

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, JANUARY 17, 2018

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on January 17, 2018 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 Maria Correa
 Commissioner Deborah Keys Frazier
 Commissioner Patricia Gibson
 Commissioner Alan Miller
 Commissioner Nohemi Soria
 Commissioner Deborah Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Mrs. Kathryn Blackshear, Deputy Executive Director
 Ms. Gloria J. Wright, General Counsel
 Eric M. Bernstein, Eric M. Bernstein & Associates LLC
 Mr. Charles Valentine, Director of Modernization
 Mr. Daniel Aronson, Director of Finance
 Ms. Traci Willis, Director Section 8
 Mr. Malcom Isler, Director of Asset Management
 Ms. Theresa Thompson, Purchasing Manager
 Ms. Reba V. Hicks, Executive Secretary
 Ms. Wanda Riley, Public Housing Manager
 Ms. Marilu Mendez, Public Housing Manager
 Ms. Geraldine Taylor, Public Housing Manager
 Ms. Katrina Weekley, Public Housing Manager
 Ms. Christina Brockington, Ingerman
 Ms. Annette Hilton-Davis, Roosevelt Manor, IX, X and V
 Ms. Linda Medina, Baldwin's Run
 Ms. Kimberly Imes, Section 8
 Ms. Daniella Cerullo, HACC
 Ms. Kaberia Fussell, HACC
 Ms. Iliana Melendez, Section 8
 Mr. Wynfield Anderson, Modernization Dept.
 Ms. Damita Holmes, Branch Village
 Ms. Laverne Williams, Resident

I. MEETING CALLED TO ORDER

Mr. Eric M. Bernstein, Eric M. Bernstein & Associates LLC, 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

Eric M. Bernstein:	Roll Call.	
Victor D. Figueroa:	Commissioner Correa	Here
	Commissioner Keys Frazier	Here
	Commissioner Gibson	Here
	Commissioner Miller	Here
	Commissioner Showell	Absent
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

*(Commissioner Miller expressed his pleasure to be back on the HACC Board of Commissioners and how he looks forward to serving the residents of the HACC)

ELECTION OF OFFICERS:

Eric M. Bernstein:	Are there any nominations for the Chair for the Board of Commissioners for 2018?	
Commissioner Soria:	Nominate Deborah Person-Polk	
Commissioner Gibson:	Second.	
Eric M. Bernstein:	Are there any other nominations?	
	Hearing none, can I have a motion to close nominations?	
Commissioner Miller:	Motion.	
Commissioner Keys Frazier:	Second.	
Eric M. Bernstein:	All in favor of closing nominations, signify by saying Aye	
Victor D. Figueroa:	Commissioner Correa	Aye
	Commissioner Keys Frazier	Aye
	Commissioner Gibson	Aye
	Commissioner Miller	Aye
	Commissioner Soria	Aye
	Commissioner Person-Polk	Aye

Eric M. Bernstein: Any Oppose..... with that Secretary poll the roll for the Chair.

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

Eric M. Bernstein: Madame Chair, the meeting is now yours.

*(Commissioner Person-Polk expressed her gratitude to the Board of Commissioners)

Commissioner Person-Polk: I would like to take nominations for the Vice Chair.

Commissioner Keys Frazier: Nominate Commissioner Patricia Gibson

Commissioner Correa: Second.

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

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

*(Commissioner Gibson expressed her gratitude to the Board of Commissioners)

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

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

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

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

Commissioner Person-Polk:

Old Business?

Victor D. Figueroa:

Provided update on follow up questions from the last board meeting

Provided update on attending Mayor Moran's Swearing In Ceremony

Discussed status of Mayor Moran's Transition Status Report

Welcomed Commissioner Alan Miller

Welcomed new HACC Board Counsel, Eric M. Bernstein

Commissioner Person-Polk:

I would like to entertain a motion to accept the Executive Director's report for November 2017.

Commissioner Keys Frazier:

Motion.

Commissioner Correa:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

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

NEW BUSINESS:

Resolution 18-01 –Resolution approving the transaction, authorizing applications for grants for FY-2018 for federal and non-federal grants and authorizing and do all things necessary to effectuate the transaction.

Resolution 18-02 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, January 17, 2018.

Resolution 18-03 - Resolution approving the transaction, approving the HACC payment register for the month of December 2017.

Resolution 18-04 - Resolution approving the transaction, ratifying the annual operating budgets for the Asset Management Properties (AMP), THE Central Office Cost Center (COCC) AND Housing Choice Voucher Program (HCV) for Fiscal Year 2018, and authorizing the Executive Director execute documents and to do all things necessary to effectuate the transaction.

