

HOUSING AUTHORITY OF THE CITY OF CAMDEN

MINUTES OF THE CAUCUS MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN

WEDNESDAY, JUNE 20, 2018

The Board of Commissioners of the Housing Authority of the City of Camden met for a Caucus Meeting on June 20, 2018 at 5:15 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 Cunningham
Commissioner Cameron Hudson
Commissioner Alan Miller
Commissioner Luis Quiñones
Commissioner Nohemi Soria
Commissioner Deborah Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
Ms. Sadyhe Bradley, General Counsel
Mr. 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. Dorixe DeJesus, HACC Executive Office

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

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa:	Commissioner Cunningham	Here
	Commissioner Keys Frazier	Absent
	Commissioner Cameron Hudson	Here
	Commissioner Miller	Here
	Commissioner Quiñones	Here
	Commissioner Soria	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Review of the Caucus Minutes from May 16, 2018 – No meeting held.

Is there any old business?

Victor D. Figueroa: None at this time.

Commissioner Person-Polk: Review of the Executive Director’s Report.

RESOLUTIONS:

Resolution 18-27 – Resolution authorizing the sale of surplus property no longer needed for public use on an online auction website.

Resolution 18-28 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, June 20, 2018.

Resolution 18-29 - Resolution approving the HACC payment register for the month of May 2018.

Resolution 18-30 - Resolution to amend Resolution 18-26 and the Authority Budget Form of HACC filed for approval by the Division of Local Government Services of the New Jersey Department of Community Affairs.

Resolution 18-31 - Resolution authorizing the transaction, authorizing a contract for Grounds Maintenance, authorizing an expenditure of funds in an amount not to exceed \$93,000, for a contract term of one (1) year authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 18-32 - Resolution authorizing the use of competitive contracting, pursuant to N.J.S.A. 40A:11-4.3 for the procurement of licensed physicians and medical professionals and services to HACC residents.

Resolution 18-33 - Resolution approving the procurement of various contracts for professional healthcare services for the Assisted Living Program and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 18-34 - Resolution adopting the budget of the Housing Authority of the City of Camden (“HACC”) for the Fiscal Year ending December 31, 2018 as approved by the Division of Local Government Services of the New Jersey Department of Community Affairs.

Resolution 18-35 - Resolution authorizing the formation of the Ferry Avenue Lowrise Limited Liability Company, a New Jersey single member limited liability company, for purposes of the Phase III Branch Village RAD Section 8 conversions by Watson Street Management and Development Corporation (“WSMDC”), and authorizing WSMDC to execute documents and do all things necessary to effectuate the transaction.

Resolution 18-36 - Resolution authorizing the formation of the Central Avenue Limited Liability Company, a New Jersey single member limited liability company, for purposes of the Phase IV Branch Village RAD Section 8 conversions by Watson Street Management and Development Corporation (“WSMDC”), and authorizing WSMDC to execute documents and do all things necessary to effectuate the transaction.

- Commissioner Person-Polk: Is there any new business?
- Victor D. Figueroa: No new business at this time as I would like to bring it up during the Regular Meeting.
- Commissioner Person-Polk: Are there any questions on Resolution 18-27?
- Commissioner Miller: Mr. Bernstein, if you can inform me as to whether the Caucus Minutes and Record carries the same weight as the Regular Minutes and Record?
- Eric M. Bernstein: It carries weight in so much that it is a public document. There are no actions being taken.
- Commissioner Miller: So, given that I will be asking the same questions during the Regular Session.
- Commissioner Person-Polk: So what would be the purpose of asking them now?
- Commissioner Miller: Because of the fact of what Mr. Bernstein just said.

Eric M. Bernstein: No, the answer to your questions is what makes the Regular Meeting more “important” is that voting is being taken due to an action.

Commissioner Miller: So, I can ask these questions again when we take action.
So, how long will the bidding action take place?

Theresa Thompson: We usually put it out for two weeks. It is open...it is a nationwide auction.

Commissioner Miller: What happens if the merchandise does not sell?

Theresa Thompson: We will put it out there again.

Commissioner Miller: Okay, so you just keep putting it out there until we dispose?

Theresa Thompson: Until we dispose or we decide that after a couple of times that we didn't get any bids on it....then we will dispose of it depending on what it is. But most times in my practice, we will always get some type of bid on it.

Commissioner Miller: Okay, I went on the website and there is a lot of stuff on it. So, is there a charge

Theresa Thompson: There is no charge to the HACC for participating.

Commissioner Miller: Thank You.

Commissioner Person-Polk: Given that we have a few minutes before the Regular Meeting, Mr. Figueroa.

Victor D. Figueroa: I would like to welcome Commissioner Cameron Hudson to the public.

Commissioner Hudson: I am very honored to be here.

Victor D. Figueroa: I also wanted to introduce our newest staff member, Sadyhe Bradley, General Counsel.

Commissioner Person-Polk: Welcome from the Board. I know that she is going to do good things.

Are there any questions commissioners, before we close out the Caucus. Seeing none, I'd like a motion to close out the Caucus Meeting.

Commissioner Miller:	Motion.	
Commissioner Soria:	Second.	
Commissioner Person-Polk:	It's been properly moved and seconded. Roll call.	
Victor D. Figueroa:	Commissioner Cunningham	Yes
	Commissioner Cameron Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Quiñones	Yes
	Commissioner Soria	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 5:25PM


Attested to this 20th day of June 2018.

ATTEST:



Victor D. Figueroa
Executive Director

REVIEW:



Deborah Person-Polk, Chairperson
HACC Board of Commissioners