mr. David Goodman, HACC YouthBuild
Ms. Kimberly Imes, Supervisor Section 8
Ms. Tracie Herrick, Director Section 8
Ms. Wanda Riley, Housing Manager
Ms. Vee Ortiz, Housing Manager
Ms. Donna Ellis, Housing Manager
Ms. Katrina Weekly, Housing Manager
Mrs. Christina Brockington, Chelton Terrace
Ms. Tiffany Jones, Roosevelt Manor and Baldwin's Run
Ms. Latifa Abdul Rashid, Roosevelt Manor 9 & 10 & Morgan Village
Ms. Laverne Williams, Branch Village Resident
Ms. Naomi Williams, Homeowner
Mr. Kelly Frances, NAACP, Camden Branch

I. MEETING CALLED TO ORDER

Mr. Anthony Marchetti, Solicitor, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Showell	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

III. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, MARCH 16, 2016.

Commissioner Person-Polk: Entertained a motion for the approval of the minutes of the Regular Meeting held on Wednesday, March 16, 2016.

Commissioner Keys: Motion.

Commissioner Correa: Second

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

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

IV. OLD BUSINESS/COMMUNICATIONS/EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk: Motion to accept the Executive Director's Report for March 2016.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

V. NEW 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)**

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.

Commissioner Person-Polk:

Resolutions 15-29 and 15-30 will be withdrawn. I’d like to make a motion to withdraw Resolutions **15-29 and 15-30.**

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

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

Commissioner Person-Polk: Resolution 16-22 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 \$300,000 for each year of the contracts. Are there any questions from the public?

Laverne Williams: 218 Branch Village - Requested a copy.

Commissioner Person-Polk: Are there any questions from the Commissioners? Seeing none, I'd like to make a motion to accept Resolution 16-22.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Resolution 16-23 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. Are there any questions from the public?

Laverne Williams: 218 Branch Village - Requested clarification.

Commissioner Person-Polk: Are there any questions from the Commissioners? Seeing none, I'd like to make a motion to accept Resolution 16-23?

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: We will now have presentation on 16-25 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 services expenses and to write off receivable amounts associated with claims for payment from AT&T for charges associated with cellular tower services. Are there any questions from the public?

Laverne Williams: 218 Branch Village - I have concerns with the whole program. I thought ALP was supposed to be making money but with what I heard during the Caucus Meeting we are losing money. How can you hire people and not have any money? Whoever is running this program is not doing a good job. Requested clarification of AT& T.

Commissioner Person-Polk: Are there any questions from the Commissioners? Seeing none, I'd like to make a motion to accept Resolution 16-25.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-26 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. Are there any questions from the public?

Laverne Williams: 218 Branch Village – I have a problem with you all always hiring people. How many times have you hired people? Is this program successful?

Commissioner Person-Polk: You will receive a response in writing.

Can I get a motion to accept Resolution **16-26**?

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-27 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 \$39,000.000. Are there any questions from the public?

Laverne Williams: 218 Branch Village - Stated concerns with owing a lot of money to this firm.

Joseph Pontani: Answered Ms. Laverne Williams' concerns.

Commissioner Person-Polk: Are there any questions from the Commissioners? Seeing none, I'd like to make a motion to accept Resolution **16-27**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-28 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. Are there any questions from the public?

Laverne Williams: 218 Branch Village – Where is this \$25,000 coming from....which budget?

Dan Aronson: Central Office.

Commissioner Person-Polk: Are there any questions from the Commissioners? Seeing none, I'd like to make a motion to accept Resolution **16-28**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-29 authorizing the transaction, establishing and approving a Community Room Policy and Community Room Event Contract. Are there any questions from the public?

Laverne Williams: 218 Branch Village – Requested a copy of the contract.

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

Commissioner Keys: Questioned was Roosevelt Manor notified?

Kathryn Blackshear: Yes, they were noticed.

Commissioner Person-Polk: I'd like to make a motion to accept Resolution 16-29.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

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

Commissioner Person-Polk: Motion to withdraw Resolution 16-30.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

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

Commissioner Person-Polk: Resolution 16-33 Resolution ratifying the execution of a General Service Contract with Camden County Educational Services Commission ("CCESC") in an amount not to exceed \$2,000 to provide counseling services to the YouthBuild participants.

Commissioner Person-Polk: Are there any questions from the public on Resolution 16-33? Seeing none, Commissioners do you have any questions

on Resolution 16-33? Seeing none, I'd like to entertain a motion to accept Resolution **16-33**.

Commissioner Gibson: Motion.

Commissioner Soria: Second.

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

Victor D. Figueroa:

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

Commissioner Person-Polk: Because I changed the order of the Agenda I'll also have the public participation session before we go into closed and then when we come out of closed we will have another public participation session. We'll entertain the public now. Let's start with Naomi Williams.

Naomi Williams: Naomi Williams -815 Central Avenue. I have two concerns. Last month I spoke about the 1099 which I never got for 2012, 2013 and 2014. I only got a copy of the corrections. About the rent I don't rent out my unit.

Commissioner Person-Polk: We will not be at liberty to have specific discussions about your personal information. So I'm going to refer you to Tracie Herrick in order to get clarification.

Tracie Herrick: You can contact Melody Williams from Section 8 Finance tomorrow. My understanding is that they were sent out by mistake. I can contact Melody so she can elaborate.

Naomi Williams: Did the IRS get the corrected copy?

Tracie Herrick: I will have to have Melody answer that.

Naomi Williams: I asked this question last month and didn't get an answer. Why was I allowed to move into a 3 bedroom when I have a 2 bedroom voucher? I need an answer to that. When I mentioned this to other residents they were shocked. I understand that this

was given to us at settlement and why was this buried into the settlement documents.

Tracie Herrick:

Vouchers are issued according to the family composition.

Commissioner Person-Polk:

Please give her an answer in writing.

Naomi Williams:

I have another question. Why are you tearing Branch Village? People need homes. There was nothing wrong with Branch Village.

Commissioner Person-Polk:

Your time is up. We will give you the answer in writing.

Kelly Francis:

Camden County NAACP. I'm always happy to stop by with news about our children. Our students returned with 7 gold medals, 3 silver medals, and 3 bronze medals. One double gold winner – a young lady in 9th grade for ballet and modern dance. These are our kids from the public schools. In July we will be taking them to Cincinnati, Ohio to compete with high schools from all over the country. They have proven to be the best in New Jersey.

Commissioner Gibson:

Do you know if we have kids from public housing?

Kelly Francis:

I don't have the addresses but I can get that information.

Laverne Williams:

I have a few comments. I would like for my community center to be waxed and blinds to be replaced. I would also like to know how much money the community center is making when they rent it out. How much money and where's the money being spent? I need to know that. I'm concerned about people moving in Branch Village and it seems like it is family related to Branch and staff here. I don't know how they are being selected? Do you have a list of people that moved into Branch Village? They are all related to each other and I have a problem with that.

Victor D. Figueroa:

We are in the process for waiting for the State to make a decision on an item that's holding back the project for the midrise at Branch Village. Everything we are doing, the demolition, all that is

in preparation for the Choice and all the other plans we have to redevelop Branch Village.

Laverne Williams:

Will that be soon?

Victor D. Figueroa:

We are still waiting for the State to render a final decision.

Commissioner Person-Polk:

I'd like to entertain to go into closed session – Resolution **16-24**.

Commissioner Correa:

Motion.

Commissioner Keys:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Victor D. Figueroa:

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

Commissioner Person-Polk:

I'd like to make a motion to accept the new hires for Property Manager for Ablett Village, for the Purchasing Manager for the Central office for the Housing Authority and four part-time security officers for the security department.

Commissioner Correa:

Motion.

Commissioner Gibson:

Second.

Commissioner Person-Polk:

It's been properly moved and seconded, Roll Call.

Victor D. Figueroa:

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

Anthony Marchetti:

Resolution 16-31 and 16-32 are being tabled. Resolution 16-30 which was previously withdrawn actually we are going to correct that and table that resolution.

Commissioner Person-Polk: Can we get a motion to table two resolutions (Resolution 16-31 and Resolution 16-32) and reinstate and then table Resolution 16-30?

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: I spoke to Gloria Wright and did the research to make sure we have the proper bylaws and they were from 2009. The ones from 2011 were never approved.

Victor D. Figueroa: We will be distributing the 2009 resolution with the approving the 2009 bylaws.

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

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

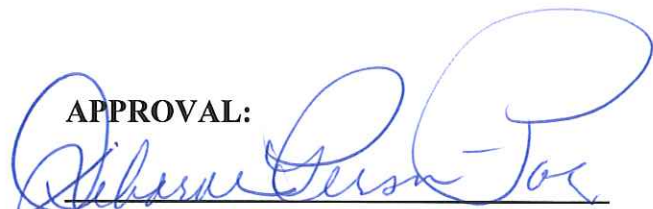
ADJOURNMENT: 8:07PM

Attested to this 20th day of April 2016.

ATTEST:


Victor D. Figueroa
Acting Executive Director

APPROVAL:


Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN WEDNESDAY, MAY 4, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Special Meeting on May 4, 2016 at 5:00 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-Person-Polk, Chairperson
Commissioner Patricia Gibson, Vice Chairperson
Commissioner Maria Correa
Commissioner Deborah Keys
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mr. A. Kenneth Mann, General Counsel
Mr. Ken Roth, Esq., Marchetti Law Firm
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
Ms. Kathryn Blackshear, Director of Resident Initiatives
Ms. Tracie Herrick, Director Section 8
Ms. Alicia Williams, HACC Human Resources Dept.
Mr. Mike Mavuro, HACC, IT Dept.
Ms. Reba V. Hicks, Executive Secretary

I. MEETING CALLED TO ORDER

Mr. Ken Roth, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

III. NEW 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)**

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”).

Commissioner Person-Polk:

Mr. Valentine can you speak about Resolution 16-30 that was revised.

Charles Valentine:

Madame Chair and commissioners the resolution that was tabled from the prior meeting authorizes

the Housing Authority to submit an application to HUD for a \$30 million Choice Neighborhood Implementation Grant application. It was revised, that the City will be the co-applicant and held harmless from any of our actions to the extent allowed by the law.

Commissioner Person-Polk: Are there any questions from the public on Resolution 16-30 revised? Seeing none, are there any questions from the Commissioners?

Commissioner Gibson: When they say they are entering into an agreement...that's the same as saying as they are co-applicant?

Commissioner Person-Polk: Yes. It has co-applicant in the resolution.

Victor D. Figueroa: I just want to clarify that the 3rd and 4th WHEREAS clauses were revised.

Commissioner Person-Polk: I would like to entertain a motion to accept Resolution **16-30**.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

Victor D. Figueroa:

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

Commissioner Person-Polk: Now we will entertain a motion to bring Resolution 16-31 and Resolution 16-32 off the table.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Keys	Yes

Commissioner Soria Yes
Commissioner Person-Person-Polk Yes

Commissioner Person-Polk: Mr. Valentine can you speak on these two resolutions.

Charles Valentine: Both of these resolutions, Resolution 16-31 and Resolution 16-32, authorize the Housing Authority to execute contracts with both parties to be our Choice consultants to submit this application. The first is for Wallace Roberts and Todd (WRT) and the second is with Edgemere Consulting Corporation. Both of them were done by way of solicitation through our procurement officer who put in a legal notice in the newspaper, responses came in and the Executive Office selected a committee to review them. They were scored and the recommended consultants for Resolution 16-31 was Wallace Roberts and Todd and for Resolution 16-32 was Edgemere Consulting.

Commissioner Person-Polk: Are there any comments from the public? Seeing none, Commissioners do you have any questions? Seeing none, I would like to entertain motion to accept Resolution **16-31** and Resolution **16-32**.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Are you doing Resolution 16-35?

Dan Aronson: Good evening. Dan Aronson, Director of Finance for the Housing Authority. This resolution is designed to assist us in completing the conversion of our banking services from Wells Fargo to Republic Bank. In order to do that the bank requires a signed resolution by the Board identifying the signatories of the drafts presented to the bank for execution, so that's what the purpose of this resolution is.

Commissioner Person-Polk: Are there any questions from the public? Seeing none, Commissioners are there any questions? Seeing none, I

would like to entertain a motion to accept Resolution 16-35.

Commissioner Correa: Motion to accept Resolution 16-35.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: I would now like to entertain a motion to adjourn.

Commissioner Correa: Motion to adjourn

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: I'm moving too quickly I need to allow for public participation. Can I get a motion to withdraw the adjournment?

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

Commissioner Person-Polk: I apologize for that I was moving too quickly. I don't see any names for public participation. Seeing none I would 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 Gibson	Yes	
	Commissioner Keys	Yes	
	Commissioner Soria	Yes	
	Commissioner Person-Polk		Yes

ADJOURNMENT: 5:11PM

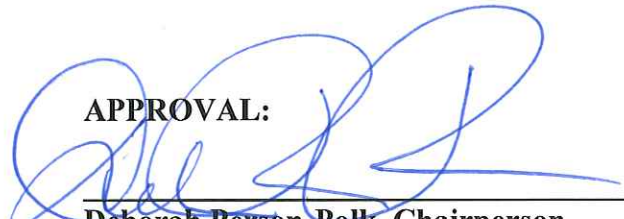
Attested to this 4th day of May 2016.

ATTEST:



Victor D. Figueroa
 Acting 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 18, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on May 18, 2016 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
 Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
 Mr. A. Kenneth Mann, General Counsel
 Mr. Ken Roth, Esq., Marchetti Law Firm
 Mr. Charles Valentine, Director of Modernization
 Mr. Daniel Aronson, Director of Finance
 Mr. Thomas Kwartnik, Human Resource Manager
 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
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Kimberly Imes, Supervisor Section 8
 Ms. Wanda Riley, Housing Manager
 Ms. Katrina Weekley, Housing Manager
 Ms. Vee Ortiz, Housing Manager
 Ms. Iliana Melendez, HACC
 Ms. Dorixe DeJesus, HACC
 Ms. Ashanti Banks, Roosevelt Manor
 Ms. Iona Townsend, Resident
 Ms. Naomi Williams, Homeowner

I. MEETING CALLED TO ORDER

Mr. Ken Roth, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I would like to have the approval of the Regular meeting minutes held on Wednesday, April 20, 2016 and the Special Meeting held on Wednesday, May 4, 2016. Can I get a motion?

Commissioner Correa: Motion to accept the regular and minutes.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: There is no old business.

Commissioner Person-Polk: I would like to entertain a motion to accept the Executive Director's report of April 2016.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

NEW BUSINESS:

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 Development 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 - 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”).

Commissioner Person-Polk: Resolution 16-36. State your name and position for the record.

Malcom Isler: Malcom Isler, Acting Director of Asset Management. Resolution 16-36 is a resolution ratifying the acceptance of 100 computer monitors from Comcast for the ConnectHome Initiative.

Commissioner Person-Polk: Are there any questions from the public? You will have to come up and state your name and address for the record. You have 3 minutes.

Christine Reeves: Christine Reeves, Baldwin’s Run. My address is 3011 Oak Street. This is my first time coming to this meeting and I have come to find some type of resolution.

Commissioner Person-Polk: We are referencing Resolution 16-36 at this time. So when you sign your name under public participation we will call you up at that time.

Are there any questions from the public on Resolution 16-36? Do the commissioners have questions? I would like to entertain a motion to accept Resolution **16-36**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa: Commissioner Correa Yes

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

Commissioner Person-Polk: I have to change the order of the meeting at this time because I forgot to have all the managers from the sites to come up and identify your site.... your name and position at that site.

Wanda Riley Branch Village and Chelton Terrace Phase I.
 Katrina Weekley Ablett Village.
 Vee Ortiz Senior Towers.
 Tiffany Jones Roosevelt Manor 7-1214 and Baldwin's Run.

Commissioner Person-Polk: So who is missing?

Malcom Isler: Interstate and Ingerman

Commissioner Person-Polk: Ok. Can we get a letter out to them?

Malcom Isler: They were aware of it.

Commissioner Person-Polk: If they are not here we need to send a letter.

Malcom Isler: Not a problem.

Commissioner Person-Polk: Thank you. Resolution 16-37.

Malcom Isler: Malcom Isler, Acting Director of Asset Management. Resolution 16-37 is a resolution approving the transaction, authorizing the appointment of 504 Coordinators for the Human Resources Department, Public Housing program and the Section 8 Program. This is in accordance with the 504 Rehabilitation Act of 1973 due to the fact that the agency has 15 or more employees.

Commissioner Person-Polk: Thank you. Are there any questions from the public on Resolution 16-37? Commissioners do you have any questions with regard to Resolution 16-37? Seeing none I'd like to entertain a motion to accept Resolution **16-37**.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Resolution 16-38

Malcom Isler: Resolution 16-38 is a resolution amending the Housing Authority of the City of Camden's ("HACC") original 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 May 1, 2016 through December 31, 2016.

Commissioner Person-Polk: Thank you. Are there any questions from the public on 16-38? Do the commissioners have any questions on Resolution 16-38? I would like to entertain a motion to accept Resolution **16-38**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Resolution 16-39

Kathryn Blackshear: Good Afternoon Commissioners. Kathryn Blackshear, Acting Deputy Executive Director. I'd like to present Resolution 16-39 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.

Commissioner Person-Polk: Are there any questions from the public with regard to Resolution 16-39? Commissioners do you have any questions at this time? Seeing none I would like to entertain a motion to accept Resolution **16-39**.

Commissioner Soria: Motion to accept Resolution 16-39.

Commissioner Keys: Second

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

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

Commissioner Person-Polk: Resolution 16-40

Kathryn Blackshear: Good Afternoon Commissioners. Kathryn Blackshear, Acting Deputy Executive Director. I'd like to present Resolution 16-40 approving the transaction, authorizing the execution of a Memorandum of Understanding with the Camden County Workforce Development Board, and authorizing the Acting Executive Director or his designee to execute documents and do all necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any questions from the public on Resolution 16-40? Commissioners do you have any questions? I would like to entertain a motion to accept Resolution **16-40**.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

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

Commissioner Person-Polk: We have a resolution to go into closed session. So I would like to change the order of the meeting so that anyone that has to participate in the public participation make sure you sign in. If you want to be able to say something your name should be on the list. Then we will also have one when we come out of closed, but I'm doing it now so if you have something else at least we can get it now. You have three minutes for your questions and you will be timed. Ok. Jay

Adino Vazquez. 32 Ablett Village. No. OK. Naomi Williams.

Naomi Williams: I was recently informed that the state of New Jersey did not allow two people family in a three bedroom. I have an empty bedroom. In the state of New Jersey it's against the law. Why was I put in a three bedroom when I have two in my family?

Commissioner Person-Polk: You have repeatedly asked this question. What I would like to do is...Victor needs to prepare something in writing explaining to you why your situation is unique.

Naomi Williams: Housing Counseling told me this about four days ago. This is the first time I knew that it's against the law.

Commissioner Person-Polk: We will have our solicitor look into this and prepare something for you in writing. We don't have an answer for you tonight.

Naomi Williams: Is it the Housing Authority's intention to squeeze me out of my house? You cut my Section 8 benefits and the City has added water bills. I want to know if you are trying to squeeze me out of my house?