Managers:

Marilu Mendez, HACC Highrises
Wanda Riley, Ablett Village
Geraldine Taylor, McGuire Gardens
Anette Hilton-Davis, Roosevelt Manor, IX, X & V
Christina Brockington, Chelton Terrace
Linda Medina, Baldwin's Run

Commissioner Person-Polk:

We will now have presentation on Resolution 18-01 –

Daniela Cerullo:

Resolution approving the transaction, authorizing applications for grants for FY-2018 for federal and non-federal grants and authorizing and do all things necessary to effectuate the transaction.

Commissioner Person-Polk:

Are there any questions from the public? Seeing none, are there any questions from the commissioners? Seeing none, I'd like to entertain a motion to accept Resolution **18-01**.

Commissioner Soria: Motion.

Commissioner Keys Frazier: Second.

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

Victor D. Figueroa:

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

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution **18-02**, going into Closed Session.

Commissioner Miller: 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 Miller	Yes
Commissioner Soria	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Eric M. Bernstein: Madame Chair, can we get a Motion to come out of Executive Session?

Commissioner Person-Polk: I would like to get a Motion to come out of Executive Session.

Commissioner Keys Frazier: Motion.

Commissioner Soria: Second.

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

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

Eric M. Bernstein: Commissioners let the record reflect that all members of the board of commissioners were present through the Executive Session and are present to recommence through the Open Session as well as the Executive Director, Board Counsel, General Counsel, Director of Finance and related staff persons. There was a discussion given by the Director of Finance relative to two resolutions that are before you this evening and will be asked to be voted upon and an update on the possible filling of the Human Resources Manager position. No formal action will be taken with that Madame Chair, the next action to be taken is that of Resolution 18-03.

Commissioner Person-Polk: We will now have presentation on Resolution 18-03 --

Daniel Aronson: Resolution approving the transaction, approving the HACC payment register for the month of December 2017.

Commissioner Person-Polk: Are there any questions from the public? Seeing none, are there any questions from the public? Seeing none, I'd like to entertain a motion to accept Resolution **18-03**.

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

Commission Person-Polk: We will now have presentation on Resolution 18-04 --

Daniel Aronson: Resolution approving the transaction, ratifying the annual operating budgets for the Asset Management Properties (AMP), THE Central Office Cost Center (COCC) AND Housing Choice Voucher Program (HCV) for Fiscal Year 2018, and authorizing the Executive Director execute documents and to do all things necessary to effectuate the transaction.

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

Laverne Williams: 1655 Park Blvd. – What was the total amount for the HCVvouchers that you have received from HUD and is there any information from HUD about cutting back on the vouchers?

Tracie Herrick: Currently we have 1673 vouchers of which for 2017 of which 201 were project based. We have an additional 38 for the Branch low rise building for 2018.

Commissioner Person-Polk: Commissioners do you have any questions. Seeing none, I'd like to entertain a motion to accept Resolution **18-04**.

Commissioner Keys Frazier: Motion.

Commissioner Gibson: Second.

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

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

PUBLIC PARTICIPATION:

Commissioner Person-Polk: We will now have Public Participation.....Laverne Williams.

Laverne Williams:

1655 Park Blvd. – I have concerns about your hiring procedures; I say job postings for the HR Depart and FSS position – were they posted to the newspapers or just in-house? The grounds maintenance personnel being paid \$8.00 an hour. It's an insult to me. With all the amount of work that is done they should be paid \$10.00 or \$11.00 an hour. I expect better. I hope you look to increase their amounts because they do a lot of work here.

Tracie Herrick:

The HR Manager was posted in-house and out and the FSS Coordinator is currently posted in-house to see what kind of in-house replies before we go out.

Laverne Williams:

I received a letter from Daniela Cerullo with a new job title.....was this position posted as Choice Project Manager for HUD? I'd like to know what makes her qualified for this position and was it posted in the papers or is this an in-house position?

Tracie Herrick:

Yes, the Project Manager Position was posted in-house, as far as I know. It was not posted out. It's a grant position for Choice.

Commissioner Miller:

Requested some changes to Travel Request for board approval: Policy issue changes, Budget disclosures, Submittal changes and staff presentations.

Commissioner Person-Polk:

Motion to adjourn.

Commissioner Keys Frazier:

Motion

Commissioner Soria:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

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

ADJOURNMENT: 6:22 PM

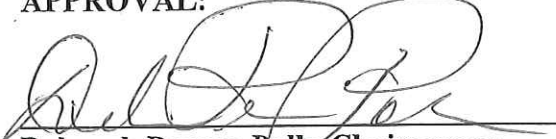
Attested to this 17th day of January 2018.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners