

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 17, 2018

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on October 17, 2018 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Mr. Charles Valentine began the meeting with an invocation, and salute to the flag. Those present were as follows:

Present:	Commissioner Patricia Cunningham	Here
	Commissioner Deborah Keys Frazier	Here
	Commissioner Cameron Hudson	Here
	Commissioner Alan Miller	Absent
	Commissioner Nohemi Soria-Perez	Here
	Commissioner Luis Quiñones	Absent
	Commissioner Deborah Person-Polk	Here

Mr. Victor D. Figueroa, Executive Director
Ms. Kathryn Blackshear, Deputy Executive Director
Mr. Eric M. Bernstein, Eric M. Bernstein & Associates LLC
Ms. Sadyhe Bradley, General Counsel
Mr. Charles Valentine, Director of Modernization
Ms. Traci Willis, Director Section 8
Ms. Edith Pagan, Director of Resident Initiatives
Mr. Malcom Isler, Director of Asset Management
Ms. Theresa Thompson, Purchasing Manager
Ms. Reba V. Hicks, Executive Secretary
Ms. Wanda Riley, Acting Senior Property Manager, Ablett Village
Ms. Geraldine Taylor, Assistant Property Manager, McGuire Gardens
Ms. Christina Brockington, Chelton Terrace/Carpenter Hill
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

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

Eric M. Bernstein, Esq.: Recommended that the Board take action on the approval and then a motion to suspend the order of business to allow Malcolm Isler to finish his presentation of the five (5) year plan and to conduct the public hearing on same.

Commissioner Person-Polk: Yes, agreed.

Eric M. Bernstein, Esq.: Motion to approve the Regular Minutes of the meeting held on July 18, 2018, Special meeting held on Wednesday, September 5, 2018 and the Regular Meeting held on Wednesday, September 19, 2018: Recommend one Motion for all three Resolutions instead of voting on three (3) separate Resolutions.

Commissioner Person-Polk: I'll like to entertain the Motion to accept the minutes of the Regular Meeting held on July 18, 2018; Special Meeting held on Wednesday, September 5, 2018; Regular Meeting held on Wednesday, September 19, 2018.

Commissioner Soria-Perez: Motion to accept all three minutes.

Commissioner Hudson: Motion.

Commissioner Soria-Perez: Second.

Commissioner Person-Polk: It is properly moved and seconded, roll call.

Victor D. Figueroa:	Commissioner Cunningham	Yes (3)
	Commissioner Keys Frazier	Yes (3)
	Commissioner Hudson	Yes (3)
	Commissioner Soria-Perez	Yes (3)
	Commissioner Person-Polk	Yes (3)

Eric M. Bernstein, Esq: Recommended a Motion to suspend the order of business to allow Malcolm Isler to finish his presentation on the five(5) year plan and to allow for a public hearing on same.

Commissioner Person-Polk: Motion
Commissioner Keys Frazier: Second
Commissioner Person-Polk: ALL ARE IN FAVOR OF THE MOTION.

Malcolm Isler: **RESOLUTION NO. 18-50**

- Tab-14.** – Community reorg policy – No Change.
- Tab-15.** – Violence Against Women Act (VAWA) – that was authorized last year - No Change.
- Tab-16.** – Modernization’s Department includes capital projects being completed and an agenda for 2019 through the five (5) year span to 2023 (2019-2023). The Authority will be submitting a RAD portfolio application.
- Tab-17.** – Home Ownership project Based Vouchers – No Change.
- Tab-18.** - Housing Choice Vouchers Administrative plan/or HUD requirements - No Change.
- Tab-19.** – Capital Fund Program pertaining to the public housing program, which give the Capital budgets for each one of the asset management properties.
- Tab-20.** – Housing needs – No change.
- Tab-21.** – Strategies for housing needs – No Change.
- Tab-22.** – Progress Goals and Objectives, which is updated by the Executive Director as stated in Tab 3.
- Tab-23.** – Barring Policy – pertains to the senior towers for when someone is barred from entering the building – No changes.