Commissioner Person-Polk: We have no intention to have a vacancy in a new development from a homeowner. So that would not be the Authority doing that. We will also respond to that question as well in your letter.

Naomi Williams: You were supposed to respond to me in writing about your intentions for Branch Village. What are they? You tore down all those units where people could be living. Apparently you don't care.

Commissioner Person-Polk: We intend to build on that site. Chuck will answer that one when you're done.

Naomi Williams: About my water utilities, Maria Marquez said they would not pay the water bill. When I first came into this program utilities were included and that's why I signed on the dotted line.

Commissioner Person-Polk: Your time is up. We will answer you in writing. Do you want to answer her? I still think you should put that in her letter.

Chuck Valentine: I'm happy to report that the State has figured out their issue with the wage rate for that building. So we have a projected closing date to start construction on July 15, 2016 on a 50 unit midrise with 44 one-bedrooms and 5 two-bedrooms.

Commissioner Person-Polk: Thank you. Christine Reese. State your name and address for the record.

Christine Reese: Christine Reese. I reside at 3011 Hope Street in Baldwin's Run. The reason why I came to this meeting today is because it's been about a month now that I have a repair that needs to be fixed in my home. I'm here because I'm not understanding who exactly do we go to in my apartment complex as far as we are under Pennrose Management but I know Housing Authority works with them. My issue is my maintenance man came in my home and did a repair and we would be charged \$80 dollars if the toilet had to be lifted up. That is not a problem. It became an issue when the maintenance man came to my home and was very disrespectful. He came in and lifted the toilet without a tarp. He dumped the feces on the floor and tells me he will be right back to clean it up. I then get a call from the secretary at the office informing me I had to pay \$80. I said Ok. Then I was told that I had to go in the bathroom and clean up the mess so he could finish the work order. I told her on the telephone I'm not doing that. The maintenance man came and made a mess. He came in and finished the work order and I got a lease infraction for not keeping my home in a sanitary way. My bathroom was not like that before the maintenance man got there. I went and spoke to my leasing agent and she told me that they would remove the lease infraction- she signed the infraction. I hear other residents complain about the maintenance and if I had not come here this would be brushed under the rug. They were so quick to write me a lease infraction which was a faulty allegation. Who do I go to complain about how the work and how maintenance men treats us and talks to us.

Commissioner Person-Polk: Your time is up and you did come to the right place. The Executive Director.

Victor D. Figueroa: We're going to have Malcom Isler follow up with the manager.

Christine Reese: I've been calling Malcom's office for 2 weeks now as well and left messages. No one has reached out to me. Who am I supposed to talk to?

Victor D. Figueroa: I will personally follow up with that.

Commissioner Person-Polk: Iola Thompson

Iola Thompson: 823B Central Avenue, Roosevelt Manor. I came today because I've been having several issues when it comes to my property management. It started when I put in for a transfer for my oldest son whose 12. He was having mental issues so his doctor requested that he be separated from my two younger kids. So I got denied twice. On the third time I said to Ashante that I would go to the Board meeting because it was that night and I had documents from the doctor saying I can be moved. Once she talked to Tiffany and was told to approve it she said it was a misunderstanding and they had a unit available. She never told me this was the unit and I had to take it. So once I expressed my reasons for not wanting the unit. She said if you don't take this unit you're off the waiting list to be moved. It was very nasty and disrespectful. Another thing, I moved into this unit on April 1st it wasn't properly done. Then they sent me a letter they were charging me \$75 to remove tires and \$75 to remove a TV from my old unit. They didn't remove that I had someone come and load the stuff in a van. On top of that I went to the Housing Authority and the lady Desiree closed the door on my face when I went to make a complaint. I do have pictures of the unit that I took today.

Commissioner Person-Polk: Your time is up.

Victor D. Figueroa: I'll have Malcom follow up with management. We would like to see those pictures

Commissioner Person-Polk: Cheryl Hall

Victor D. Figueroa: She left.

Commissioner Person-Polk: That's the end of public participation at this time. I'd like to entertain a motion to go into closed session Resolution **16-41**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

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

Commissioner Person-Polk: Resolution 16-42. Dan

Daniel Aronson: Dan Aronson Director of Finance. This resolution is asking the Board to adopt the Annual Budget and Capital Budget program of the Housing Authority of the City of Camden for the fiscal year ending December 31, 2016 as approved by the Division of the Local Government Services of the New Jersey Department of Community Affairs.

Commissioner Person-Polk: Do you have any questions? I'd like to entertain a motion to accept Resolution **16-42**.

Commissioner Correa: Motion to accept Resolution 16-42.

Commissioner Keys: Second

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

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

Commissioner Soria Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: Resolution 16-43

Ken Mann: Ken Mann, General Counsel. This resolution will authorize HACC to pay the billings for the Marchetti Law firm from May 2015 to March 2016 and authorize additional \$5,000 for the month of April and May 2016, not to exceed \$5,000. Also approve the execution of an Amended and Restated Contract with that firm for an amount not to exceed \$25,000.

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 **16-43**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Ok. We have a new hire part-time position office support at Chelton Terrace who will be supporting Resident Initiatives who started on May 16, 2016 and we need to ratify the hire. Are there any questions?

Commissioner Soria: She is a former CWIB participant?

Victor D. Figueroa: Yes.

Commissioner Person-Polk: Any other questions commissioners? I entertain a motion to accept the hiring of the part-time office support person at Chelton Terrace.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

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

Commissioner Person-Polk: I'd like to now open the floor to public participation as I said I would change the agenda. Is the young lady still here? If not, I'd like to entertain a motion to adjourn.

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

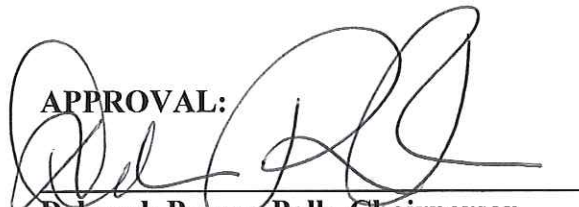
ADJOURNMENT: 7:18PM

Attested to this 18th day of May 2016.

ATTEST:



Victor D. Figueroa
Acting 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 15, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on June 15, 2016 at 5:33 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
 Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
 Mrs. Kathryn Blackshear, Acting Deputy Executive Director
 Mr. A. Kenneth Mann, General Counsel
 Mr. Anthony Marchetti, Esq., Marchetti Law Firm
 Mr. Charles Valentine, Director of Modernization
 Mr. Daniel Aronson, Director of Finance
 Mr. Thomas Kwartnik, Human Resource Manager
 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
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Dorixe DeJesus, Admin. Asst.
 Ms. Donna Ellis, Public Housing Manager
 Ms. Wanda Riley, Public Housing Manager
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Vee Ortiz, Public Housing Manager
 Mrs. Christina Brockington, Chelton Terrace II
 Ms. Betsy Vega, R. Manor V, 9&10, and Morgan Village
 Ms. Tiffany Jones, Roosevelt Manor and Baldwin's Run
 Ms. Iliana Melendez, HACC
 Mr. Wynfield Anderson, HACC

I. MEETING CALLED TO ORDER

Anthony Marchetti, 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 Gibson Here
Commissioner Keys Here
Commissioner Soria Here
Commissioner Person-Polk Here

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Can we have all the managers come up at this time and state their names.

Wanda Riley, Branch Village and Chelton Phase I.
Vee Ortiz, Senior Towers.
Katrina Weekley, Ablett Village.
Christina Brockington, Chelton II and Carpenter's Hill
Tiffany Jones, Roosevelt Manor and Baldwin's Run.
Donna Ellis, McGuire Gardens

Commissioner Person-Polk: Thank you very much for coming out. If there are any questions from the public it's easier for them to answer. The Commissioners really appreciate that you are coming out.

Victor D. Figueroa: I wanted to announce to everyone that the class of 2016 of the YouthBuild Program will be graduating on June 22, 2016 at 11am at the Camden County Conference Center that's at 200 North Broadway, Camden, NJ 08102. I wanted to invite you all to attend the celebration of the graduation of our YouthBuild students. I also wanted to make an announcement and congratulate the following staff: Virgen Ortiz, Kimberly Imes and Malcom Isler. Virgen Ortiz passed her Public Housing Management Certification exam. Kimberly Imes and Malcom Isler

passed the Fair Housing and Reasonable Housing exam. Congratulations.

Commissioner Person-Polk: We are very, very proud of you. Ok. Next is the Executive Director's report.

Victor D. Figueroa: The Executive Director's report has been distributed to the Commissioners and I present it for your consideration.

Commissioner Person-Polk: I'd like to get a motion to accept the Executive Director's Report for May 2016.

Commissioner Keys: Motion to accept.

Commissioner Correa: Second.

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

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

NEW BUSINESS:

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.

Commissioner Person-Polk:

We will now move to the resolutions. Resolution 16-44 Resolution authorizing the amendment of an emergency contract awarded to Excel Environmental Resources, Inc. 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.

Charles Valentine:

This resolution amends the resolution you previously passed Resolution 15-17 for emergency environmental remediation work across the street on a vacant McGuire lot to prepare it for community building and subsequent to that construction. This has been a long process as everyone knows the residential units were done first the community center here was second and the town square was third and now the last is the hump which had to be properly remediated during the process they found out there was additional soil that had to be removed and that is why there is an increase in costs.

Commissioner Person-Polk:

Are there any public comments on Resolution 16-44? You have 3 minutes state your name and address for the record.

Ms. Laverne Williams: Ms. Williams. 218 Branch Village. I need to know was this contractor out for bid.

Commissioner Person-Polk: It was an emergency contract. Under state law if it's an emergency you don't have to bid.

Ms. Laverne Williams: Okay and you said this was across the street from a vacant lot. This seems like it cost a lot of money.

Commissioner Person-Polk: Commissioners do you have any questions? I would like to entertain a motion to accept Resolution 16-44.

Commissioner Correa: Motion to accept resolution 16-44.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: Resolution 16-45 a 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 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.

Charles Valentine: This particular resolution authorizes a contract with Excel. Excel is the license site remediation professional under the New Jersey Department of Environmental Protection Program for McGuire Gardens. They are the specific one on the state website allocated to this site. They have to finalize the review of all the work that's going to be done there as well as do the required environmental close out reports for the entire site. So it will be over after waiting since 2000 to finish.

Commissioner Person-Polk: Okay, are there any comments from the public? Commissioners are there any comments on Resolution 16-

45? I would like to entertain a motion to accept Resolution **16-45**.

Commissioner Correa: Motion to accept Resolution 16-45.

Commissioner Soria: Second.

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

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

Victor D. Figueroa: Madame Chair I would be remissive if I didn't indicate that we submitted recently the JobsPlus grant for 2 million dollars. There were two sites that were deemed eligible Ablett Village and McGuire Gardens. We felt that we had a better chance with Ablett Village and submitted the application to HUD. This grant for the purpose of assisting the residents of Ablett Village that are either unemployed or underemployed to be able to get the training necessary to find employment or seek better employment.

Commissioner Person-Polk: Thank you staff that you have a lot of projects going on that everybody doesn't know about. Your're handling them and getting them done in a timely manner. I just want to thank the staff for their hard work. Okay, now we are going to change the order of the agenda to have public comment at this time. Before we go into Closed I would like to have public comments at this time. You have three minutes.

Ms. Laverne Williams: I have some concerns at Branch Village. Number one, we have residents that are feeding stray cats. I reported it to the office and this individual is still feeding stray cats. I'm tired of it. Their yard is fixed up and they are pooping in people's yards. It affects me every day. There has to be something done about that and Victor knows who I'm talking about, because it's under his administration.

Commissioner Person-Polk: It is against the law to do that. I have someone in my neighborhood actually doing the exact same thing and we cannot catch him doing it.

Ms. Laverne Williams: Why not?

Commissioner Person-Polk: Because we only have one animal control officer for the whole city. So I feel your pain. All you can do is keep calling the animal control and complain. But I imagine the City has a lot because we have a lot of cats.

Victor D. Figueroa: Madame Chair I want to ask Wanda Riley to also call animal control. We've done everything we can.

Ms. Laverne Williams: They are doing it in the evening time. They told us they don't come out at night time.

Commissioner Person-Polk: The thing is that they have to catch the person doing it.

Ms. Laverne Williams: Well I need a camera then. My next concern is we need an exterminator to spray outside our units because roaches are running bad around. We have a lot of insects because of the summer and roaches coming inside the units. My next concern is that you are bringing in a lot of residents who are on substance abuse and its causing our development to go down. They are causing problems for us. Some people who are not supposed to be living in Branch Village are living there. It's the worst I've ever seen in my development. I've been there over 20 years and something needs to be done. You have to get some decent people in public housing.

Commissioner Person-Polk: I empathize with you. Well we can't drug test everybody. How would the Authority know? It has to be just like the cats a lot of investigation you got to catch the people doing it.

Ms. Laverne Williams: It's really a problem at Branch. They sit out there with the black bags.

Commissioner Keys: Last month there was a death at Branch.

Ms. Laverne Williams: Yes there was and the person is still there.

Commissioner Keys: Do we know what happened with that resident. Is anyone from Branch here?

Commissioner Person-Polk: Ms. Blackshear... please. Well wait a minute that would be for closed session.

Ms. Laverne Williams: Well that is all I have to say I feel victimized by these things that I said to you. That individual is still there and that person is a hazard for the community. You do what you have to do. Like I said I'm documenting stuff and

HUD gives us the right to have safe and quiet in my development and that's HUD regulations and you are aware of that.

Commissioner Person-Polk: We, also as the Authority want you to have a safe and peaceful place to live.

Ms. Laverne Williams: You gotta work on that.

Commissioner Person-Polk: Is there any more public comments?

Christina Brockington: Sorry for the late notice I was just notified and wanted everyone to know that Lt. James notified me that Chelton Terrace is having a Community Day Block party. The Camden County Police Dept. is throwing it on the 700 block of Ware Street on Saturday.

Commissioner Person-Polk: Are there any other comments at this time?

Victor D. Figueroa: When we go into closed session the Property Managers are excused.

Commissioner Person-Polk: Do we need everybody else. If we don't need them they shouldn't have to stay.

Victor D. Figueroa: On behalf of the Housing Authority and Resident Initiatives just wanted to announce that Arlene Bradley will be retiring and there is a get together to celebrate on July 1, 2016 at Chelton Terrace from 12-2pm.

Commissioner Person-Polk: Now I would like to entertain a motion to go into closed session, Resolution **16-46**.

Commissioner Correa: Motion to go into Closed.

Commissioner Keys: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Keys: Motion.

Commissioner Soria: Second.

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

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

Commissioner Person-Polk: Resolution 16-47 is a Resolution of the Housing Authority of the City of Camden authorizing the payment of additional fees to Duane Morris, LLP for its representation of HACC. Do the Commissioners have any questions? Do we have any questions from the public?

Ms. Laverne Williams: Yes. How much is the contract for?

Commissioner Person-Polk: An additional amount of \$18,000

Ms. Williams: For how long?

Commissioner Person-Polk: We're not sure just yet, but they will be paid up to their services.

Ms. Laverne Williams: So they're the lawyer going to represent the Housing Authority or they already represent the Housing Authority?

Commissioner Person-Polk: They already were representing and then the amount went over. Commissioners do you have any questions? I'd like to entertain a motion to accept Resolution **16-47**.

Commissioner Correa: Motion to accept Resolution 16-47.

Commissioner Keys: Second

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

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

Commissioner Person-Polk: Resolution 16-48 is a 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.

Tom Kwartnik: Resolution 16-48 authorizes the ratification to accept the Memorandum of Agreement with AFSCME Council 71, Local 3441 and 3974. The Housing Authority of the City of Camden tentatively agreed pending Board ratification to enter into a new contract based upon negotiations that concluded on May 26, 2016. The negotiations have been memorialized in a Memorandum of Agreement and signed by the parties on May 26, 2016 and a summary of the changes is attached to Resolution 16-48. The contract outlines the terms of the 3 year agreement from January 1, 2016 through December 31, 2018.

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

Ms. Laverne Williams: The union contract was settled today... so how much did they get 2%, 3% or 4%?

Tom Kwartnik: Over three years they’re receiving 2% each year starting retroactively January 1, 2016. It’s a 3-year deal that will expire December 31, 2018.

Commissioner Person-Polk: Are there any questions from the commissioners? I’d like to entertain a motion to accept Resolution **16-48**.

Commissioner Keys: Motion.

Commissioner Soria: Second.

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

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

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

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

ADJOURNMENT: 7:10PM

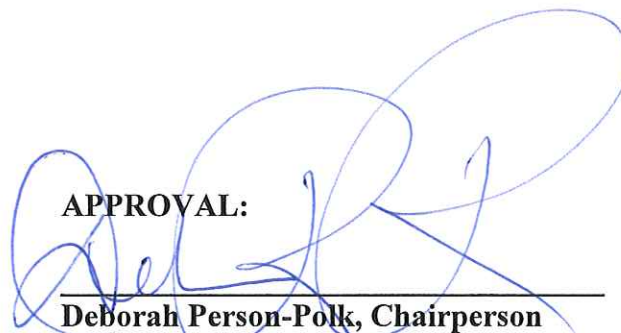
Attested to this 15th day of June 2016.

ATTEST:



Victor D. Figueroa
Acting 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 20, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on July 20, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Isaias Martinez 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 Deborah Keys
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mrs. Kathryn Blackshear, Acting Deputy Executive Director
Mr. A. Kenneth Mann, General Counsel
Mr. Kenneth Roth, 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, Admin. Asst.
Ms. Donna Ellis, Public Housing Manager
Ms. Wanda Riley, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Vee Ortiz, Public Housing Manager
Ms. Annette Hilton-Davis, IRM
Ms. Betsy Vega, IRM
Ms. Tyrekia Bradley, Baldwin's Run and Roosevelt Manor
Ms. Jennifer Praither, Carpenter Hill/Chelton Terrace
Ms. Iliana Melendez, HACC
Mr. Wynfield Anderson, HACC

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 Gibson Here
Commissioner Keys Here
Commissioner Soria Here
Commissioner Person-Polk Here

Commissioner Person-Polk: Approval of the Minutes of the Regular Meeting held on Wednesday, June 15, 2016. I'd like to entertain a motion.

Commissioner Keys: Motion.

Commissioner Soria: Second.

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

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

Commissioner Person-Polk: All the managers come up at this time and state their names and site for the record.

Wanda Riley, Branch Village and Chelton Phase I
Katrina Weekley, Ablett Village
Vee Ortiz, Senior Towers
Annette Hilton-Davis, Roosevelt Manor 5,9,10 and Morgan Village
Tyrekia Bradley, Baldwin's Run, Phase 8 and Roosevelt 7-12.
Betsy Vega, Roosevelt Manor 5, Morgan Village 9 and 10

Commissioner Person-Polk: Thank you very much for coming out. Do we have any old business?

Victor D. Figueroa: We did submit the Choice Neighborhood Application for \$30 million on time. It was a lot of hard work and hopefully the hard work will pay off by HUD awarding the grant to us. We should hear from them sometime in September. Sometime in December we will find out if we were awarded or not. Thank you to all the staff that assisted with that. I really appreciate it. We look forward to other grant opportunities to come. We submitted the

Jobs Plus grant application on time. This is an initiative to help Ablett Village for the underemployed and unemployed residents. This is for \$1.2 million. We also submitted an FSS application for \$46,000 which we were awarded and we also submitted a YouthBuild grant application for \$1.1 million from the Department of Labor. Also I wanted to make a general announcement in regard to security. As you all know we have one individual, Gary Evangelista who is the Director of Security. So if you are in imminent danger please call 911 and then Gary will follow up afterwards. The first initial notification should be made to the police.

Commissioner Person-Polk: I would like to have a motion for the approval of the Executive Director's report for June 2016.

Commissioner Keys: Motion.

Commissioner Gibson: Second.

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

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

NEW BUSINESS:

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

Commissioner Person-Polk: New Business - Resolution 16-49 - A 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 to do all things necessary to effectuate the transaction.

Malcom Isler: This resolution is in connection with the ConnectHome project. The 35 computers will be used to increase the number of computers in each computer lab at McGuire, Ablett, Chelton, Branch and Westfield Towers. They will be placed in 12 homes in the McGuire Gardens development.

Commissioner Person-Polk: Are there any public comments on Resolution 16-49?

Ms. Laverne Williams: Ms. Williams. 218 Branch Village. I understand that Malcom received 15 computers. Where are the computers going to go?

Malcom Isler: The 35 computers will be used to increase the number of computers in each computer lab at McGuire Gardens, Ablett Village, Chelton Terrace, Branch Village and Westfield Towers. They will be placed in 12 homes in the McGuire Gardens development.

Ms. Laverne Williams: Okay our computer lab is small. How are you going to put these computers in a small room?

Commissioner Person-Polk: Ok. Thank you. Commissioners do you have any questions? I would like to entertain a motion to accept Resolution **16-49**.

Commissioner Keys: Motion to accept Resolution **16-49**.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: Resolution 16-50 - A 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.

Malcom Isler: This resolution is approving the Housing Authority to continuously accept donations for the ConnectHome project. Just today, Comcast is willing to donate another 50 monitors, the Pioneer Club that will be donating another 20 computers and some services that will be provided by the GiveHub Company.

Commissioner Person-Polk: Thank you, are there any comments from the public? Any questions from the Commissioners?

Commissioner Gibson: Who's providing the software?

Malcom Isler: The computers that were donated, I believe were already updated. If not the Housing Authority will provide the software.

Commissioner Person-Polk: Any other questions Commissioners? Ok I'd like to entertain a motion to accept Resolution **16-50**.

Commissioner Keys: Motion to accept Resolution 16-50.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: Resolution 16-51 is a 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.

Kenneth Mann: Resolution 16-51 is seeking the approval of the Board to revitalize Branch Village by redeveloping 50 units converting 12 of them to RAD and 38 being Section 8 units. This resolution describes the project and the funding

sources and indicates that the “*Whereas*” clauses are being ratified. This asks for the approval for the Ground Lease, the Loan documents which are being executed and for the development agreements and operating agreements for the project.

Commissioner Person-Polk: Are there any questions from the public? You have three minutes.

Ms. Laverne Williams: You can't hear from the air conditioner being on. What funds are you using? Can you explain who is sponsoring this program?

Kenneth Mann: The funding for the project is coming from essentially three sources. The New Jersey Housing Mortgage Finance Agency is issuing tax exempt bonds. Those bonds will be purchased by TD Bank, I believe the amount of the bonds will be \$8 million dollars. The Housing Authority is making three separate subordinate loans to the owner entity in the amount of approximately \$3.5 million dollars. There will be funding from the New Jersey Economic Development Authority through the issuance of tax credits which are being purchased by the owner entity and sold to investors.

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

Naomi Williams: 815 Central Avenue. Did you all do any study to come up with why you tore down those units to build the midrise? You thought it was necessary or more effective? What possible purpose would you have to tear down those units? How many units were torn down?

Victor D. Figueroa: Three buildings - 35 units....It was on the northwest corner of the Branch Village site.

Naomi Williams: I thought it was more than that. How many units are you going to build?

Victor D. Figueroa: 50 units.

Naomi Williams: And they are going to be for seniors?

Victor D. Figueroa: They are going to be for the general population. RAD project based vouchers and regular project based vouchers.

Naomi Williams: Why did you do that? What was the reason?

Victor D. Figueroa: We needed to redevelop Branch Village. The buildings are old and they needed to be redeveloped for future use.

Commissioner Person-Polk: Thank you. They are going to be redeveloped as soon as we have money to do that. Are there any questions from the Commissioners? Ok I'd like to entertain a motion to accept Resolution **16-51**.

Commissioner Soria: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We'll take general public comments now and you certainly can ask questions after we come out of closed session. You have three minutes and we're going to stick to three minutes.

Naomi Williams: I've brought this concern before but it has not been resolved. The Section 8 checks are not being sent to Section 8 recipients on time. I haven't received a Section 8 check on time for the past years. I get direct deposit and the money is not there on the 1st of the month.

Victor D. Figueroa: There is a grace period to receive your check. But I'll follow up with Tracie Herrick since she is not here.

Naomi Williams: What do you mean you will get back to me?

Victor D. Figueroa: We'll get back to you in writing in 30 days.

Naomi Williams: 30 days that is unacceptable. Is Tracie on vacation?

Commissioner Person-Polk: We are not going to discuss this here. Thank you.

Laverne Williams: I called the office today and found out this meeting today was not posted. The rules and regulations the Board of Commissioners meeting must be posted. This is not a private company and it wasn't posted in my office. I called several times and no one answers the phone.

Victor D. Figueroa:

It was posted in your local newspaper and should go in the manager's office.

Laverne Williams:

It was not posted in the office. This is the third time I'm bringing this to your attention. Another concern I have is the exterminator. I asked to have my unit exterminated and he said he couldn't do it because I have to use a special form. I need the spray and the glue. I want my unit to be sprayed and get this done. They are feeding stray cats in 219. I called several times. What did Malcom do with all the calls? Something has to be done because I'm tired of it. My next concern is how much money did you spend on painting the parking lot and the speed bumps? Make sure you deal with 219 please; I have fleas near my door because they are feeding the cats. There shouldn't be a couple living in 219 anyway.

Malcom Isler:

If Ms. Williams has concerns she needs to bring to the management office and not wait for the monthly Board meeting. I walked around the property yesterday I heard what she said about the cats which I observed. When she had an incident with the resident we have asked her twice to bring in the documentation so we can review with Legal to see if there is any action we need to take against the resident. We have yet to get the information. With regards to the exterminator I did get the complaint. The extermination company did dust the crawl spaces and they are treating the units. If she has a specific concern she needs to speak to Wanda.

Laverne Williams:

I did take the concerns to Wanda and she was not in the office. Mr. Malcom don't tell me how to handle my business. If I want to take it to the Board of Commissioners I can do that.

Commissioner Person-Polk:

Ok. Thank you. Ms. Perez you have three minutes.

Ms. Perez:

I've been homeless for five months with my two kids and I spoke to Margaret since everywhere that I have went has told me there is no emergency housing. I went to Ablett Village and spoke to the Manager and she said she don't talk to nobody only by phone. I came here as the last thing I can do to see if you can help me.

Malcom Isler:

I did explain to her our process of getting housing and that there are waiting lists. She has spoken to Margaret and wanted to come here to address the Board.

Commissioner Polk: We can't guarantee you anything because there are other people in the same situation that have put applications before you. The waiting lists are there because there is not enough housing. We can't promise you anything but don't get discouraged. Ok. Thank you. I'd like to entertain a motion for Resolution **16-52** to go into closed session.

Ken Roth: For discussion of contracts, litigation and personnel matters.

Commissioner Keys: Motion.

Commissioner Gibson: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Gibson: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Resolution 16-53, 16-54, 16-55, 16-56, 16-57, 16-58, 16-59, 16-60 and 16-61- I would like to have any public comments on these resolutions now that we have come out of closed session. Do the Commissioners have any questions? I'd like to entertain a motion to accept resolutions **16-53 to 16-61**.

Commissioner Keys: Motion.

Commissioner Soria: Second

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

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

Commissioner Person-Polk: So we have four positions: a part-time ground maintenance at Chelton Terrace, and a position as a part-time ground maintenance at Mickle Towers. We have two individuals that were contracted individuals under the YouthBuild Program that are now full time employees for the Authority, a full time social studies teacher and full time math and science teacher. I'd like to have a motion to accept the four individuals.

Commissioner Gibson: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Commissioners do you have any questions or would like to make any statements at this time? I'd like to entertain a motion to adjourn.

Commissioner Gibson: Motion.

Commissioner Keys: Second.

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

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

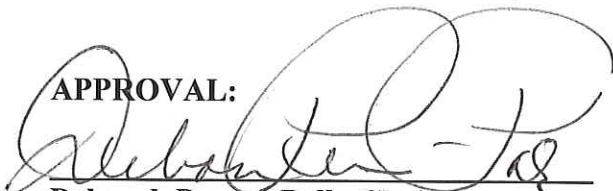
ADJOURNMENT: 7:13PM

Attested to this 20th day of July 2016.

ATTEST:



Victor D. Figueroa
Acting Executive Director

APPROVAL:


Deborah Person-Polk, Chairperson
HACC Board of Commissioners

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, AUGUST 3, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Special Meeting on August 3, 2016 at 4:30 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
Commissioner Nohemi Soria
Commissioner Delores Showell

In Attendance: Mr. Victor D. Figueroa, Acting Executive Director
Mrs. Kathryn Blackshear, Acting Deputy Executive Director
Mr. A. Kenneth Mann, General Counsel
Mr. Ken Roth, 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
Ms. Reba V. Hicks, Executive Secretary
Ms. Dorixe DeJesus, Admin. Asst.
Ms. Donna Ellis, Public Housing Manager
Ms. Wanda Riley, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Vee Ortiz, Public Housing Manager
Ms. Betsy Vega, R. Manor V, 9&10, and Morgan Village
Ms. Tiffany Jones, Roosevelt Manor and Baldwin's Run
Ms. Iliana Melendez, HACC
Mr. Wynfield Anderson, HACC
Mr. Norman Lee, HACC
Ms. Rhonda Wardlow-Hurley, HACC YouthBuild
Ms. Tracey Powell, Ablett Village
Ms. Cassandra Benson, Ablett Village
Councilman Brian Coleman, City of Camden
Mr. Ali Sloan-El, Camden, NJ

I. MEETING CALLED TO ORDER

Mr. Ken Roth, 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.

Kathryn Blackshear:	Commissioner Correa	Here
	Commissioner Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Here
	Commissioner Showell	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: The meeting has been called to order and I would like to move towards Resolution 16-62 – A resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, August 3, 2016.

Ken Roth: For the purpose of discussing personnel matters.

Commissioner Person-Polk: Thank You. Can I get a motion to go into closed session – Resolution 16-62?

Commissioner Soria: Motion.

Commissioner Keys: Second.

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

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

* The Solicitor will take minutes during closed session.

NEW BUSINESS:

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 (“HACC”).

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

Victor D. Figueroa:

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

Ken Roth: We are back from closed session reading Resolution 16-63- Whereas the Board of Commissioners of the Housing Authority of the City of Camden have conducted a national search to identify qualified candidates to serve as Executive Director and Whereas its result of a deliberative process with commissioners of the Housing Authority of the City of Camden has chosen to formally appoint Victor D. Figueroa, Acting Executive Director, to serve as Executive Director of the Housing Authority of the City of Camden subject to the execution of the mutually acceptable employment contract. Now therefore be it resolved that the Board of Commissioners of the Housing Authority of the City of Camden hereby approves and authorizes the employment of Victor D. Figueroa to serve as the Executive Director of the Housing Authority of the City of Camden for a term of one year subject to the negotiation of an employment agreement substantially in the form of Exhibit A attached hereto.

I’m sorry....it’s a term of one year with two annual renewals.

Commissioner Person-Polk:

Are there any public comments?

Councilman Brian Coleman:

Good Evening Madame Chair and Commissioners, I just wanted to come today to give my support for the appointment here. I think that the Centerville area, which is my area, he has done a fabulous job, him and his staff. They've answered every call that I have put in and some of the residents have nothing but good things to say about the Acting Director and I just wanted to show my support and give you all an update from the Centerville community, which is one of the largest in the city. I think that Victor and staff and you all have done a phenomenal job. So, I am here to support in anything that I can do to work with the commissioners and anyone at the Housing Authority to improve what has already been taking place in Centerville and throughout the City. Again, I wanted to say he has my support and he has been doing a wonderful job. I think his staff, as well, have stepped up and hat's off to you guys for answering the calls of not only our office and resident council people, but the residents as a whole, particularly in my district. So again, thank you all for allowing me to speak today.

Victor D. Figueroa:

Thank You Councilman.

Commissioner Person-Polk:

Thank You Councilman.

Tracey Powell:

85 Ablett Village: I am here on behalf of the residents at Ablett Village and the Ablett Village Resident Association and we are here in support of Victor Figueroa and it may be early but we want to congratulate him. There is not a better person on this earth to fill those shoes.

Victor D. Figueroa:

Thank you so much.

Commissioner Person-Polk:

Norman Lee.

Norman Lee:

Good Evening Madame Chair and Commissioners: I, also want to commend Victor to being the director here and also the President of Local 3441, that I am, also would like to congratulate you also.

Councilwoman Rhonda
Wardlow-Hurley:

Borough of Lawnside: Good Evening Madame Chair and Commissioners: On behalf of Mayor Wardlow, who has a previous engagement, she wanted to say congratulations to Mr. Figueroa. We work closely with the Housing

Authority YouthBuild Program in my other capacity, but job well done. Congratulations.

Victor D. Figueroa: Thank You.

Commissioner Person-Polk: Are there any other comments? Seeing none, I'd like to entertain a motion to accept Resolution 16-63.

Commissioner Keys: Motion.

Commissioner Gibson: Second.

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

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

(applause and standing ovation)

Commissioner Person-Polk: I am so glad the staff is so happy. Isn't this remarkable? This is remarkable when you get this kind of response from staff and councilmembers....we know that we did the right thing and that he is going to do a wonderful job.

Commissioner Keys: Can I say something?

Commissioner Person-Polk: Yes.

Commissioner Keys: I was sitting here and I wasn't going to say anything but this has been a long time coming. Just to work with Victor for all these years is a pleasure for me. We haven't seen eye to eye on everything, he can tell you that, but it's not about him, it's about business. One thing I do know is that he is a very spiritual and very honest man and he does everything by the book and it shows from the few months that you have been here working to clean up what you've had to clean up and still cleaning up, but I thank you from a sister to a brother....I thank you and a job well done and a job to continuously be well done.

Victor D. Figueroa: Thank You.

Commissioner Person-Polk: Would any of the commissioners like to say a few words.

Commissioner Correa: She said everything already.

Commissioner Gibson: Ditto.

Commissioner Person-Polk: Everybody says Ditto.

Victor D. Figueroa: I'd just like to say thank you very much and I most humbled by everybody's support and I promise my very best to not let anyone down and to do the best we can to the residents that we serve. Thank you again very much.

Commissioner Keys: You are welcome.

Commissioner Person-Polk: Alicia Williams.

Alicia Williams: Good Evening Madame Chair and Board of Commissioners: I am Alicia Williams, Human Resource Specialist, for the Housing Authority of the City of Camden. We have two personnel title changes and I am going with personnel change #1.

#1 – It is proposed that the Acting Director of Asset Management title be changed to Director of Asset Management.

#2 – It is proposed that the Acting Deputy Executive Director title be change to Deputy Executive Director.

Commissioner Person-Polk: Are there any comments from the public? Seeing none, are there any comments from the commissioners?

Commissioner Gibson: Motion to accept #1 and #2.

Commissioner Keys: Second Motion to accept #1 and #2.

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

Victor D. Figueroa: Commissioner Correa Yes for #2
 Commissioner Gibson Yes for #1 and #2
 Commissioner Keys Yes for #1 and #2
 Commissioner Soria Yes #2 and Abstain #1
 Commissioner Showell Yes for #1 and #2
 Commissioner Person-Polk Yes for #1 and #2

*The Vote has passed.
 (applause)

Commissioner Person-Polk:

We will have a few words from Councilman Ali Sloan-El.

Councilman Ali Sloan-El:

I would like to say first to the Chairperson, Madame Chair and Commissioners and the Executive Director, Victor, and those who were just appointed, I am pleased. I was here, I wasn't late....I ran an errand and got back here. I am pleased and happy with the results. With all the commissioners, you do a great job, you don't get paid. You put your time in for the residents here in the housing authority and we appreciate you.

Commissioner Person-Polk:

Thank You Councilman.

Commissioner Keys:

I have something to say. Can I say something?

Commissioner Person-Polk:

Yes.

Commissioner Keys:

I'd like to say this... Girls did we do this? Girls, did we do it? This has been a long time coming in this housing authority and it's a good new move in this housing authority and I hope each and every one of the employees is on the same page that we are on. We are going to have change for the better and the good of the order. I'd like to say congratulations to Mrs. Blackshear and congratulations to Malcom and I'm looking for better things to be done.

Commissioner Person-Polk:

Well, I think that we have done a very good thing today. The outpouring of the council members and staff....I tell people we couldn't have a better staff. Everyone in here does their jobs very, very well. Victor, Mrs. Blackshear, Malcom, Tracie and my friend over here....Everyone, I may forget to say names, don't take it personal, but I think that everyone does a good job and now I am going to have less work to do....see, because they were acting before, now they are permanent, they're not acting anymore. And we made the right decision. So, this is a good day. I am very, very happy and thank you for your support.

Did every commissioner get a chance to say what it is you wanted to say?

Commissioner Soria:

Congratulations.

Commissioner Correa:

Congratulations...I'm so happy for Mrs. Blackshear.

Commissioner:

I need a motion to adjourn.

Commissioner Keys:	Motion.	
Commissioner Correa:	Second.	
Commissioner Person-Polk:	It's been properly moved and seconded, roll call.	
Victor D. Figueroa:	Commissioner Correa	Yes
	Commissioner Gibson	Yes
	Commissioner Keys	Yes
	Commissioner Soria	Yes
	Commissioner Showell	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 6:35PM

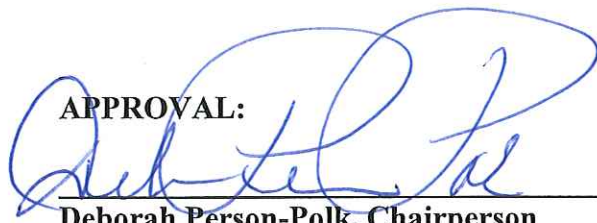
Attested to this 3rd day of August 2016.

ATTEST:



Victor D. Figueroa
 Acting 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, AUGUST 17, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on August 17, 2016 at 5:30 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Isaias Martinez 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
 Commissioner Nohemi Soria
 Commissioner Delores Showell

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Mr. A. Kenneth Mann, General Counsel
 Mr. Kenneth Roth, 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, Admin. Asst.
 Ms. Donna Ellis, Public Housing Manager
 Ms. Wanda Riley, Public Housing Manager
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Vee Ortiz, Public Housing Manager
 Ms. Iliana Melendez, HACC
 Mr. Wynfield Anderson, HACC

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.