Commissioner Person-Polk: Why was the HCV administrative plan not approved?

Malcolm Isler: Apologized that the approval may have been an oversight, and can zip and e-mail a copy of the plan to the commissioners.

Commissioner Person-Polk: Do we have a plan, do we have goals and objectives?
Are we progressing to the Five-Year Plan that we had projected

INAUDIBLE:

Malcolm Isler: The Five-Year Plan has been put out for a 45 day review and the meeting has been held as required with the Resident Association Board and has been posted to the public; there has been no comments received from the public or anyone as to the plan.

Victor D. Figueroa: Asked if the meeting was well attended?

Malcolm Isler: Yes, the plan had to be submitted to the Mayor's administration that's in office and the Authority received a certification approving the plan according to the City's plan.

Eric M. Bernstein, Esq.: Motion to open a Public Hearing on the Housing Authority of the City of Camden 2019 Annual and 2019-2023 Five-Year Plan.

Commissioner Person-Polk: I'd like to entertain a Motion to open the floor to the Public regarding HACC's Five-Year Plan.

Commissioner Keys Frazier: Motion.

Commissioner Soria-Perez: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazier	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

Laverne Williams: 1665 Park Blvd. - Although I am no longer in the public housing I would like a copy of the Five-Year Plan. She stated that she wants to move back to her unit.

Norman Lee: INAUDIBLE – Asked about the police in Camden, he heard that the businesses in Camden namely Subaru, is not hiring the residents of Camden. HACC should stop giving away all the properties to private sectors. HACC is capable of running the properties because we have intelligent people working for HACC and living in the City of Camden.

Commissioner Person-Polk: Any Questions from the Public pertaining to the Five-Year Plan?

I'd like to entertain a Motion to close the public portion of the Five –Year Annual Plan.

Commissioner Keys Frazier: Motion.

Commissioner Soria Perez: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazier	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

Eric M. Bernstein, Esq.: Recommended that the meeting can now go back to the normal order of business, which is Old Business.

Commissioner Person-Polk: **OLD BUSINESS**

Victor D. Figueroa: None at this time.

Commissioner Person-Polk: **NEW BUSINESS**

Victor D. Figueroa: Executive Director's Report for September 2018:

Our Director of Finance just retired and we temporarily hired BDO Financial as a Fee Accountant. the Fee Accountant that we had on contract was not able to give us the time that we needed to help us in moving the department forward and to start preparing for the 2019 budget and everything that the Finance Department does at this time of year.

Errol Shorter is no longer with the Housing Authority. He was overseeing the YouthBuild Department but he is no longer working for us. Mr. Shorter helped HACC with Grant writing. We are still waiting for the YouthBuild Grant and we hope to hear from the Department of Labor if the grant has been awarded to HACC.

Commissioner Person-Polk: Who is currently taking over that responsibility?

Victor D. Figueroa: In the interim, Deputy Executive Director, Kathryn Blackshear. There are also other personnel at YouthBuild who are helping with these responsibilities.

HACC was surveyed by the State of NJ. HACC has been approved with an operational license and we are officially an Assisted Living Program (ALP). We have hired staff and appointed an Administrator, a Director of Nursing and complementary staff.

Commissioner Keys Frazier: With the new people taking over as of today what about the workers that have been working...who are the full time people?

Victor D. Figueroa: The only personnel that are full time are the Administrator and the Director of Nursing The Administrator is a new person, the previous person found a new job; the Director of Nursing was a former employee. The current staff under DPSP has been reassigned to work for Watson Street ALP on a 90-day probationary period to be determined if we are going to make them full time.

Commissioner Keys Frazier: The workers for the Home Health Aide, some of whom have been with ALP for a long time and whenever a fulltime position becomes available, would these persons be offered the positions first?

Victor D. Figueroa: They would be considered for the position.

Commissioner Keys Frazier: Asked what is the meaning of "if it becomes available"?