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

III. OLD BUSINESS/COMMUNICATIONS/EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk: No old business. I need a Motion to accept the Executive Directors report for July 2016.

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

IV. NEW BUSINESS

Resolution 16-64 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, August 17, 2016.

Commissioner Person-Polk: I'm going to change the order of the meeting this evening because we have go into closed session to discuss contract matters, litigation and personnel matters. At this time I would like the managers come up and state their names.

Donna Ellis- McGuire Gardens
Wanda Riley- Branch Village and Chelton Phase 1
Vee Ortiz- Towers

Commissioner Person-Polk: Private Managers are not here?

Malcom Isler: They are on vacation and they called in.

Commissioner Person-Polk: We weren't going to have a meeting. Does anyone want to speak from the public? Anyone who hasn't signed this sheet would like to speak to the Commissioners? State your name and address for the record.

Donna Moye: 2311 Jones Street here at McGuire Gardens. Since I haven't been to a couple meetings I would like to know what's going on with McGuire before I say something. Is there anything new happening?

Victor D. Figueroa:

Not at this time.

Donna Moye:

I'm tired of coming here. This is my last time coming here. Something's going to be done. McGuire Garden residents should not have to live the way they live when other developments are living above their means. We have nothing for our children, we have this community center—where is there a park? They don't go anywhere. A couple months ago the wind blew my siding is down in front of my house. My neighbors across the street the shingles are off their roof...Limbs and trees broken. I'm not going to live this way. These streets are terrible. You took our water away. The place you built across the street that day care center is that privatized? Do you own that? Who pays their water?

Victor D. Figueroa:

Yes. The day care center and the YouthBuild program. Yes the Authority pays the water bills.

Donna Moye:

So why do they get sprinklers during the weekends and 2-3 times a day. When you have our water turned off when we can't even wash our porches and windows. Get someone out here to power wash our units with the white siding. When it rains it gets filthy. It don't make no sense. When you get out of here, ride around and take a look. We have young generations with children. I don't need a lot of people to back me. Centerville has a pool. No one ever said how about we invite some of the kids from McGuire to the pool out there. These kids are playing in the street. They have nothing and then you wonder why. We have a lot of outlets here. The money that you are taking instead of giving to us... you are taking away. Before you were trying to get rid of us. You are taking money and putting it places where it don't even belong. These people don't have a voice – I am their voice. Today is the day I'm going to do what I have to do to make sure these children get what they want. I'm here for a reason – fix up our houses, make some plans and do something for our children. You are the cause. Then people ask why it look like the slums. It's you! Don't do that to our children. I'm going to petition it, walk around here and picket, walk and shout. People haven't given up. They care. None of you get up and speak for McGuire. You have your lawyers. Where's the lawyers for McGuire? If you don't look into this someone else will. You will have to address someone who is over you. Everyone has a boss. A paper trail means a whole lot and I have a lot of paper over there to back me up if that's

what you want to do. Thank you for your time and you have a blessed day.

Commissioner Person-Polk:

Thank you. Ms. Perez.

Florijaida Perez:

I came to the last meeting and they sent me to Margaret because I'm still homeless. She was calling her neighbor to see if she could rent me her basement for \$850- money that I don't have. I gave her my mom's application she said she's still working with it. I came to see if there are any other options since I'm still in the streets and school is going to start. Everywhere that I go they say they just help their relatives. I'm here to see if you can help me since I've been homeless for 6 months already.

Victor D. Figueroa:

Well you're not on the public housing waiting list. We determined that the last time you were here. What Margaret is doing is helping you outside of what we can do. By regulations you have to be on the waiting list for us to be able to help you find public housing or Section 8. The Housing Authority cannot assist you directly.

Margaret Reddick:

I am the Social worker for Branch and for McGuire Gardens. I referred her to Washington Apartments and she didn't have enough income. She has not totally been alone during the process. She has talked to social services.

Commissioner Correa:

She's still homeless she's sleeping in the car with her kids. She had a case that was closed and reopened again. I referred her to a different agency but they don't have nothing. I called social services department. I have been trying to help her. Her concern is that DYFS will take her kids away from her.

Commissioner Person-Polk:

I heard this I don't know how true it is. If you go to the homeless shelter it's easier for you to get a place.

Commissioner Gibson:

Have you actually gone to one of the homeless shelters?

Katheryn Blackshear:

Deputy Director also I'm the Social Services Coordinator for the Resident Initiatives. She can give me her name and contact information and I too will assist Margaret. I'm not promising anything...it's hard out here. If we went through our listing we have thousands of homeless people. Margaret is really my best case manager. If we can find something we can find something. I will meet with Ms. Perez to see what we can do. What I can say to the Board members is that we have a lot. We just overwhelmed. My

department has been cut so bad. I don't even have the staff to even help a lot of residents I should be able to help. I'm not promising anything.

Commissioner Soria:

Ms. Perez, I think that you may also want to reach out to your local legislative office. They do have case workers there that would be able to assist you with further information and resources. This would be your state legislative office. I can provide you with that information. I think that would be your best avenue right now. The state office has contact liaisons they can't directly assist you with any type of funding but they can direct you to proper resources and call on your behalf as well. There is a process.

Victor D. Figueroa:

Ms. Moye, we'll get back to you in writing with some information.

Commissioner Polk:

We can have another public participation when we come out of closed. We're going into closed we don't know how long we'll be.

Resolution 16-64 is a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, August 17, 2016.

Commissioner Keys:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

*NOTE: Commissioner Showell left the meeting.

Commissioner Person-Polk: Our solicitor will now read Resolution 16-65.

Anthony Marchetti: Resolution 16-65. Whereas the Board of Commissioners of the Housing Authority of the City of Camden has conducted a national search to identify qualified candidates and has through Resolution 16-63, at the prior meeting, chosen to formally appoint Victor D. Figueroa as the Executive Director of the Housing Authority of the City of Camden. The HACC has reached a written agreement with Mr. Figueroa for a one year contract under terms previously discussed with Mr. Figueroa beginning as of today August 17, 2016.

Commissioner Person-Polk: Are there any questions from the public on Resolution 16-65? Are there any questions from the Commissioners on Resolution 16-65? Seeing none I'd like to entertain a motion to accept Resolution 16-65.

Commissioner Keys: Motion.

Commissioner Gibson: Second.

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

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

Victor D. Figueroa: Thank you all.

Commissioner Person-Polk: Commissioners is there anything you would like to add or say at this time?

Commissioner Correa: Congratulations to Victor. You are doing a great job and I hope you will continue in the year to come.

Victor D. Figueroa: Thank you very much.

Commissioner Person-Polk: I think we selected the best candidate for this job. I am very pleased, and everyone knows it takes a lot to please me. I'm very picky. He's a hard worker. I know he'll be around for a long time. So don't let the one year think they are getting rid of him in a year. That is not the case. We are going by what the law requires for new executive directors. That will eliminate the whispering down the lane.

Commissioner Soria: I'm fairly new still, I just finished with all the commissioner classes. From what I've learned I think this is a great direction we are taking together and I think everyone is doing an exceptional job. Congratulations again to the three of you. I think this is going to work well.

Commissioner Gibson: We congratulated him last month and I want to congratulate him again for accepting the contract.

Commissioner Person-Polk: We have a new hire. Don't say the name just reference the position.

Alicia Williams: Good evening Madame Chair and Board of Commissioners. It's proposed that we hire a Supervisor of Maintenance repairs to a full time position. This position started August 8, 2016 subject to ratification by the Board of Commissioners.

Commissioner Person-Polk: I'd like to entertain a motion to accept the Supervisor of Maintenance Repair position at this time. Can I get a motion?

Commissioner Keys: Motion to accept.

Commissioner Gibson: Second.

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

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

Commissioner Person-Polk: And now I'd like to entertain a motion to close.

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

ADJOURNMENT: 7:03PM


Attested to this 17th day of August 2016.

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

THURSDAY, SEPTEMBER 8, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Special Meeting on September 8, 2016 at 5:00 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
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Executive Director
Mrs. Kathryn Blackshear, Deputy Executive Director
Mr. A. Kenneth Mann, General Counsel
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
Ms. Reba V. Hicks, Executive Secretary
Ms. Dorixe DeJesus, Admin. Asst.
Ms. Donna Ellis, Public Housing Manager
Ms. Wanda Riley, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Vee Ortiz, Public Housing Manager
Ms. Betsy Vega, R. Manor V, 9&10, and Morgan Village
Ms. Tiffany Jones, Roosevelt Manor and Baldwin's Run
Ms. Kimberly Imes, HACC
Ms. Iliana Melendez, HACC
Mr. Wynfield Anderson, HACC
Mr. Norman Lee, HACC
Peter J. McGuire Gardens Residents
Ms. LaTosha Thomas
Ms. Ella Baker
Mr. Norman Jones
Ms. Blanca Ramer
Ms. Milza Lopez
Ms. Maria Rivera
Ms. Norma Alvarez
Ms. Donna Moye

Ms. Milagros Torres
Ms. Lavonne Carstarphen
Ms. Lillian Lugo
Ms. Toya Pettey
Ms. Earline Green
Ms. Shalon Thomas
Ms. Ernestine Pulliam
Ms. G. Carstarphen
Ms. Nancy ?
Ms. Cynthia Jordan Hannah
Ms. Rosa M. Cintron
Ms. Luz E. Torres
Ms. L. Rodriguez
Mr. Maynard Hall
Ms. Rosa Ayala
Ms. Victoria Rodriguez
Ms. Gladys DeJesus
Ms. Carmen Alicea
Ms. Ethel Standard
Ms. Elizabeth Cheveres
Ms. Gwendolyn Clark
Ms. Alvarez
Ms. Maria Rivera
Ms. Barbara Tirado
Ms. Rosalina ?
Ms. Leonya Johnson
Ms. Emma Maldonado
Ms. Diana Scott
Ms. Elizabeth Jackson
Ms. Destiny Caban
Ms. Yvette Morris
Mr. Burgos
Ms. E. Rivera
Ms. Tia Reevey
Ms. Tamiko Richardson
Ms. Tykesha McNeil
Ms. Rosalin ?
Ms. Christina Carstarphen
Ms. Shannon Boone
Ms. Tresa Edmonds
Mr. Charles Roberts
Ms. LaTanya Gaines
Ms. Milagros Ramos
Ms. Luz Santiago
Ms. Perfecta Lugo
Ms. S. Smith
Ms. S. Gould
Ms. Yasmail Colon

I. MEETING CALLED TO ORDER

Mr. Ken Mann, 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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Here
	Commissioner Showell	Absent
	Commissioner Person-Polk	Here

Commissioner Person-Polk: New Business.

Resolution 16-66 - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Thursday, September 8, 2016.

Victor D. Figueroa: Thank you Madame Chair. I have two announcements to make. I just got word from Ron Ashford from HUD headquarters on the JRAP grant that we were awarded. That's \$100,000. That's certainly good news. I also got an e-mail from HUD headquarters on our standard score that we received and we received an 84 for the fiscal year ending 2015. I want to thank the staff for the hard work and helping us achieve these scores.

Commissioner Person-Polk: Thank You. Good job staff good job everyone. You work every day and put your best foot forward especially with the standard score that's very important which opens the door for other funding. I'd like to thank everyone. Can everyone put their cell phones on vibrate. I'd like to thank all the commissioners because everyone plays an intricate role in making sure that the Authority runs well.

Okay, I'd like to change the agenda and I will allow public participation before we go into Closed Session. So each person has three minutes. Since we see so many people we are going to allow the staff to give a presentation.

Victor D. Figueroa: Just for the benefit of the commissioners we did have a resident meeting on Tuesday just for the residents here at McGuire to explain the RAD. We didn't have a high

turnout, hence they are here today. Chuck is ready to make that presentation.

Commissioner Person-Polk: Do we have enough handouts for everyone? Chuck is going to give the presentation if you didn't get a handout they are making additional copies as we speak.

Victor D. Figueroa: (Spoke in Spanish) asking if anyone here needed a translation.

Commissioner Person-Polk: So Victor will do the translations to make sure that you understand everything that is being discussed. Everyone should be able to hear and understand.

Charles Valentine: I am the Director of Modernization for the Housing Authority and I've been here for 13 years. We've had two meetings before on this subject matter. In December 2013 and we just had another one this past week. I'm going to discuss the RAD program it's the new program that HUD is now doing to make funds available to fix public housing units because there is no more money available. RAD is the only program available.

Victor D. Figueroa: Provided translation in Spanish to Spanish speaking residents.

Charles Valentine: There is no more Hope VI which helped Westfield and Roosevelt Manor so after the our December meetings with the residents of McGuire the Housing Authority submitted to HUD three RAD applications: one for a phase at Baldwin's Run which was the former Westfield Acres, one for McGuire Gardens and one for Branch Village.

Victor D. Figueroa: Translation in Spanish

Charles Valentine: A few years back there was a study done that found 26 billion dollars of capital needs for the public housing units for the whole country. There are 1.1 million housing units. So originally there were only about 60 or 80,000 units allowed to be in RAD and they have since increased it to 185,000 units. So there are RAD units already approved. We are in there as one of the approved applicants.

Victor D. Figueroa: translation in Spanish

Charles Valentine: Presently our country loses about 10,000 units a year through demolition and there is no money to fix them so they have to be demolished. That's why HUD came up

with RAD. So we are required to hire a third party engineer to do an assessment of the site.

Victor D. Figueroa: translation in Spanish

Charles Valentine: So that engineer report was completed in August 2015 and the engineer found that there is about five million dollars' worth of work needed at McGuire Gardens. So that is one of the reasons we applied for RAD.

Victor D. Figueroa: Translation in Spanish

Charles Valentine: The Housing Authority gets capital funds for McGuire Gardens which is roughly \$300,000, so if we would save that for 15 years then we would have five billion to do the work here. Well that would be 15 years late since we would have more work to do. So our public housing funds are being cut, which HUD recognizes but there is no answer for it. Public housing is not supported as much as Section 8 since they have private landlords that lobby congress and public housing has no lobbyist. Nobody cares about public housing except those who work and live here.

Victor D. Figueroa: Translation in Spanish

Commissioner Person-Polk: You have to listen carefully about the program because there are 253 units and we don't have 253 people here so when you leave here if you have a conversation with other residents to be able to say the right thing. We don't want you to leave here with the wrong information because Ms. Moyer was here at the last meeting speaking to us about repairs. We don't have the money for repairs. We are going to take questions.

Charles Valentine: Let me tell you a little bit about the RAD program what HUD thought to create additional funds is that right now McGuire Gardens gets operating subsidy, in addition to that there is a certain amount of money that the units get for capital funds to repair the units. Now under the RAD program that capital fund portion would go to the development and that capital fund would pay debt the loan for that. In addition RAD allows you to apply for 4% tax credits at the same time to fill the gap for the amount of work that needs to be done here.

Victor D. Figueroa: Translation in Spanish

Charles Valentine:

HUD says there is no money but we will allow you to take the capital fund for that site to borrow money. The only way you are allowed to borrow money is that you become a Section 8 development and that's what happens under the RAD program. So the public housing residents under RAD can stay in their units. In fact you won't have to even relocate unlike some other developments we have done over the years because everyone had to be relocated and brought back because it's new construction. This is going to be renovations of existing units and the residents will pay 30% of monthly income, used for rent whether it is public housing or Section 8.

Victor D. Figueroa:

Translation in Spanish

Charles Valentine:

So the site would have a Section 8 management company and the Housing Authority will enter into an agreement so they manage it appropriately under HUD's Section 8 Project Based rules. So that Section 8 vouchers go with the unit not with the individual. So the subsidy goes to the building just like the public housing subsidy.

Victor D. Figueroa:

I just want to add also that under that program the current residents maintain their public housing rights.

Translation in Spanish.

Commissioner Person-Polk:

Okay, so that's a broad overview. Tracie can you come up and speak more to the RAD- Section 8 Project based....

Tracie Herrick:

Under the RAD Program the developments will go from the current public housing subsidy to a RAD project based property. So basically other than RAD it will be a project based property. You will keep a lot of the public housing rights that other project based property clients will not have. So as Chuck explained the subsidy is attached to the unit not the client with regular Section 8. You come through us for your annual recertifications. We're not the landlord, the landlord will still be the management company. So we will provide the subsidy to the landlord on your behalf as opposed to the property actually getting the subsidy the way it is.

Victor D. Figueroa:

I also want to add that after a year you have the right to use that voucher to move if it's available.

Translation in Spanish

Commissioner Person-Polk: So that we don't miss anybody's question state your name and address. You have three minutes and questions are only related to RAD. We really want to make sure we answer all your questions.

Norma Alvarez: My name is Norma Alvarez, 2206 Jones Street which has become a disaster area. You talking about HUD but you took away our houses so we can't wash the backyards, the windows to clean our houses. So how is it that you are giving us an opportunity to stay here with Section 8?

Commissioner Person-Polk: I don't want to cut you off but that can be in the next public session. What we want to get clear to the residents is how we're going to use the RAD to do the repairs for your homes and what impact that will have on you. So I need for you if you have any concerns about RAD.

Tracie Herrick: It's 30% of your annual adjusted income is your tenant portion under the Section 8 program. The repairs and all that you are speaking of and I want to be clear the Section 8 Program is not the landlord. We will come in and we will do an annual inspection for the subsidy per year but you will still have a management company that will handle all your landlord issues. We provide subsidy on your behalf to the landlord.

Norma Alvarez: So we're supposed to let housing know that our toilets are stopped up, that the back of our windows are full of webs, that the possums and rats are all around the house. You heard that management – handle your business.

Commissioner Person-Polk: Ok. Thank you. Really what I want to hear about is your questions about RAD because it's going to convert how you do business with the housing authority. I want you to be clear on that.

Ms. Hall: 202 Raritan Street. I was here at the other RAD meeting but some people want to know when it is going to start or phase in. Can you explain it?

Charles Valentine: Our plan is to go to closing on RAD in July 2017 and then start the 5 million worth's of work at that juncture. So here's an example what the engineer suggesting is that the property is already 15 years old. The hot water heaters are beginning to go. We are replacing them one after the other and they are \$800.00 a piece. They are high energy efficiency heaters. So the engineering firm said the roofs should be replaced. There are different items that they said

need to be addressed now so that they are okay for the future.

Victor D. Figueroa:

Translation in Spanish

Charles Valentine:

We would proceed with the work and it should be about 12-14 months to do all the units. There are 253 units and since you're living in them it won't be as aggressive as if they were vacant.

Victor D. Figueroa:

Ttranslation in Spanish

Maria Rivera:

2036 Berwick. My question is if we are going to continue with the same extermination company.

Victor D. Figueroa:

It could possibly be the same company if they are doing a good job we will continue with them.

Barbara

2208 Jones Street. My question is if this becomes Section 8, I live in a handicapped unit. I have a friend who got a voucher and unfortunately he couldn't find a unit for handicapped and disabled.

Victor D. Figueroa:

You will stay in your unit.

Barbara Tirado:

Okay, And our rent will still be the same?

Commissioner Person-Polk:

Listen! You have to be quiet and listen. These are good questions.

Tracie Herrick:

It's very possible. It will be close or less. It's 30% of your annual adjusted income just like it is now, minus your utility allowance. Our utility allowances are higher. Therefore, it is possible that your rent will be a little lower but it will be around the same.

Victor D. Figueroa:

Translation in Spanish

Ms. Hall

202 Raritan street. My other question is the vouchers about the moving after a year and do you have to get the voucher and find your own place?

Tracie Herrick:

After the first year under the RAD program and you remain in your unit and you want a regular voucher which would be issued to you if there are vouchers that are available. The family themselves would have to request the voucher if that is what they want.

Victor D. Figueroa: Translation in Spanish

Tracie Herrick: At the time you request a voucher, if vouchers are not available because we are 100% leased then you would go on our internal waiting list. Once a voucher became available it would go to the next person on the list. Only if that is what you want.

Victor D. Figueroa: As long as you are in good standing.

Tracie Herrick: Any time after your first year.

Christina Carstarphen: 2127 Jones. I just need to ask a question. Is this program the same as Liberty Park 2 and Crestbury 2. Are you the same?

Tracie Herrick: I just want to be clear Liberty Park is a project based property it's not a RAD property.

Christina Carstarphen: That's almost the same thing, right?

Tracie Herrick: Well almost the same thing except our residents here under RAD will be protected under public housing rules where they are not. They are only under Section 8 rules.

Christina Carstarphen: It's the same thing that you're about to bring here.

Commissioner Person-Polk: No, the RAD is different...Sort of conversion from public housing to Section 8 to get money. We don't own Crestbury or Liberty Park.

Charles Valentine: We don't own Crestbury or Liberty Park. The subsidy will be the same...just the subsidy. Tracie spoke about the program and the public housing residents will keep their public housing rights when it's a project based Section 8. I don't want to get into the complexities but the Housing Authority will be a part owner of that project based development and the housing authority will participate in the management. It's very different from Liberty Park and Crestbury.

Tracie Herrick: I have regular vouchers and project based vouchers in Liberty Park and Crestbury.

Resident: There was something addressed at the other meeting but they addressed the people that are already here but the new people that are brought in. We are already protected but the new people?

Tracie Herrick: You are right. New people that are brought in that are not existing residents will be under the regular rules and regulations. It will still be a RAD project based but they will comply with regular rules.

Commissioner Person-Polk: Are there any other questions? We don't want you to leave here with a question.

Resident: 123 Pfeiffer Street. Is this program something to suck us in because this is Section 8 and after a year we could request to move but we know that the Section 8 waiting list is like 7 -10 years.

Tracie Herrick: I do have a 6,000 person waiting list for regular section 8 vouchers. Because you're existing residents, under the RAD program after the first year if you request a regular voucher and I do not have one you go on an internal separate waiting list and you will have priority of any of those 6,000 people waiting.

Resident: How are we supposed to believe that? You probably promised those 6,000 people the same thing. It's not fair for us to jump in front of those people.

Tracie Herrick: HUD mandates that we do that. It's a HUD regulation.

Victor D. Figueroa: Translation in Spanish

Resident: Some of us have kids and we waited a long time to get here. It's about the children too. We don't want to be on someone's couch. You know what I'm saying....

Victor D. Figueroa: Did you get the four page handout. It has the pros and cons side by side.

Resident: Some people here don't have the education to read this, even if this meeting you saying the same thing. You need to break it down for us to go home and try to figure this out.

Victor D. Figueroa: Translation in Spanish

Commissioner Person-Polk: Some of these meetings tend to go long but it's very important because we want to hear your concerns, your quality of life is important to us, we care about our residents and that is what is important and we're trying to figure that out together.

Ella Baker: 156 Pfeiffer Street. The Board didn't even get a chance to get all this information and understand it. We have not had the time to even meet with the residents to give them information. So a lot of people do not have an understanding of what's going on. I have read it five times and I'm still trying to understand it. So I think that we do need someone to sit down and break it down to the residents and I think the residents need to have enough respect to come out and get the information and don't wait for somebody to give it to you.

Commissioner Person-Polk: Yes, that's true we did have a meeting and I heard it was four people.

Ella Baker: No, I went out and I talked to each resident. A lot of residents did not know about that last meeting. I think what they are doing is giving certain people the information so we can say that we received it. So if I get it I'm assuming everybody else received it. They did not receive it. You got this turnout today because I went door to door. So if these maintenance men are going door to door and giving out this information you will have this turnout.

Commissioner Person-Polk: I totally agree with you. We're not moving forward. The purpose of the meeting was that we as a Board... we don't want to move forward unless we have all the residents with us. So I agree we are not voting on this resolution until you have a resident meeting. Even if we know that this is good for the facility but you have to know that. So how soon can we get a meeting with your Board and your residents?

Ella Baker: We've been trying to get a date but no one returned the call.

Commissioner Person-Polk: Can we get something before next Wednesday. HUD is asking us about this. We did a resolution in 2013 so HUD is now asking us what are you going to do. We don't want to move forward without the residents agreeing to this. We really don't. It's really important that you understand what it is that is going to happen to you. I put myself in your place, right, I don't want nobody to tell me where I'm going to live and what I'm supposed to be doing and I did not have any input in it.

Victor D. Figueroa: Madame Chair can you tell them that we have to have this meeting as soon as possible.

Commissioner Person-Polk: Can you translate what I said.

Victor D. Figueroa:

Translation in Spanish

Commissioner Person-Polk:

We really want to be able to vote this up or down by next Wednesday. So it's critical that we get the feedback from the residents. If you guys don't want it then we're not going to do it.

Victor D. Figueroa:

We need to meet as soon as possible because we do have to make a decision. If we don't make the decision, yay or nay, then HUD is going to make it for us because we already requested a few extensions for this and they are going to say no. So we want to make the decision whether it's yes or no.

Charles Valentine:

Ella, I work for the Housing Authority and if it were not for you all I would not be getting a paycheck. So if you want me here next Tuesday, Wednesday or Thursday from 5 to 7pm. I'll be here. No big deal. I want you to understand the program. I'm specifically hired by the Housing Authority to redevelop the sites and maintain them. You all know what Roosevelt looks like, Westfield Acres, this McGuire. That's what I do. Well if we don't tend to this and do it appropriately then it's going downhill and we don't want it to become like Branch or Ablett. We want it to stay the way it is and not go downhill and you can't do that without having the funds to do so. The only way we now have the funds to do it is through RAD. I'll be retiring soon so I don't care, but I'll feel bad if the development goes under.

Victor D. Figueroa:

Translation in Spanish

Commissioner Person-Polk:

You can ask your questions. Don't leave here if you don't understand and try to not influence other people to do it. We need to have the majority of the people that really want to see their facility fixed.

Ella Baker:

Can I finish asking my question? We did meet as a Board since we weren't able to meet with the residents. We are still residents so we came up with a couple of questions. Now we want to know why didn't Congress provide enough funding to continue to maintain the properties. What is the reason why they refuse to give you any more money to maintain these properties?

Charles Valentine:

I think I said it earlier Ella nobody cares about public housing.

Ella Baker: So they just don't care or is it because that the units were not maintained a proper way. Your saying things went downhill. In my unit my floor been lifting up since I've been there and I have told several management companies that came here and it was never taken care of. Now I have tiles coming up off the floor. So I'm quite sure that's the problem with a whole lot of these units that the money was not spent the correct way.

Charles valentine: No there is just not enough money. If you look at your handout it says 26 billion but there is no money.

Commissioner Keys: About 20 years ago HUD told us they would be getting out of the business of public housing. Once all these developments are rebuilt we have to maintain our own. Correct me if we are wrong.

Victor D. Figueroa: You're correct....

Ella Baker: So does that have anything to do with the monies that they are saying the Housing Authority owes HUD like \$300 thousand dollars.

Commissioner Person-Polk: That was not us....That was the City.

Victor D. Figueroa: That was a different program. That was CDBG that wasn't Housing Authority.

Commissioner Keys: That has nothing to do with the maintaining of the buildings. It's just HUD's getting out of the business of public housing. So this is coming down to the wire now. We're going to have to be able to maintain our own properties. At this juncture we can't do it because we don't have the funds to do the repairs...that's why we need to do this right now.

Ella Baker: RAD is voluntary whether we want it or whether we don't want it, because that's what the pamphlet said. It said it's voluntary so who is it voluntary for? Excuse me I had to read it like three times because it's so much information that we are trying to take in that we overlooking some things. Now we want to know is it voluntary for us or is it voluntary for you.

Tracie Herrick: Ella its voluntary for the PHA's whether they want to apply for RAD or not.

Ella Baker: So, we having this meeting for what if it's only voluntary for PHA's?

Commissioner Person-Polk: Because it's a requirement to have the residents participate.

Ella Baker: But the last meeting I sat in they said we need to speak up whether we want it or whether we don't. So which is it going to be? If it's up to you guys what difference does it make?

Commissioner Person-Polk: I didn't make the regulations.

Victor D. Figueroa: We are partners.

Tracie Herrick: The Board wants to assure that the residents are comfortable with what's going on.

Ella Baker: Okay, I just want a meeting so that we can meet with the residents so the residents can have better understanding of what's going on so they can have better questions.

Victor D. Figueroa: We just want you to be aware of the consequences. If we don't do it you know what the consequences are. That's all.

Ella Baker: If we don't do it we won't get our repairs. We haven't been getting repairs anyway.

Commissioner Keys: Ms. Baker is trying to speak and we can't hear what she's saying. Just bear with us for a few more minutes.

Ella Baker: I'm done...he said if we don't take it we won't get our repairs.

Victor D. Figueroa: Major repairs...It's the major repairs.

Commissioner Person-Polk: They did an assessment of all of McGuire. They're saying we need five million dollars' worth of repairs to fix some of the deficiencies.

Ella Baker: So basically it's not voluntary for us. If we don't take it we'll live in a bad situation. So it's not a partnership.

Victor D. Figueroa: If we don't do it then we're all in the same boat, so it's a partnership.

Tia Reevey: 123 Pfeiffer Street. I get what Ella's saying. You have to take a little risk in a little way but we don't want to take a hit. Who don't want to live better? That's why a lot of people scared to take the risk. Why should we give you

something when you don't give us nothing. What are we guaranteed? You wouldn't have a job if we weren't here. We wouldn't be here if there was no program.

Commissioner Person-Polk:

That's why Victor said partnership.

Tia Reevey:

Yeah you getting money but are you going to do the right thing with the money?

Commissioner Person-Polk:

We don't have a choice. It's not like it was years ago.

Tia Reevey:

I live in the one apartment you didn't remodel. Me and my daughter survive. Sometimes you do have to take a risk. Everyone has their own decisions to make. I really want to know more.

Tracie Herrick:

That's fine I have no problem meeting with you at any time and I was going to suggest before you get a voucher from the Section 8 program you have to attend a briefing. During that briefing the entire program from A to Z is reviewed. So just in regards to the project based Section 8 maybe it would be helpful to all the residents if we have a briefing and review the entire program. We can talk about rents, rules and regulations those that will apply and those that won't apply under RAD. So maybe that's something we need to schedule. That would be real helpful.

Commissioner Keys:

See how this room is filled up tonight. When you have your resident board meeting please fill that room like you did here. I promise you that you will be notified. Okay, we going to settle that. If it has to be mailed out to each individual. We'll discuss that. Bring a neighbor or two to the next meeting. It's very important to have this meeting in the next few days. If you want some of the commissioners to be there just say that and we will be there.

Anthony Marchetti:

One thing that I heard was taking a risk. Maybe Ms. Herrick or Mr. Valentine can you explain what are the risks to the residents if any, of the RAD program.

Tracie Herrick:

They carry over their public housing rights over into the Section 8 program. If everything is good with you now there is no reason to believe that it won't continue to be good. As long as you're following the rules and regulations of the program you are protected under the public housing rules as they are now. Flat rent we might want to talk about, rents are still 30% of your annual adjusted income regardless. The only benefit that I see as

far as rent is our utility allowances are different than what you have now. In regards to the water and hoses under Section 8 a lot of people living individual homes and complexes that they can use the hose, but they pay their water bill.

Charles Valentine:

I'm going to answer the question about risk. If we don't do it, all of you have to come to me because I'm paid to figure out how to maintain the properties so you come and tell me what other options there are. I want Victor to share this in Spanish too so they can share it with others. There are 85 housing authorities in the state of New Jersey. Camden Housing Authority is the number one housing authority in the state of New Jersey for the percentage of its real estate portfolio fully redeveloped. Nobody else has redone Roosevelt, Westfield, Royal Court, Chelton. Nobody else has that. We are really lucky and it's my job to recommend to the residents and to the Board to go with this program. If not I don't have any other options for you if I did I'd tell you.

Victor D. Figueroa:

Translation in Spanish

Resident:

As far as the two programs... say if someone is working and they go flat rent with your program now if they lose their job, do it go back down or are we just hit and miss?

Tracie Herrick:

Section 8 does not have flat rent. Public housing has flat rent. What happens is when you max out to where your income 30% annual adjustment income equals what the rent is in 6 months you would be considered not terminated from the program but you have succeeded so you are economically self-sufficient. So at that point you are graduated from that program so to speak. Under RAD public housing residents would not be graduated from the program they could continue to pay the full rent and remain here.

Resident:

If I fall off or graduate aint no turning around.

Tracie Herrick:

When you are covering the full amount of rent under the regular Section 8 program you would have 6 months and we would terminate the HAP contract and you would continue to pay your landlord as you have been doing. If during that 6 months your income changes, wages go down then you would have a regular rent adjustment.

Resident:

So after the 6 months...

Tracie Herrick: It does not apply to you. You guys are grandfathered in under the RAD program as public housing residents. You can remain in public housing in your unit as long as you want to stay and just pay the full amount of rent.

Woman: What if you don't have the full amount of rent if something happens or goes wrong then we're done?

Tracie Herrick: You are not bound by that so two years later you are unable to pay the full amount of rent you would have a rent adjustment done and your rent would be decreased according to your income. That is just for existing public housing residents.

Commissioner Person-Polk: Good question now translate it in Spanish

Victor D. Figueroa: Translation in Spanish

Maynard Hall: Once again at the end of the day as a resident it's up to us to maintain and keep it the way it's supposed to be. Now like the water issue people were washing cars and not doing what you supposed to be doing. A lot of people don't know that the Board is supposed to be a liaison with the housing authority. When ya'll leave we have to stick together. You get mad a Chelton Terrace but they participated. I'm just saying you're bringing us options. If everybody here come together and come up with a plan.....

Donna Moye: 2311 Jones Street. I'm keeping it real. I'm blaming you. You should have been at the other meetings a long time ago. A lot of people that I've talked to don't want to participate in RAD program. There's a lot of people that want Section 8 now and move out now. You need to have a meeting on that. You are responsible for what happened out here at McGuire. That's what I'm here for, I can speak.

Victor D. Figueroa: What does that have to do with RAD. We're talking about RAD. Does your manager know what you're talking about? Well I'll follow up with the manager and see what's going on.

Donna Moyd: This is going to be ran by a private entity?

Victor D. Figueroa: It's going to be a partnership between a company and the Housing Authority.

Donna Moyd: What about the water? The people living here will they have to pay the water?

Victor D. Figueroa: We have to look into that.

Tracie Herrick: It's up to the landlord what they charge

Victor D. Figueroa: The reason why the water was taken away from the outside of the units is because the water bills were coming up almost triple what they're supposed to be.

Donna Moye: So what is the water bill with the swimming pool out in Centerville? How much is that bill?

Victor D. Figueroa: We don't have a pool in any of our properties.

Tracie Herrick: In order for them to pay water the units would have to be individually metered. I don't believe that they are. You would not have to pay water therefore the landlord would control the outcome.

Donna Moye: Let me sit down. Thank you.

Commissioner Gibson: Remember this meeting is for RAD so we need RAD questions. Come to the regular meeting with any other concerns you have or go to management.

Cynthia Jordan: I've been a resident of public housing since 1982 and I have really seen all kind of programs coming through here and only people that suffer with these programs are the residents. By the way we do have a new Board we were elected in and we will be sending out flyers to let you know who we are. We will be working closely because in 2013 when ya'll started this nobody had a clue to what was going on. When you send out flyers you don't indicate what it is. Now we need a partnership but I don't see a partnership I see a one side, again. Because you know what you messed up the day to day operations and that's why we are in the pickle that we in. You hiring your friends and family members and creating positions and the top is too heavy. We need to get rid of the top. You'll making 100,000 dollars off the sweat of us and you think they don't care for us. That is a lie. Everybody get something from public housing. Everybody get something from the residents. That's the reason why we're so leery about this because this was thrown in our laps. Nobody knew about this with the old board that was here so you talking about a partnership. I'm tired of the BS, don't sit up here and sell

me no pipe dreams because I worry about my residents. It's the ones that's going to get stuck with this Section 8 dilemma that I seen where residents took Section 8 and everything happened that didn't go right. By the way when you come up here to talk to us get your information straight you be fumbling ya'll got to correct each other. This is not a way to hold a meeting. You supposed to be educating us. You need to read what you do. You know at the end of the day HUD is not going to listen to you they are going to listen to the residents.

Tresa Edmonds:

2030 Westminster Avenue. I've been a resident out here for over 37 years. I could tell some stories. I could tell how the money been spent and mismanaged. You all done dug a hole and now you want us to fill it in. It's not right. I can tell the stories I've been here a long time.

Tia Reevey:

123 Pfeiffer Street. I respect everybody in here. People sitting here relying on Housing Authority for decades. How are you supposed to upgrade and move if you don't take the risk. I really want to move and let my daughter know there are other things out there. I don't really see anything wrong with the program. You want to build up build up because I'm not trying to be here for decades.

Shalon Thomas:

2380 Westminster. Basically if you have to build up to the extreme that everything is new. Why can't you take the Section 8 before the year and stay where you're at.

Tracie Herrick:

At McGuire Garden with the RAD program there will be no relocation. You won't be removed from the units to do rehab. There is no demolition or major construction that will be done.

Ella Baker:

156 Pfeiffer Street. Where does the homeowner fall under RAD...some people do want their own home. Some people may be interested in that.

Tracie Herrick:

Homeownership program you can do through Section 8. If you are currently a public housing FSS participant you can continue to participate under the Section 8 that you will be in. Normally homeownership is not applicable to project based. So it's a project based RAD. But if you're currently or can currently can get enrolled into the FSS program then once you come over to Section 8 you'll continue to generate the escrow and go through the classes necessary and you can convert your Section 8 voucher to a homeownership voucher.

Victor D. Figueroa:

Translation in Spanish

Tracie Herrick:

FSS is the Family Self Sufficiency program so you come in and work with the FSS coordinator and you will set goals for where you are trying to be and they will assist you to get the resources in order to obtain those goals. Homeownership counseling, credit counseling, better jobs, higher education. As long as you are constantly working towards those goals a portion of your subsidy is escrowed for you and its starts building and generating. As your income increases the amount that we save on your behalf increases. So I have seen people get FSS checks. I have 11 homeowners in our program. I've had checks that I've cut for 30,000 so they use that money towards your down payment. The calculations are a lot different because you have utility allowances and you get a lot of other allowances. Once you own your own home if you're still qualified under the program, your income is not exceeding the range. We will help subsidies the mortgage. So your voucher is used the same way except it goes towards your mortgage payment as opposed to a landlord.