Victor D. Figueroa: Explained all the positions in regard to the ALP are part time positions, except for the Administrator and the Director of Nursing; the personnel are all working as part time per diem personnel through DPSP.

Commissioner Person-Polk: I would like to be introduced to the Director of Nursing and Administrator.

Commissioner Keys Frazier: What is the name of the Director of Nursing?

Victor D. Figueroa: Michael Duggard is the Administrator and Maggie Zimmerman is the Director Nursing. Ms. Zimmerman was the Director of Nursing before... she left and came back.

Commissioner Person-Polk: We would like to meet the employee from BDO and the nursing staff; it would had been nice if they attended the Board meeting.

Victor D. Figueroa: We are also working with NW Financial.

Commissioner Person-Polk: We would like to meet with the people from NW Financial. We would like to stay involved with all the recommendations and activities regarding financial decisions. We had prior problems with the ALP so we will have to watch the proceeding for a little while, to ensure the individuals are doing what they're supposed to be doing for our residents.

Suggested a Special Meeting in the Executive Conference Room to meet with the ALP personnel, BDO and NW Financial and bring all portfolios.

Victor D. Figueroa: We will coordinate with the Commissioners to have the Special meeting.

The independent audit which was required to be submitted was sent to HUD by the deadline which HUD has received.

Commissioner Person-Polk: We need a copy of the audit.

Victor D. Figueroa: Explained not yet, as we just received them but would give a copy to them later. Richard Larson will be presenting the audit at the next meeting.

Commissioner Person-Polk: Please ensure that we have the audit soon, so we can review them before next meeting.

Victor D. Figueroa: We will distribute them by the end of this week.

MTW the 'Moving to Work' designation is out now. HUD has put out a notice and it's our intention to apply for that. I want the commissioners to keep that in mind; it just came out and I'm not sure when is the deadline but we will be applying for the "Moving to Work" designation.

Commissioner Keys Frazier: Can we know when the deadline is so that we won't miss the deadline, we need to know the date...

Commissioner Person-Polk: Please provide what "Moving to Work" means for the commissioners...and what the designation means and what impact it would have on the Authority, in particularly with the residents. As soon as we apply for the "Moving to Work" we need to have all the information and materials in order to do our job and be frugal with our dollars. We have to make sure we understand the impact it will have on the Authority and with RAD. There may be a lot of moving pieces that needs to be addressed.

Victor D. Figueroa: Explained that 'Moving to Work' provides the Authority greater flexibility of how it spends its money, right now the way it works is that Public housing is earmarked for Public Housing, Section 8, is earmarked for Section 8, it allows a greater flexibility from how to spend the money and the regulations.

INAUDIBLE

Victor D. Figueroa: October is Breast Cancer Awareness Month – HACC is hosting a luncheon on October 31, 2018, from 12:00pm – 1:30pm and a speaker from Susan G. Komen is coming to HACC for the event. The commissioners are invited.

Commissioner Person-Polk: I'd like to entertain a Motion to accept the Executive Director's report:

Commissioner Hudson: Motion.

Commissioner Soria Perez: Second.

Commissioner Person-Polk: Any Questions?

Commissioner Keys Frazier: Can someone tell me if all the issues relating to mold in the homes were taken care of... 129 Rand Street?

Malcolm Isler: The two concerns from the last board meeting with issues 129 Rand Street, the staff did go into the home and created work orders to address her concerns and another is on Moore Street, and that resident is in the process of being transferred....

Commissioner Keys Frazier: Everlynia Hudson, 2019 Westminster Ave, had complained that there was a foul odor coming from under her house...

Malcolm Isler: It's the sewer system..... the City's Director of Public Works have been notified for a second time with regard to that issue and he said he was going to address it with NJ American Water.

Commissioner Keys Frazier: How long ago was that...?

Malcolm Isler: We did it the first time, we complained about it in July, we noticed the City about it, this came up again at the last board meeting in September and we again sent another e-mail...it's a City issue that they have to address with NJ American Water..

Commissioner Keys Frazier: Is the resident supposed to live with the smell, which maybe a health hazard.... it is unfair to the resident and if she has children....to have to wait on the City and water company, etc...

Victor D. Figueroa: I will personally bring up the issue with the Mayor's office.

Commissioner Keys Frazier: The resident is still in this unit, can we transfer her to another unit?

Malcolm Isler: Explained that it's not just her unit... it's the entire street. The smell comes and goes, it's near the bottom of Westminster as you get closer to Randolph Street with the sewer system in that area. The residents were informed

that Michaels is aware of the issue and that problem will be included under the improvements under the RAD project. The Board took a position that they were going try to help us by addressing the issue with the City officials to try to get it addressed.

Commissioner Keys Frazier: This is a bothersome issue, its health concerning. We don't want to be sued, as well as the City.

Commissioner Person-Polk: It's not HACC's responsibility...the problem lies with the City of Camden.

Commissioner Keys Frazier: This is a health problem and we cannot wait for the City to address this issue, the issues needs to be expedited immediately.

Victor D. Figueroa: Asked his staff to remind him to address the issue with the Mayor's office tomorrow.

Commissioner Keys Frazier: What is the status of the Caterpillar issue?

Malcolm Isler: HACC received three (3) quotes for services; a requisition was put in to Miller's Tree Service to remove the two smaller trees.

Commissioner Keys Frazier: Why do you have to remove the trees, can't you get an exterminator??

Malcolm Isler: Explained that he was instructed to remove the trees.

Victor D. Figueroa: The tree produces these caterpillars every year, so it's an annual problem beginning in September, so it's wise to remove the trees.

Commissioner Person-Polk: Are there any other comments from the Commissioners regarding the Executive Director's Report?

Commissioner Cunningham: The trees definitely have to be removed because the Caterpillars will come back every year so it's cheaper to remove the trees than it is to maintain them.

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

Victor D. Figueroa:	Commissioner Cunningham	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Hudson	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Person-Polk	Yes

Victor D. Figueroa: The Special Presentation will be held at next month's meeting because the recognized employee is out sick.

Commissioner Keys Frazier: Are they the only two celebrating 25 years?

Victor D. Figueroa: Yes, last month we did Melvin Gibson, this month it's Marilu Mendez... they are celebrating 25 years.

RESOLUTIONS:

Resolution 18-50 – Resolution authorizing the transaction, approving the submission of the Housing Authority of the City of Camden (“Authority”) 2019 Annual Plan and 5-Year Plan 2019-2023 to the U.S. Department of Housing and Urban Development (HUD), and authorizing the Executive Director or designee to execute documents and to do all things necessary to effectuate the transaction.

Resolution 18-51 - Resolution authorizing the transaction, approving holidays for FY – 2019 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Resolution 18-52 - 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 2019 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 18-53 - 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 2019 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Resolution 18-54 - Resolution authorizing the transaction, authorizing the Executive Director to sign three HUD- 1044's forms for the Assistance Award/Amendment for the Neighborhood Planning Grant of \$350,000 for Ablett Village in the Cramer Hill neighborhood, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 18-55 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, October 17, 2018.

Resolution 18-56 - Resolution authorizing a contract between the Housing Authority of the City of Camden (HACC) and South Jersey Energy for retail electric supply services, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Resolution 18-57 - Resolution approving the HACC payment register for the month of September 2018.

Resolution 18-58 – Resolution authorizing the Executive Director to execute and deliver all closing documents pertaining to the Branch Village Townhomes (Phase II) Rental Assistance Demonstration and Choice Neighborhoods Initiative transaction and authorizing the Executive Director to take such other actions as the Executive Director deems necessary to carry out this resolution and closing.