Ella Baker:

With the FSS program what sites is that currently at?

Tracie Herrick:

We recruit from all of them.

Ella Baker:

Is there anyone participating from McGuire Gardens? I don't want nobody's personal information. I just want to know that it's here at McGuire. I don't think a lot of people at McGuire knew that we had the opportunity to do this.

Tracie Herrick:

At any time if you want stop by we'll sit down and I'll give you the information so that you can pass it on to your residents. If you wanted to enroll now would be a really good time to enroll in FSS that way it'll just transfer over should this become a RAD you're already an FSS participant.

Victor D. Figueroa:

Translation in Spanish

Commissioner Person-Polk:

Can we decide on a date so that everyone here can know?

Victor D. Figueroa:

Ella you tell me Monday or Tuesday?

Commissioner Person-Polk:

Is 5pm a good time? Monday the 12th at 5pm here. Make sure back up here. That means flyers go out tomorrow.

Victor D. Figueroa: Malcom is Donna here so we can redo the flyer and send it out again?

Tracie Herrick: Ella is that a resident meeting? The briefing that I was talking about has to be separate from that.

Resident: If the people decide not to do it. Where we at? It's going to be the same thing?

Victor D. Figueroa: No major repairs will be done.

Charles Valentine: Roof replacing, hot water heaters, there's 253 units \$800 a pop. We don't have money for that.

Victor D. Figueroa: Under public housing we cannot borrow money to make these repairs. Under RAD we can borrow money to make these repairs. We'll be doing the repairs that were called for in the physical needs assessment that was made.

Charles Valentine: HVAC units heating and cooling 654,000 the VCT tile flooring \$1,046,000; lighting fixtures 338,000; roofs 606,000... the list goes on. Ranges, refrigerators, interior painting, accessibility, parking, shower heads, common area heating, programmable thermostats.

Tracie Herrick: In regards to your utility question, yes we currently cut the checks back to the client. Which you will be a client of ours since you will be a resident now. However, I will be moving forward next year to send them directly to the utility companies on your behalf.

Resident: 2038 Westminster. I just want to ask if the people come together and not too much has changed. The extreme stuff that you talked about. I talk to people every day they are not talking about them. Who made that list of the extreme things that need to be done? We ain't complaining about none of that.

Commissioner Person-Polk: We had structural individuals come in and do a needs assessment and that's what they came up with.

Charles Valentine: These are engineers that are talking about preserving the asset, not doing day to day maintenance. They are saying for the longevity.

Resident: If the people get together and say that we don't want the RAD. We'll deal with the problems that we been dealing

with. Because that's what it seems that's going to happen. The stuff that we complain about everyday still is going to be our everyday problems. Because the money that you do get you'll going to put where you'll see is fit to be done. So if the people come together and we don't want the RAD is you all going to back us?

Victor D. Figueroa:

The problem is the property deteriorates then what happens in the long run.

Charles Valentine:

HUD going to hold the Housing Authority not the residents.

Commissioner Person-Polk:

I can't honestly say I would support not doing it. I'm a homeowner I live in Camden. I look at it like this, if I can get things structural like the roof. One part of the roof was \$5,000 and the electrical was \$2,000. So what I'm looking at as a Board member is the care for these units. If you've been in the unit for 15 years you have wear and tear that the eye will not see. For example I spent a lot of money on my kitchen. I'm cooking and there was a leak...I should've had somebody look at the roof before you do stuff internally....A roof last 10 to 15 years.

Resident:

Basically we can't lose.

Resident:

I just think that you all should have come to us for our ideas of what we really think. That's the only issue. What you saying we need only benefits you all because it's your property. If we decided to do this program we're going to be calling the same 968 number to come fix this do this and that's going to be more money coming out of your pocket.

Commissioner Person-Polk:

Say your water heater broke. What we intend to do is replace the water heaters....and it wasn't us deciding to do that. It was the agency that we hired to look at the facilities in regards to what they need so that they can last us for another 20 years. Here you say you want to move on but there are some people that can't move on.

Resident:

You should still come to us and ask us

Commissioner Person-Polk:

This is not new, we did go to the community.

Resident:

The program is good thumbs up for you all. The benefits are for you to save money, but what about what we think is wrong.

Commissioner Person-Polk: Right now we have to take money out of the regular maintenance so that you can have water. This RAD is not like Choice. RAD takes existing public housing and it's for repairs to preserve them. That's what the pot of money is for. It's not like we're going to have extra money.

Resident: What about us? Parking. You all are preserving for you but what about us? You could improve something like 20 cars that don't live on the street and we have to park all the way around the corner. You could improve...

Commissioner Person-Polk: There could be something done where residents can park. But here's the thing, right, we could do something that wouldn't be costly. If you don't have a pass you could be towed. So if you are being inconsiderate to your neighbors then that's a problem.

Resident: The money is going to more than preserving. What about a little more to where we say?

Commissioner Person-Polk: That's what I'm trying to get you to see is that the RAD dollars would free up those dollars to do that kind of stuff. But right now because you got to put major things, ovens and refrigerators we don't have the money. The things that you are talking about surely they should be taken care of. But we don't have the money if we have to worry about people getting water heaters and all of that.

Charles Valentine: I just want to say there are thousands and thousands of families on our waiting list. I was born and raised in public housing and we were so happy when we got our unit. When a vacant unit needs to be fixed and they want to let it sit there for a while because we don't have money...I say just make sure that the electric works, make sure the windows work, there's a roof and water and gas and paint it. Don't do anything else people need to have a unit to live in. So you just happen to be in a higher standard than Ablett and Branch and you're used to it. What we've done is try to preserve it, we have to preserve it or we're not going to be able to.

Victor D. Figueroa: I don't want you to walk away thinking that we don't listen to the residents. We've had prior meetings where the residents had their input and we heard the residents. Before we submitted the application for RAD we had to have these meetings. It was required.

Commissioner Person-Polk: Yeah we actually stopped the action on it. We stopped because there were complaints and we didn't want to shove things down people throats. So it was 2013....so it wasn't like we just doing this today. It was three years ago.

Ella Baker: You said it started in 2013 and in 2013 it was another Board. I know that with RAD you have to meet with resident council. The Board was not even an active board.

Victor D. Figueroa: We met with the residents.

Ella Baker: Oh... I must have missed that... maybe I didn't get the flyer.

Commissioner Person-Polk: Maybe you didn't, but we do have the list and we do have an approved resolution. We have to make sure that the residents understand what it is that we are trying to do. We don't want the distrust. You know I don't get paid so you know this is a volunteer thing. None of the commissioners get paid. They are putting their time back to help the residents. So it's not like you owe us anything or we owe you anything. We just want to make sure you have decent and safe housing and that's what the needs assessment addressed. That's what we're trying to do. That's why we have a resident commissioner on the Board and everybody is from different areas that bring their knowledge to the Board. That RAD is very, very complicated to understand. It's something that we looked at because we don't have the money. HUD only funds us like at 82% period. That's all they give us. That's why we had to get control of the water. They don't care. They know that when they built McGuire Gardens it was going to need repairs. They know that the money for rent is subsidized we don't bring in enough to maintain the properties. We are really doing the best we can with what we have and right now we need the money to make sure that you have decent and safe housing.

Ella Baker: Well as the Board we were discussing getting a representative from HUD to attend that meeting as well so the residents can have the opportunity to question HUD as well since some people are iffy dealing with you guys.

Victor D. Figueroa: I did get a call from HUD because a resident called the HUD Newark field office and we are addressing it and we're going to see if we can invite her for Monday.

Ella Baker: Thank you.

Victor D. Figueroa: So we are having a meeting on Monday.

Commissioner Person-Polk: Are there any comments? Seeing none, I need a motion to adjourn.

Commissioner Correa: Motion to adjourn.

Commissioner Keys: Second.

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

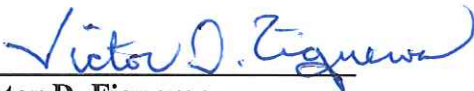
Victor D. Figueroa:

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

ADJOURNMENT: 6:35PM

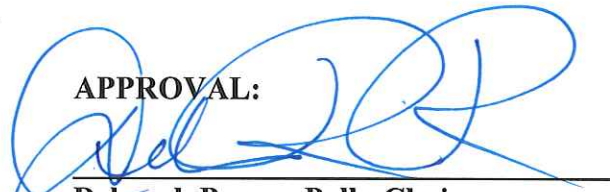
Attested to this 8th day of September, 2016.

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 14, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on September 14, 2016 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 Deborah Keys
 Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Mr. A. Kenneth Mann, General Counsel
 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, Admin. Asst.
 Ms. Donna Ellis, Public Housing Manager
 Ms. Wanda Riley, Public Housing Manager
 Ms. Vee Ortiz, Public Housing Manager
 Ms. Iliana Melendez, HACC
 Mr. Wynfield Anderson, HACC

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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Absent
	Commissioner Showell	Absent
	Commissioner Person-Polk	Here

Commissioner Person-Polk: I need a motion for the approval of the minutes of the regular meeting held on Wednesday, August 17, 2016.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Any old business? Seeing none, the Executive Director's report for August 2016, I need your approval.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

III. NEW BUSINESS:

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.

Commissioner Person-Polk: I would like the managers to come up and state their names.

Wanda Riley- Branch Village and Chelton Phase 1
Vee Ortiz- Senior Towers
Donna Ellis- McGuire Gardens

Commissioner Person-Polk: Thank you. This is a whole lot short.

Victor D. Figueroa: I will follow up with the Director of Asset Management to determine who was excused and who was not excused.

Commissioner Person-Polk: Okay, Is there any new business?

Victor D. Figueroa: Just a couple of items, we mentioned them in Caucus about the HUD visit. They are coming on the 20th and it's a meeting to discuss the Promise Zone with the City and its partners, which we are one of. One of the components that they will be highlighting is the ConnectHome component, so they will be visiting our ConnectHome lab across the street. We have commissioners and staff that will be ready to greet them and be involved in the process. I also wanted to announce that Richard Larsen confirmed today that they will be presenting the 2015 auditors report at the next Board meeting in October.

Charles Valentine: I just want to share with the Board and the public that HUD in their NOFA for the Choice Grant said that they will be doing their site visits in October and the award of the grant in December. So since you will not be meeting again until next month I thought I would inform you that HUD will make the decision of what cities are shortlisted in the next week or two and then they'll immediately set up their site visits in October so it might be in advance of your Board meeting so we'll have to keep you informed.

Commissioner Person-Polk: So are we ready for a site visit.

Charles Valentine: Not really but we'd have to prep for it. We did do it last year so we would do a repeat performance.

Commissioner Person-Polk: I think it would be prudent for us to look at what we did last year and get ready for this year because we did change some things.

Victor D. Figueroa: We will be ready. Lastly I want to make an announcement to congratulate Kaberia Fussell for passing the Nan McKay Public Housing Specialist Certification Examination. Congratulations.

Commissioner Person-Polk: I think we should congratulate our staff appropriately that are trying to do additional certifications. We truly appreciate that. We're happy that you passed.

Victor D. Figueroa: One last thing. We will be sending out a communication to all sites to update the literature and signs. Expect an e-mail from Reba it will be officially be coming out tomorrow or Friday to let everyone know that they can officially update all the literature and signs and any type of communication that is out there that is used for the public.

IV. PUBLIC PARTICIPATION:

Commissioner Person-Polk: I'm going to change the agenda around. It doesn't mean that I'm getting rid of the public participation portion at the end we will have that also. We will have the public participation now before we go into closed session. We have a couple contracts that we have to discuss. If you signed up you're welcomed to come up at this time for any comments. Naomi Williams. State your name and address for the record. Three minutes.

Naomi Williams: 815 Central Avenue. What was the topic of discussion that you had at the meeting on September 8th?

Commissioner Person-Polk: It was the RAD conversion for McGuire Gardens.

Naomi Williams: When I asked about why we can't get our Section 8 checks on the 1st. I asked that last time I was here. You'll send me this and I don't understand it. According to HUD guidelines section 11.4 states HAP contracts specifies that payments are to be made at the beginning of each month. Payments made after the first two months of HAP contracts is considered late. After 2 months? Is that what you're saying here Victor?

Victor D. Figueroa: That's HUD... that's not us speaking.

Naomi Williams: When we were in Section 8 we weren't told that. We were told that we would get our checks on the 1st. They didn't say anything that it could be 2 months late. Are you sure this is right?

Victor D. Figueroa: Have you ever gotten it 2 months late?

Naomi Williams: No, I've gotten it 4 or 5 days late....Never on the 1st or 2nd.

Victor D. Figueroa: We have a grace period to pay the HAP payments.

Naomi Williams: What are you talking about grace period? We are supposed to have our checks on the 1st because we have to pay our mortgage on the 1st. What are you talking about Victor?

Victor D. Figueroa: Well you have our response in writing. I'm trying to explain to you that we have a grace period to make those payments. We try to make them on the 1st but if we can't for unforeseen reasons we have a grace period to make the payments.

Naomi Williams: Your grace period is what? You don't say that in here. The programs most important objective is to issue checks to owners on time for the correct amount. That's paragraph 2. On time is the 1st of the month. It did not say anything about 2 months. That's crazy.

Victor D. Figueroa: We have a grace period.... you have a grace period. You can pay your mortgage with a grace period as well if you happen to be late with your mortgage period.

Naomi Williams: Madame Chair I need your input on this. Do you go along with that?

Commissioner Person-Polk: Go along with the regulations? I have no choice but to go along with HUD regulations. I may not necessarily agree with them, but if that's what the HUD regulations state that's what it is.

Noami Williams: If that's HUD regulations then why weren't we told that?

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

Naomi Williams: Is Ms. Herrick here?

Commissioner Person-Polk: No she isn't here today.

Naomi Williams: Is she still working?

Commissioner Person-Polk: Yes she still works here.

Naomi Williams: Well, I want to ask her why it is that we were not told this.

Commissioner Person-Polk: The issue... just what Mr. Figueroa just mentioned is when you pay your mortgage you have a grace period. We also have a grace period beyond the 1st to give you a check to assist you with your mortgage and that will not change.

Naomi Williams: I was told by the financial person, Melody Johnson Williams that it was 10 days. This is the first I am hearing two months.

Victor D. Figueroa: Ms. Williams your question is noted...We will follow up with it and follow up with another letter.

Commissioner Person-Polk: Your time is up.

Naomi Williams: I would also like to know that Mr. Valentine who was a lot involved with this and also Ms. Herrick did not tell me that me of one the 22 homeowners I would be the only one paying water. They didn't tell me that. I want an answer to that question.

Commissioner Person-Polk: Your time is up. Your time is up because you ask that question every time. Well you will get an answer to that and we'll give it to you in writing.

Laverne Williams: 218 Branch Village. I have some concerns at Branch Village. You hired an exterminator...Corbett. I want to know what is the process exterminating the units and why can't we have the spray and the gel at the same time.

Victor D. Figueroa: The exterminator uses the process that they use and they use the gel. I asked that same question because they exterminate my office the same company that exterminates your unit. The gel is the preferred method now it's more powerful and doesn't cause harm to humans like the spray could.

Laverne Williams: But when you have roaches crawling bad outside your unit and inside you need to spray on them.

Victor D. Figueroa: They said it's stronger than the spray.

Laverne Williams: I don't believe that. When you first hired Corbett I remember the black man that started over here had this gel

and spray both in our units if we requested that. I requested that to have the spray and the gel because the bugs are bad this summer. Now I want to know how much you're paying Corbett. Talk to me Victor.

Victor D. Figueroa: They're on the contract. Okay, your question is noted and we'll provide that to you.

Commissioner Person-Polk: Okay, Thank you. State your name.

Raneen Bennett 1014 Central Avenue. I receive Section 8 and I had a problem with Malcom Isler with a property I had submitted paperwork. He showed me a property went through the house but I wasn't going to move in the area because of high crime drug area.

Commissioner Person-Polk: I think this is off line where we have to discuss staff.

Raneen Bennett: They told me to come to the meeting to discuss it here.

Commissioner Person-Polk: That's fine. We'll have this in closed session. When we have closed session we'll call you in.

Izelle Thomlinson: 3020 Lemuel Avenue at Baldwin's Run. I'm here today to inform everybody about an ongoing situation that's been happening. I've been following the chain of command. I'm being helped but at the same time the managers are actually harassing me and putting pressure on me about the situation. Can I ask a question? Could someone please tell me the meaning of a fair hearing?

Victor D. Figueroa: A fair hearing is something that you are entitled to if there is a complaint that you have or a situation that is not resolved to your satisfaction you are entitled to have a fair hearing.

Izelle Thomlinson: In the fair hearing is it only the management of Pennrose.

Victor D. Figueroa: Usually you have a third person that is not the manager. It's a hearing officer that is overseeing that.

Izelle Thomlinson: Because when I had put in for a grievance. I wrote a professional letter for a grievance. During my grievance and my fair hearing it was only Pennrose there. I mean I understood because Malcom Isler contacted me and told me that he would reschedule. During that meeting I was humiliated.

Commissioner Person-Polk: So you didn't choose to reschedule the meeting.

Izelle Tomlinson: I wanted to because I was belittled. They laughed at me in my face.

Commissioner Person-Polk: Initially when you had the meeting and you went in there and there was no hearing officer you could have rescheduled. Right....

Izelle Thomlinson: I honestly... I didn't have any knowledge of what a fair hearing was.

Victor D. Figueroa: If the fair hearing wasn't done appropriately you can request another fair hearing.

Izelle Tomlinson: With that fair hearing I was sent another letter from the lawyers now. They are sending me letters from their lawyers for notice to quit and deliver. I'm sorry.... I'm a father and I have four beautiful girls and I thank you because I wouldn't have a house if I didn't come here and conversate with you to allow me to have the home. After I was on a waiting list since 2008 and after coming here and I thank you for helping me with the situation. The management is ridiculous. I received a letter even after me going and trying to talk to Malcom and he said he was going to handle it. He set up a meeting. The same day that we had the fair hearing that we wanted to reschedule it and I asked for it. Not only did they hang up the phone. Marsha Blunt was not there. Tiffany hung up the phone, she called me a liar to my face, and she laughed at me...making fun of me. They sent me a letter for court and now I have a docket number that will follow me forever. I don't think it's fair that I have to go to court over something that I don't have any control over. My rent is up to par and now they saying that I'm being evicted for non-payment of rent. But I never received anything saying that I missed rent. I have all my receipts.

Victor D. Figueroa: There's a process but we're going to talk to you off line. Ms. Blackshear and Mr. Isler... they will follow up with this situation.

Kathryn Blackshear: Resident Initiatives/Deputy Executive Director: For the record he was on the waiting list since 2008. His issue is complicated from a management point as well as his position. We are trying to resolve it. It's something I don't want to share with everybody. He will not have a docket number. We are rescinding that.

Commissioner Person-Polk: Thank you. So are there other public participation? We will have another public participation session after we come out of closed. So I'd like to entertain a motion to go into closed session, Resolution **16-67**.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: 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. Do we have any comments from the public?

Laverne Williams: 218 Branch Village. I'd like to know who the parties are why it's a secret. It should be on the agenda.

Commissioner Person-Polk: These are contracts for YouthBuild. Diane Davis for professional development, Robert Rossi academic services not exceed \$20,000 and Sydney Hurley alumni services not to exceed \$5,000.

Laverne Williams: Spell their name for me and this is for YouthBuild. My question is why do you keep hiring people for YouthBuild?

Commissioner Person-Polk: Because we have contracts and you don't want to hire people where you have to pay for medical benefits and things of that nature. So if you do a contract with the individual it saves the grant money.

Laverne Williams: So when would they be starting?

Commissioner Person-Polk: They already started. We have a very high risk population we deal with and sometimes the turnover is high with staff. We have to have enough individuals there because of the nature of the program.

Resolution 16-69 is a 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 her designee to execute documents and to do all things necessary to effectuate the transaction.

Anthony Marchetti: And this is also with regard to the YouthBuild.

Commissioner Person-Polk: Yes this is Mr. Shorter.

Victor D. Figueroa: Just wanted to ask staff one question. Is the start date still October 1stI thought we were starting sooner than that?

Commissioner Person-Polk: Okay, so we'll correct the resolution. The start date is tomorrow. What is tomorrow's date.... September 15th.

Anthony Marchetti: The contract runs from the start date through December 31, 2016 totaling \$12,600.

Victor D. Figueroa: Not to exceed...

Laverne Williams: So the start date is September 15th until December 31st. He's a teacher or something?

Victor D. Figueroa: He's a consultant.

Commissioner Person-Polk: Okay, Commissioners do you have any questions on Resolution **16-68**? Seeing none I'd like to entertain a motion to accept.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Resolution 16-69 for the record, the contract will begin September 15, 2016 until December 31, 2016. Are there any questions commissioners? Seeing none I'd like to entertain a motion to accept Resolution **16-69**.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

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

Commissioner Correa: Motion to adjourn

Commissioner Keys: Second.

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

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

ADJOURNMENT: **7:13PM**

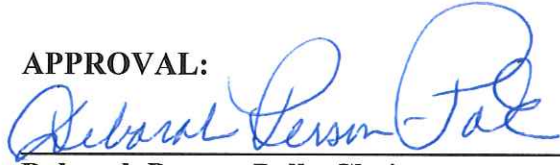
Attested to this 14th day of September 2016.

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 12, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on October 12, 2016 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
Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Executive Director
Mrs. Kathryn Blackshear, Deputy Executive Director
Mr. A. Kenneth Mann, General Counsel
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. Kimberly Imes, Senior Housing Specialist
Ms. Alicia Williams, Human Resource Department
Mr. William Thompson, Purchasing Department
Ms. Reba V. Hicks, Executive Secretary
Ms. Dorixe DeJesus, Administrative Assistant
Ms. Wanda Riley, Public Housing Manager
Ms. Katrina Weekley, Public Housing Manager
Ms. Vee Ortiz, Public Housing Manager
Ms. Kaberia Fussel, Housing Specialist
Mr. David Hill, HACC
Ms. Annette Hilton-Davis, IRM
Ms. Elizabeth McDonel, IRM
Ms. Betsy Vega, IRM
Ms. Christina Brockington, IRM

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 Gibson	Here
	Commissioner Keys	Here
	Commissioner Soria	Here
	Commissioner Showell	Absent
	Commissioner Person-Polk	Here

Commissioner Person-Polk: We're going to remove the minutes of September 8th (Special Meeting) from the Agenda today and we will be hearing those minutes at our next meeting. So we're not going to be voting on the September 8th minutes. So I would like to have an approval of minutes of the regular meeting held on September 14, 2016. Can I get a motion?

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Any old business? I need a motion to accept the Executive Director's report for September 2016.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

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

Commissioner Person-Polk:

New Business.

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.

Victor D. Figueroa:

Just wanted to make a few announcements. Unfortunately we did not receive the Jobs Plus grant that we had applied for Ablett Village. We will try again the next round when it comes out again. Unfortunately that affects the residents that live at Ablett Village. We were looking forward to helping them get jobs and improve their job situation and provide training. I also wanted to state that we went to Trenton today as part of our Choice Neighborhood Implementation grant application process. It was a very good visit. We met with Anthony Marchetta, he’s the Executive Director of HMFA and his staff and we were accompanied by the City. We believe through this meeting that the points that we lost the last time that we will be able to receive them this time. So he will be participating in that HUD visit which is to take place next week, as Chuck mentioned in his prayer on Thursday the 20th of October, so we’re looking forward to that and working on it. We actually have a dry run on Friday to prepare for that HUD visit and we have everything pretty much in place. I also wanted to announce that a few of our managers went to further training and I wanted to congratulate Katrina Weekley she has passed her supervision and management certification examination given by Nan McKay. I also wanted to congratulate Wanda Riley, she went to the same training and passed. Congratulations. I also want to congratulate Donna Ellis who went to the same training. Last but not least Malcom Isler, he went to the training and passed as well. Congratulations to everyone.

Commissioner Person-Polk:

The Commissioners along with the ED... we feel that we have to train our staff because of the changing regulations and laws. So this is just a part of it. I think all throughout the year you'll see us commending staff for doing that, that's really good that's why our Authority is so excellent. A lot of the staff we have are already trained and we are training more and that makes me very happy. Thank you Victor.

Victor D. Figueroa:

In our meeting with Anthony Marchetta he's talking about how RAD is being moved forward and pushed in the state of New Jersey by other Housing Authorities. I'm a little concerned because we were ahead of the curve initially when it first came out and we're kind of slipping back a little bit. Hopefully we can get some steam on that and move forward.

Commissioner Person-Polk:

That's one of the conditions...to have this kind of training for the staff so we can assume the responsibilities from the private developers and it's very important since we know our residents.

I apologize managers for not having come up sooner. I would like the managers come up and state their names.
Betsey Vega- Roosevelt Manor, 5,9,10 and Morgan Village
Wanda Riley- Branch Village and Chelton Phase 1
Katrina Weekley- Ablett Village, Donna Ellis- McGuire Gardens, Elizabeth McDonel- Roosevelt 9, 10
Annette Hilton-Davis- Roosevelt Phase 5, 9, 10, Morgan
Vee Ortiz- Senior Towers, Christina Brockington- Chelton Terrace, Geraldine Taylor- Ablett Village
Desiree Smith- Roosevelt Manor phases 7, 12 and 14

Commissioner Person-Polk:

Thank you so much for coming out. Baldwin's didn't come. Okay, under new business we also had a visit from the Department of Justice from Washington.

Victor D. Figueroa:

Oh yes, we had a visit from Nani Coligeti...she's the Deputy Secretary of HUD. That went well. They came to visit our ConnectHome and Promise Zone.

Commissioner Person-Polk:

We had two visits. We had one where they looked at the YouthBuild program. We have to toot our own horn. If we do something wrong it's all in the paper. When these individuals came to the Authority the staff made us proud. Everyone was where they should be and the work was being done properly. You have to commend the staff for

the hard work that they do. We do it every day and it doesn't seem like a lot but for individuals that come in and look at programs that are fully implemented. It's one thing to put a progress or status report on paper and it's another thing to come out and actually see what is going on. I'm not going to say names because I might mess up. All that was involved I think you deserve a round of applause.

Victor D. Figueroa:

Myself, Chairwoman Polk, Commissioner Correa and Vice-chair Gibson we were not able to attend that meeting, but the folks we left behind including Commissioners Keys and Soria and Kathryn Blackshear, Deputy Executive Director, took care of business that day. We got excellent feedback from HUD and your staff did tremendously. I want to thank you all for that.

Commissioner Keys:

Give them a hand, without the staff we wouldn't be able to have this presentation as well as we had it.

Commissioner Person-Polk:

Ok. We will now have Fallen and Larsen with their presentation of the audit.

FALLON AND LARSEN PRESENTATION

Commissioner Person-Polk:

Commissioners do you have any questions? I have a good smile on my face. Good work. Is there anyone here that would like to comment on the presentation?

Laverne Williams:

I thought it was a good presentation. I was surprised you are doing good. Yes it shocked me and he does an audit every year and you're okay.

Commissioner Person-Polk:

That was good. I would like to entertain a motion to accept Resolution **16-75** a resolution affirming the review of the annual audit report of the Housing Authority of the City of Camden 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.

Commissioner Correa:

Motion.

Commissioner Soria:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

Commissioner Correa
Commissioner Gibson

Yes
Yes

Commissioner Keys	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

Daniel Aronson: Just so you know that Affidavit needs to be sent to the DCA by the 21st of October so if you can sign it tonight and we can have Commissioner Showell sign it separately. Thank you.

Commissioner Person-Polk: We will sign it tonight. Thank you very much.

ANNUAL/5-YEAR PLAN PUBLIC HEARING

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

Laverne Williams: Yes, I need you to explain Mr. Isler something about the Metro police in the new lease and also about the non-smoking policy and I would also like a copy of the Community Room policy.

Malcom Isler: So under the CFR the Authority is allowed to do occupancy by police officers where the Authority will designate certain units in one particular development or either throughout the Authority's portfolio to allow police officers to live on site. A lease will be developed, the Authority will submit to the local field office as a unit approved to be off line to continue to receive subsidy. It's looked as a deterrent for the area and for the property. If the Authority moves forward with it, and engages the police department, we will be the first Authority in New Jersey to have done so. We are not applying for a grant. We are looking to take units off line with HUD's approval to allow police officers to live on site. We're instituting a new lease the lease has not been revised since 1999. There are no significant changes in the lease. There are some that we went through during the annual plan meeting with the Resident Boards. A significant change in the lease will be that the utilities supplied by the Authority for Ablett Village will change that the residents will now be responsible for their own gas account.

Laverne Williams: How many meters they have?

Malcom Isler: 306

Laverne Williams: The non-smoking... how are you going to enforce it?

Malcom Isler: It's something that came from HUD. We're looking to first start off within the Senior Towers and a year or two probably go into the family sites. This is a policy that has to be developed and has to be enforced.

Commissioner Person-Polk: That's all the questions? Ok.

So resolution 16-70 is a resolution authorizing the transaction, approving the submission of the Housing Authority of the City of Camden's Annual Plan to the Department of Housing and Urban Development, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction. I'd like to entertain a motion to accept Resolution 16-70.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

Commissioner Person-Polk: Resolution 16-71 and 16-72 can we put them together?

Katherine Blackshear: Resolution 16-71 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 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 2017 and authorizing the Executive Director or his designee to do all things necessary to officiate this authorization.

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

Laverne Williams: I remember a couple times it was not put in the office so I called Victor's office and Reba gave me a copy that was put in the paper months ago. So are you going to do this

this time....because we never got this information. She said you publicize this in the paper and I want to make sure this time you follow the meetings.

Victor D. Figueroa:

It's publicized in the beginning of the year. We'll do the same thing this year.

Laverne Williams:

Okay, make sure the residents get it inside the office please.

Victor D. Figueroa:

Okay. Just part of the resolution 16-72 we just wanted to make the change that the regular meeting will start immediately following the Caucus meeting. That way we can save time and not have to wait until 5:30 if we end the Caucus meeting early.

Laverne Williams:

No, no, no, Victor. You said you're going to start after the Caucus meeting; you're going to start the regular meeting. It won't start exactly at 5:30. You have to allow people to get here. Remember you're running an institute here for people to come here and speak and you can't do what you're doing because it's unfair for the public who want to come here. You got to give people time to get to your meetings. If they can't come to the Caucus meeting they'd be able to come to your Regular Meeting. I disagree with that.

Commissioner Person-Polk:

We'll leave it as it is. Okay, motion to accept Resolutions **16-71 and 16-72.**

Commissioner Correa:

Motion.

Commissioner Keys:

Second

Commissioner Person-Polk:

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

Victor D. Figueroa:

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

Commissioner Person-Polk:

Resolution 16-73

Alicia Williams:

Good evening. Resolution 16-73 is a resolution approving the observance of holidays for FY – 2017 for the Housing Authority of the City of Camden, and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Are there any questions from the public? Any questions from the commissioners? Seeing none, I'd like to entertain Resolution **16-73**.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

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

Victor D. Figueroa: I just wanted to say that this is a very beneficial fringe benefit we have. Just want the staff to realize that this is something good and not all employees have this benefit with all these days off.

Commissioner Person-Polk: They earned it. Listen to the audit report. I'm not mad. I think they deserve it. I think we have excellent staff. Okay. We're now getting ready to go into closed session for two resolutions. They are contractual and we need to discuss them in closed session, but if you have public comments that you would like to do now before we go into closed. I'll take them now or you can stay and wait until we come out of closed because we still will have another public participation session.

Laverne Williams: Which resolutions is going into closed session. Are you going to do 16-76?

Commissioner Person-Polk: They're not on the agenda. Oh yeah it's on the back.

Laverne Williams: I said are you going to discuss it now?

Commissioner Person-Polk: We're going into closed to discuss it because its contracts. So you don't want to talk now?

Laverne Williams: Yeah I want to talk now because I may want to leave. I see that Mr. Isler did the utility allowance that was given to the residents.

Commissioner Person-Polk: I don't like to discuss staff. I don't know where you are going with this.

Laverne Williams: I'm just letting you know that it's not high enough. My rent went up and my income has not changed. I don't understand what happened this time. I've been in public housing a long time. I have never seen the rent go up from utility allowance. I need to know how this was done. I want it on the record so you can say that this was not told. You are going to explain this to me.

Commissioner Person-Polk: We're not going to discuss this here. Malcom you'll meet with her and you'll get back to us about it. Alright I'd like to entertain a motion to go into closed session. Resolution 16-74 authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, October 12, 2016.

Commissioner Keys: Motion.

Commissioner Correa: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: Chuck can you read Resolution 16-76 and Resolution 16-77?

Charles Valentine: 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. As noted this is one of our Choice consultants. We’re asking for authorization to increase their contract value by the 20% allowed by NJ State contract law in preparation for next Thursday’s HUD site visit.

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

Laverne Williams: This is 16-76. Okay. It’s a grant application for the capital funds of \$7,111 and the contract is worth \$42,662. When you say the contract.... with whom?

Charles Valentine: The contract is with Edgemere Consulting they were one of our consulting firms for the Choice application that was submitted.

Laverne Williams: They put the application to do the Choice. I didn’t know you had to do that.

Charles Valentine: Now they are coming back to prepare for the HUD site visit.

Commissioner Person-Polk: Any questions Commissioners? Seeing none I’d like to entertain a motion to accept Resolution **16-76**.

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

Commissioner Person-Polk: Resolution 16-77

Charles Valentine: Resolution 16-77 is 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. This was the other consultant we had for Choice of course it’s a planning A&E firm. Wallace Roberts and Todd actually did the Choice transformation plan over a two year period and they also do all the PowerPoint presentations and all the graphics. This is also to allow for 20% increase to their contract per NJ contract law.

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

Laverne Williams: The initial contract was \$37,025.80? Wallace Roberts and Todd architects

Commissioner Person-Polk: Wait a minute the contract was increased by \$6,171.

Laverne Williams: If you increasing it, what was the original contract? This is the second time....

Commissioner Person-Polk: \$30,854.80 and its being increased.

Laverne Williams: I need to know is this the 2nd time Wallace and Roberts got money from Housing to do this?

Charles Valentine: For this particular contract it is an increase of 20%.

Laverne Williams: Is this the 2nd time working with the Housing Authority?

Charles Valentine: It’s hard to answer but Wallace Roberts and Todd have had a number of contracts with the Housing Authority in the past for their Hope VI and they’re one of our A&E firms.

Laverne Williams: I just know they’re making a lot of money.

Commissioner Person-Polk: Well somebody has to make it if you have to get these sites done. Thank you.

Victor D. Figueroa: This is for Branch Village Ms. Williams.

Commissioner Person-Polk: Commissioners do you have any questions? If not I’d like to entertain a motion to accept Resolution **16-77**.

Commissioner Correa: Motion.

Commissioner Keys: Second

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

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

Commissioner Person-Polk: Resolution 16-78.

Charles Valentine: 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. The Board of Commissioners had already passed a resolution giving Corbett a contract back in February of 2015 for 22month period which expires this December. We are asking because the money allocated was used up due to infestation of bed bugs at different locations and so we'd like to ask that this be increased by the 20% allowed by the State and therefore also to increase the term from December 2016 to March 2017.

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

Laverne Williams: I heard Chuck say they spend so much money on Corbett. I need to know what you are paying services for. When I was here last month I asked you about exterminating our units. Just listen. My problem is you giving them an increase to exterminate our units. When a resident needs they can't put the glue in our units. Not the spray. The reason I asked for spray and glue is because roaches were bad this year. We live on top of the crawl space. We live outside with the big roaches crawling outside. If you have roaches you need both to be used. All of a sudden there is a change in this contract.

Victor D. Figueroa: Like we explained it before.... their technology and processes are different. I've spoken to the exterminator myself. If you have a particular problem in your unit you have to let the manager know so the exterminator can take some extra steps.

Laverne Williams:
Victor D. Figueroa: This year I did that and I didn't get what I wanted. Well if you have a complaint you have to let the manager know and then if you're not satisfied you take it up the chain.

Commissioner Person-Polk: Commissioners do you have any questions? I'd like to entertain a motion to accept Resolution **16-78**.

Commissioner Correa: Motion. .

Commissioner Keys: Second.

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

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

Victor D. Figueroa: Let the record show that Madam Chair Commissioner Polk stepped out and Commissioner Gibson has stepped in as the Vice Chair.

Alicia Williams: We have three personnel actions that we hope to get approved today. It is proposed that the applicant who has been recommended for the position of Assistant Housing Manager be appointed to the position effective October 3, 2016. We also propose that the applicant whose been recommended for the position of Housing Specialist be appointed to the position effective October 11, 2016. We also would like to propose that the applicant who has been recommended for the position of part-time groundskeeper be appointed to the positon effective October 20, 2016.

Commissioner Gibson: Are there any questions?

Laverne Williams: Was these jobs posted?

Victor D. Figueroa: Yes.

Alicia Williams: Two are promotions and one is a retirement.

Laverne Williams: I need to know the names and how much money they're making. You need to send that to me please.

Commissioner Gibson: We don't give the names.

Laverne Williams: You can send that to me... yes you can. There are no secrets here. If they're working for public housing I want their names and how much they making.

Commissioner Gibson: They haven't been hired yet.

Laverne Williams: Well whatever you decide to do just make sure you let me know.

Commissioner Gibson: Any questions from the public? Any questions from the commissioners? Okay, then can I get a motion for Resolution to accept the new hires?

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Victor D. Figueroa: Okay.... It passes.

Commissioner Gibson: Is there anyone for public participation?

Laverne Williams: Another problem I have with you. These positions that you are posting. I see a lot of people in house taking these tests and passing. My problem is they don't have managerial experience. You have a lot of people living in public housing that are not supposed to be there, that's causing problems and should not be in public housing. Everybody is going to school to take a test but nobody can solve the tenants' problems.

Commissioner Person-Polk: That's not true. You are just one person. I mean that's just not true.

Laverne Williams: You tell me that anyone that you know that's living in public housing that being put out of here. I don't know anyone that giving up their lease that resides in public housing.