Commissioner Person-Polk:
Malcolm Isler:

Resolution 18-50:

Resolution Authorizing the transaction approving the submission of the Housing Authority of the City of Camden 2019 Annual Plan and Five-Year Plan for fiscal years 2019-2023. This is consistent with Section 5-11 of the Quality Housing Work Responsibility Act. The Authority must develop an annual plan and the Plan must detail the immediate operations, program participations, program services and the agency's strategy for having operational and residents' concerns for fiscal year 2019.

Commissioner Person-Polk:
Laverne Williams:

Any questions from the Public on Resolution 18-50?

1655 Park Boulevard - Is this Resolution in reference to the Five-Year Plan?

Commissioner Person-Polk:

Acknowledged that it was about the Five-Year Plan. Any other comments?

I'd like to entertain a Motion to accept Resolution **18-50**.

Commissioner Hudson:

Motion.

Commissioner Keys Frazier:

Second.

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

Victor D. Figueroa: Commissioner Cunningham Yes
Commissioner Keys Frazier Yes
Commissioner Hudson Yes
Commissioner Soria-Perez Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: **Resolution 18-51:**

John Kostyal: Resolution 18-51 is authorizing the transaction, approving the holiday for FY -2019 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction. We as the Housing Authority generally observe the holidays that are set and observed by the State of New Jersey and HACC recommends the holiday in the schedule that you've been provided.

Commissioner Person-Polk: Any questions from the public?

Laverne Williams: 1655 Park Boulevard - Are the dates on the calendar listed...

Commissioner Person-Polk: Confirmed that the dates are when the Authority will be closed and the dates are in the binder.

Any questions from the Commissioners? Seeing none, I'd like to entertain a Motion to accept Resolution **18-51**.

Commissioner Soria Perez: Motion.

Commissioner Keys Frazier: Second.

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

Victor D. Figueroa: Commissioner Cunningham Yes
Commissioner Keys Frazier Yes
Commissioner Hudson Yes
Commissioner Soria-Perez Yes
Commissioner Person-Polk Yes

Commissioner Person-Polk: **Resolution 18-52:**

Eric M. Bernstein, Esq.: Mr. Bernstein asked if the notice for this year's Board Meetings included the change for the November meetings? Because the Regular November meeting which is normally the third Wednesday of the month the date has been changed. The November meeting because of the Thanksgiving holiday, the date was changed. The Board has to take an action to change the date of the meeting because it's not consistent with the normal schedule.

Commissioner Cunningham: Suggested that since the August meeting was on the schedule and there was no meeting held in August, and the November is so close to Thanksgiving we should keep the August meeting and a set another schedule.

Eric M. Bernstein, Esq.: Suggested if the Board is going to cancel the August meeting it should be taken off the scheduled now, if not, you would have to publish another notice stating that it is being cancelled...and the November 20, 2019 does not coincide with Thanksgiving.

Traci Willis: Traci Willis Director of the Housing Choice Program: Resolution 18-52 – establishing the date of Caucus Meetings for the Housing Authority of the City of Camden, as the third Wednesday of each month for the calendar year 2019 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Eric M. Bernstein, Esq.: Since Resolutions 18-52 and 18-53 are basically the same regarding the dates for Regular meeting and the Caucus meeting for the calendar year 2019, comment and vote both Resolutions at the same time together.

Commissioner Person-Polk: **Resolution 18-53**

Traci Willis: Traci Willis Director of the Housing Choice Program: Resolution 18-53 – establishing the date of Regular Meetings for the Housing Authority of the City of Camden, as the third Wednesday of every month for the calendar year 2019 and authorizing the Executive Director or his designee to do all things necessary to effectuate this authorization.

Commissioner Person-Polk: Any comments from the public on Regular schedule meetings for 2019 and Caucus meetings for 2019.

Laverne Williams: 1655 Park Boulevard - When the new schedule is available will it be posted in the office? I would like to have a copy of it.

Commissioner Person-Polk: Yes, it will be posted.

Victor D. Figueroa: The schedule will be posted on the HACC website.

Commissioner Person-Polk: Commissioners do you have any questions?
Seeing none, Motion to accept Resolutions **18-52** and Resolution **18-53**.