Commissioner Person-Polk: You're making general statements.

Laverne Williams: Ms. Polk I know what I'm talking about. You just got here you still learning how to run public housing. I've been here

a long time. You have people living in public housing that's not supposed to be here and they're not doing nothing about it. They know who they are. I would not give their names at tonight's meeting. They know who they are that should not be in public housing and they are causing problems for me. That's what I'm saying to you.

Commissioner Keys:

What kind of problems are they causing for you?

Laverne Williams:

I have a problem with the noise on top of my head, number one, the lady next door feeding cats. They have not done nothing about it. I have to go to court November 4th for the person feeding cats who put their hands on me.

Commissioner Keys:

Well when you go to court can you make sure you let us know the outcome of that.

Laverne Williams:

Oh yeah, I'm going to let you know. They put their hands on me and they don't live in public housing.

Commissioner Keys:

Well nothing can be done until you go to court.

Commissioner Correa:

She went to court the other day, this is the fourth time she is going to court. It's been suspended four times for no papers because she always tells me.

Laverne Williams:

They wanted me to drop the issue and I told them no I'm not dropping it. The problem is that the issue went to management but nobody has evidence of that person feeding the cats. The times that I call the housing authority emergency number to identify when the cats come out so they can take pictures. So something has to be done because they are pooping in my yard. I'm tired of it. Ms. Laverne doesn't bother nobody.

Commissioner Person-Polk:

I have the same problem.

Victor D. Figueroa:

Just for the record we are following up with Ms. Williams' concerns. So we have followed up with that we've talked to the City Animal control and we will continue following up with that.

Anthony Marchetti:

I was in municipal court in Camden the last time you were there and a suggestion is that the Camden County Animal Shelter and various rescues do have trap, spay and release programs that will help cut down.

Commissioner Person-Polk: Yeah but nobody want them released back. That's the point that nobody's getting. That's what they did to these cats.

Laverne Williams: We got to stop her from feeding the cats. Victor took a picture of them with the cat food outside because I brought it to Victor's attention they feeding the front and the back.

Anthony Marchetti: You can't poison them. That's illegal.

Commissioner Keys: Have you spoken to management about this situation? So what are they doing?

Victor D. Figueroa: We have and we've spoken to animal control so they've done what they can do which is take them away and then bring them back. We have submitted letters to the resident for notices to cease.

Commissioner Keys: How many letters to cease do you have to send before....

Victor D. Figueroa: Well we don't have proof... we haven't actually seen them feeding them.

Laverne Williams: That's the problem nobody has taken pictures.

Victor D. Figueroa: I've taken pictures of the bed and bowls.

Laverne Williams: Yeah and it's still out there.

Anthony Marchetti: We should probably have the Security Director who can review the issue and make recommendations.

Victor D. Figueroa: We could do that.

Commissioner Person-Polk: Okay.....any other public participation? Okay, I'd like to entertain a motion to adjourn.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

Victor D. Figueroa:

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

ADJOURNMENT: 7:18PM

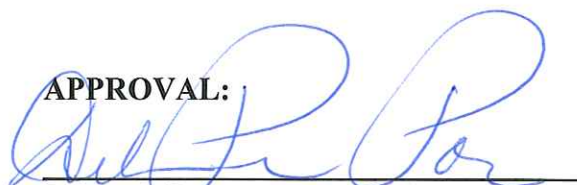
Attested to this 12th day of October 2016.

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 9, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on November 9, 2016 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 Delores Showell – via telephone
 Commissioner Nohemi Soria

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Mr. A. Kenneth Mann, General Counsel
 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. Edith Pagan, Acting Director of Resident Initiatives
 Ms. Kimberly Imes, Senior Housing Specialist
 Ms. Alicia Williams, Human Resource Department
 Mr. William Thompson, Purchasing Department
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Dorixe DeJesus, Administrative Assistant
 Ms. Wanda Riley, Public Housing Manager
 Ms. Donna Ellis, Public Housing Manager
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Vee Ortiz, Public Housing Manager
 Ms. Kaberia Fussel, Housing Specialist
 Mr. David Goodman, HACC YouthBuild

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

Victor D. Figueroa: Commissioner Showell joined the meeting via telephone.

Commissioner Person-Polk: Roll Call.

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

Anthony Marchetti: Just for the record Commissioner Showell is planning to participate remotely I guess because of the change of the meeting date. It was a personal conflict. There's a quorum without her being here but when she arrives we will let the record so reflect.

Victor D. Figueroa: Commissioner Showell

Commissioner Showell: Yes

Victor D. Figueroa: Okay, we're marking you as present.

Commissioner Person-Polk: Approval of the minutes of the Regular meeting held on Wednesday, October 12, 2016 and a Special meeting held on Thursday, September 8, 2016. Can I get a motion to accept?

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 Gibson	Yes
	Commissioner Showell	—
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Victor D. Figueroa: Madam Chair and Commissioners just an update on the Choice Neighborhood Implementation Grant application. As we all know on October 20th HUD came to visit the Authority because we were one of five finalist and we were the second city to be visited at that point. All the cities, from my understanding have now been visited. We just

sent a thank you letter to the HUD team for coming and allowing us this opportunity to be considered for this Choice Grant application. Everything so far looks good. We're moving ahead. We're waiting now for HUD they will be making a decision in December as to who the awardees will be. It'll be for \$30 million dollars and we're hoping to be one of four awards from the five that have been selected as the finalist. This is for Branch Village so we are moving ahead on various projects that we have there. We have the mid-rise that we're also working with and looking to close on that very soon. If there are any questions... I can answer them now. Also today we got a last minute visit from Jamie Ferrera, a HUD regional representative from HUD headquarters who was interested in looking at all of our programs. Not only ConnectHome, YouthBuild program but also the programs the City has for training. That went very well and it was short notice. Thanks to Kathryn Blackshear, Tracie Herrick, Malcom Isler, Daniela and Edith. I heard it went very well. He's looking to come back. He liked what he saw and he says Camden is on the move. That's it for now the rest of the information is found in my monthly report.

Commissioner Person-Polk:

Okay, Commissioners have you had an opportunity to look at the Executive Director's report? I would like to entertain a motion to accept the Executive Director's report for October 2016.

Commissioner Correa:

Motion.

Commissioner Gibson:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

Commissioner Correa	Yes
Commissioner Gibson	Yes
Commissioner Showell	—
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

III. NEW BUSINESS:

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.

Commissioner Person-Polk:

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

Malcom Isler:

This resolution is authorizing and requesting to establish a new utility allowance for Ablett Village. As I explained during the Annual and 5-year plan process we are now making the residents of Ablett Village responsible for the gas account. This new utility allowance will incorporate utility for electric and for gas.

Commissioner Person-Polk: Okay, Are there any public comments on Resolution 16-79? Do the commissioners have any questions? I'd like to entertain a motion to accept Resolution 16-79.

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 Gibson	Yes
	Commissioner Showell	—
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'm going to change the order of the meeting. We're getting ready to go into closed session. We have a couple resolutions in reference to contracts, personnel and litigation. I'd like to at this time entertain the public if they have any questions. Then I'd have to also say that I would like to see all the resident managers that are here so that we can get it on record. Say your name and your site.

Malcom Isler: For the record the manager of Carpenter's Hill e-mailed me last week she had a scheduling conflict. The manager of McGuire had an appointment and the Pennrose staff is taking real estate training out of state that I was informed of on Monday and that's why they are not present.

Commissioner Person-Polk: Are there any managers here? I'd like for them to be on the record at this time.

Katrina Weekley- Ablett Village
Vee Ortiz- Senior Towers
(Inaudible)

Commissioner Person-Polk: We're going to go into closed session and try to make it short...at this time we will have another public participation after we come out of closed. I'd like to entertain a motion to go into closed session for the Regular Meeting of the Board of Commissioners on Wednesday, November 9, 2016, Resolution 16-80.

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

CLOSED SESSION

Commissioner Person-Polk: Motion to come out of closed session.

Commissioner Correa: Motion.

Commissioner Keys: Second.

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

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

Commissioner Person-Polk: We will now have presentation on Resolution 16-81.

David Goodman: **Resolution 16-81** - approving a contract for services with Sterile Processing, Inc. to have central processing technician classes taught at the YouthBuild Program.

Commissioner Person-Polk: Are there any questions from the public with regards to Resolution 16-81? Commissioners are there any questions? I'd like to entertain a motion to accept **Resolution 16-81**.

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 Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: We will now have presentation on Resolution 16-82.

Charles Valentine: Madam Chair Commissioners Chuck Valentine, Director of Modernization standing in for Mr. Thompson, Purchasing Agent for the Housing Authority. This resolution authorizing the Housing Authority to enter into a contract with Curb Appeal Improvement Services for the rehabilitation of four (4) units at McGuire Gardens, it was properly solicited over two weeks. Seventeen individual contractors picked up the bid package. Three responded and they were the lowest responsible bidder.

Commissioner Person-Polk: Are there any questions from the public? No questions from the public. I'd like to entertain a motion to accept Resolution 16-82.

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 Gibson	Yes
	Commissioner Showell	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to entertain a motion to accept the Assistant Housing Manager at Ablett Village at \$42,000 a year, Housing Specialist for the Housing Choice Voucher Program at \$27,318.20, a part-time groundskeeper at Ablett Village for \$13,072.80, a case manager at the YouthBuild Program at \$30,000, a family self-sufficiency coordinator with an annual salary of \$55,000, a housing aid typist at Branch Village at \$26,390. These are all promotions or lateral moves. Are there any questions from the public? Commissioners are there any comments. I'd like to entertain a motion to accept the positions.

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 Gibson Yes
Commissioner Showell Yes
Commissioner Soria Yes
Commissioner Person-Polk Yes

Victor D. Figueroa: Just wanted to make a brief announcement I forgot to mention it in my old business that I wanted to congratulate Edith on coming on board. Thanking her for taking the role as Acting Resident Initiatives Director. That way she is going to be helping out Mrs. Kathryn Blackshear. So welcome back and thank you for accepting the Acting role.

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

Commissioner Correa: Motion.

Commissioner Gibson: Second.

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

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

ADJOURNMENT: 6:25PM

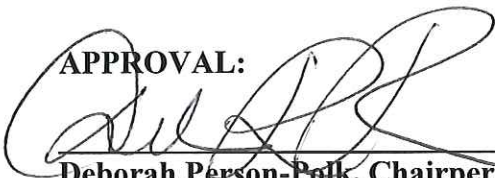
Attested to this 9th day of November 2016.

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 21, 2016

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on December 21, 2016 at 5:36 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 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
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Marilu Mendez, Assistant Public Housing Manager
 Ms. Christina Brockington, IRM
 Ms. Laverne Williams, Branch Village 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 Gibson: Roll Call.

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

Commissioner Gibson: Approval of the minutes of the Regular Meeting held on Wednesday, November 9, 2016. Can I get a motion to accept?

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 Gibson: I would like to entertain a motion to accept the Executive Director's report for November 2016.

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 Soria	Yes

III. NEW BUSINESS:

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.

Commissioner Gibson:

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
Christina Brockington- Chelton II and Baldwin's Run-
Carpenter's Hill
Marilu Mendez- Senior Towers

Commissioner Gibson:

Resolution 16-83 is 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.

Malcom Isler:

This resolution 16-83 is changing the utility allowances for all asset managed properties for 2017.

Commissioner Gibson:

Are there any questions from the public?

Laverne Williams:

218 Branch Village - I have some concerns about the utility allowances that Malcom adopted this year for residents in public housing. I noticed that when he gave us \$38 for 1 bedroom apartment my rent went up \$17. Not only that \$38 is not enough for one bedroom apartment. I've been here long enough and I don't remember utility allowance increasing my rent. My income has not changed. I want someone to explain to me how did my rent go up to \$162 more. Something is wrong here. Also I would like to know who assists Malcom on this decision on calculating \$38 for one bedroom. How did he get this information? I need to know this. I bring it to your attention the Board of Commissioners you're supposed to represent tenants in public housing and you'll need to know how rent is composed here.

Malcom Isler:

Ms. Williams comment with regards about her rent increasing based on a utility allowance that was adopted last year. Ms. Williams was sent a notice explaining the change and was told to contact the property manager so she can sit down with her and go over the change. With regards to the utility allowances at Branch Village historically the utility allowances for one bedroom has never exceeded at least \$39. It's based off of the usage and information that is collected by Magran and Associates by PSE&G. I can actually give Ms. Williams a copy of the report. It's very detailed she probably wouldn't understand it but we can go over it with her. What you do is get 30% of the tenants rent you get the total tenant payment minus the utility allowance gives you the tenants actual rent. So in this case for 2015 her annual income did not change but her utility allowance decreased which caused an increase in her rent. We can have Ms. Riley sit down with her and explain it.

Commissioner Gibson:

Ok. Any other comments from the public? Any comments from the commissioners? Can I have a motion to accept Resolution **16-83**?

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Gibson: Roll call.

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

Commissioner Gibson: **Resolution 16-84** is a 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.

Charles Valentine: This resolution allows the Housing Authority to join the Camden County Cooperative for better pricing for paper and envelopes. They already did the formal solicitation and the State contract law as well as HUD regulations allow us to join the cooperative. In fact they suggest that we do so.

Commissioner Gibson: Any questions from the public?

Laverne Williams: You said HUD allows you to join the Camden County Cooperative pricing system. Whose making the money from this? The County. And you said it's cheaper to go with the county and you have businesses here in Camden? So how much money are you saving by joining the County Cooperative? And who did you buy paper from before you joined the county? That's what I need to know.

Charles Valentine: We were with the County Co-op before under the prior purchasing agent. They do not get paid, Camden County, the vendors get paid. All they do is the solicitation for bulk purchasing and that's why we get better pricing. It's not just the Housing Authority going out by themselves it's Camden County going out for multiple members. The City can join the Co-op I'm not sure.

Commissioner Gibson: Are there any other questions from the public? Any questions from the Commissioners? Then can I have a motion to accept **Resolution 16-84**?

Commissioner Soria: 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 Gibson: **Resolution 16-85** is a 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.

Charles Valentine: This resolution is just like the prior. You are authorizing the Housing Authority to join the Camden County Cooperative and instead of paper and envelopes you are allowing this for office supplies. They did their solicitation they got their responses and they have selected Office Basics and you can see what the percentage of savings in the body.

Commissioner Gibson: Any questions from the public?

Laverne Williams: I'd like to have a copy of the savings that you said you are saving here.

Commissioner Gibson: No problem. Any comments from the Commissioners? Then can I have a motion to accept Resolution **16-85**?

Commissioner Keys-Frazier: Motion to accept.

Commissioner Correa: Second

Commissioner Gibson: Roll call.

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

Commissioner Gibson: **Resolution 16-86** is a 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.

Charles Valentine: This allows the Housing Authority to directly contract for goods and services with the State vendors. We do not have to go out for bids and solicitations. This saves you a lot of steps. They've already done it for you and again there is cost savings because of it. They have tons of contracts which we could benefit from on a regular basis without having to be tied down with solicitations.

Commissioner Gibson: Are there any questions from the public?

Laverne Williams: So when you contract out with the State and the County you are saving money. That's what I'm picking up here. Also you are saving from bidding.

Commissioner Gibson: Yes save time and money. Any comments from the Commissioners? Can I have a motion to accept Resolution **16-86**?

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Gibson: Roll call.

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

Commissioner Gibson: We're going to change the order a little bit. Right now we are going to go into **public participation**. Laverne you may be the only one. You have three minutes.

Laverne Williams: I understand we got the \$13 million dollars and Chuck Valentine and that we'd be moving out. Are we going to have another meeting about the terms of moving out? Are you going to talk to the residents about what's going on?

Victor D. Figueroa: We're waiting for HUD to give us another communication and the contract agreement sent to us. We'll be able to know the details of what they want us to do with the grant award because it's probably going to change a little bit from the application we submitted. So once we get that

we'll have our meetings with the partners and residents and stake holders.

Laverne Williams: My next concern is that I'd like to have a list of all residents in the 2 bedroom who belong in 1 bedroom and those that are in 3 bedroom that belong in 2 bedroom. That's what I need for Branch Village.

Victor D. Figueroa: When we relocate we're going to be putting folks back in the appropriate bedroom sizes.

Laverne Williams: Well I need to know now how many 1 bedroom are available in different sites. Because all of us are not taking Section 8. Some of us will be going to McGuire or I'm not taking into a high-rise building. So I need to know how many 1 bedroom you have available at all the sites.

Victor D. Figueroa: We'll determine that as the need arises.

Laverne Williams: I need to know that so I can do what I have to do. Also we had a dinner at our site yesterday that was sponsored by Corrine's. I never seen people bring food in that wasn't warm enough. Corrine's been serving us for a long period of time during the holidays. All of a sudden the food came in late, almost a quarter to six and in came in with no sternos. Whoever was responsible for our food should have done better than that. Corrine's been serving Branch Village for a long time. How much money are you spending on the food for Corrine's? What budget does this come out?

Victor D. Figueroa: We'll get back to you with this information.

Laverne Williams: Yes I need that information.

Commissioner Gibson: I need a Motion to go into Closed Session, Resolution **16-87**.

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Gibson: Roll Call.

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

CLOSED SESSION

Commissioner Gibson: I need a Motion to go back into Open Session.

Commissioner Correa: Motion.

Commissioner Keys-Frazier: Second.

Commissioner Gibson: Roll Call.

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

Commissioner Gibson: So we're now in open session. So I'd like to have Resolution 16-88.

William Thompson: Good evening everyone. I'm the Purchasing Agent. **Resolution 16-88** is for emergency roof repairs at McGuire Gardens for an amount not to exceed \$24,969.00. I received a memo from Statewide stating that additional emergency work needed to be done. Since they were already on site doing work we decided to go with them to do the work and we know they will do the proper job to get it fixed.

Anthony Marchetti: We discussed this during closed session and because this is emergency work it doesn't need to be bid out.

William Thompson: Correct. Yes.

Commissioner Gibson: Are there any questions from the public? Any questions from the Commissioners? Can I have a motion to accept Resolution 16-88?

Commissioner Keys-Frazier: Motion to accept Resolution **16-88**.

Commissioner Correa: Second

Commissioner Gibson: Roll Call.

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

Commissioner Gibson: **Resolution 16-89.**

Daniel Aronson: Director of Finance presenting this Resolution asking that the Board approve the operating budget for the Asset Management Properties, the Central Office Cost Center and Housing Choice Voucher Program for Fiscal Year 2017. The resolution has a copy of the budget attached to it that shows all the items of revenue and expenses that have been considered in this budget.

Commissioner Gibson: Are there any questions from the public? Are there any questions from the Commissioners? Seeing none I'd like to ask for a motion to accept Resolution **16-89**.

Commissioner Correa: Motion.

Commissioner Keys Frazier: Second.

Commissioner Gibson: Roll Call.

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

Commissioner Gibson: 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

ADJOURNMENT: 6:55 PM

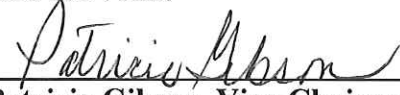
Attested to this 21st day of December 2016.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Patricia Gibson, Vice-Chairperson
HACC Board of Commissioners