Commissioner Keys Frazier: Motion.

Commissioner Soria Perez: Second.

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

Victor D. Figueroa: Commissioner Cunningham Yes (2)
Commissioner Keys Frazier Yes (2)
Commissioner Hudson Yes (2)
Commissioner Soria-Perez Yes (2)
Commissioner Person-Polk Yes (2)

Commissioner Person-Polk: **Resolution 18-54**

Charles Valentine: Charles Valentine, Director of Modernization for the Housing Authority of the City of Camden; Resolution 18-54 authorizing the Executive Director to sign three (3) HUD-1044 budget forms for the Planning Grant and also the grant agreement as well as acknowledges the retention during the grant period of Kitchen and Associates as the Planning Coordinators for the grant as specified in the application.

Commissioner Person-Polk: Any questions from the Public on Resolution 18-54?

Laverne Williams: 1655 Park Boulevard - Ablett Village got \$350,000, Is this for a training program?

Victor D. Figueroa: The funds are for the Jobs Plus Grant for Ablett Village which is a different grant that was awarded recently. The Grant is for Ablett Village, they were eligible for it and no other site was eligible.

Laverne Williams: Please explain how the training grant will work?

Victor D. Figueroa: The grant is for unemployed and under-employed residents at Ablett Village to be able to receive training and to seek a better paying jobs.

Laverne Williams: What type of training?

Victor D. Figueroa: We are developing that plan now. We will be working with the Work Force Development Board and the Camden County One Stop Center.

Laverne Williams: I would like a copy of the plan.

Commissioner Person-Polk: Any questions from the Public?

I'd like to extend a Motion to accept Resolution **18-54**.

Commissioner Keys Frazier: Motion.

Commissioner Hudson: Second.

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

Victor D. Figueroa:	Commissioner Cunningham	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Hudson	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: The Managers can now come forward.
MANAGERS: Wanda Riley, Acting Senior Property Manager.
 Geraldine Taylor, McGuire Gardens, Assistant Property Manager.

PUBLIC PARTICIPATION

Commissioner Person-Polk:	Public Participation
Norman Lee:	Norman Lee, City of Camden: regarding the issue with the sewer, call Public Works and they will come out with a sewer vac machine, the lines are waste line for fresh water drain water; bottles and trash that clog the drains. You have to call the Department of Public Works. The drains are full.
Commissioner Person-Polk:	Who at HACC needs to call Public Works??
Norman Lee:	Stated that Malcolm Isler needs to call Public Works to address the sewer problem.
Malcolm Isler:	Malcolm Isler responded that he was in contact with Keith Walker from the Department of Public Works via e-mails and he has since been non responsive.
Maynard Hall:	I have an issue with the water in my bathroom, the water smells very bad and leaves a residue and cause discoloration to the bathtub. I got a rash from the water and cannot use the water unless I boil it to brush teeth. What can we do as residents to move forward to get the ball rolling??
Commissioner Person-Polk:	These are two separate issues: (1) is American Water/Sewer and (2) Discoloration and foul smelling water.
Victor D. Figueroa:	Two issues and I will be bringing the issues to the Mayor's attention; the City is trying to address this issue with American Water.
Commissioner Person-Polk:	Suggested that the water should be tested and the residents should be notified.

Laverne Williams: 1655 Park Boulevard - How successful is the YouthBuild Program? After training from the YouthBuild Program, where are they working? Do you have affirmative action within the Housing Authority... To ensure the kids get jobs within the City of Camden. What is OSHA training, are people getting jobs from this OSHA training program, how much do they get paid?

Victor D. Figueroa: If Jobs are available they can apply, if there are no jobs they are referred to the Workforce Development Board or the Camden County One Stop Center. It is a federal law that they get hired after training.

Yocontalie Jackson: Choice Neighborhood Coordinator - Yes there was a ten (10) hour OSHA training; Sixteen (16) people went through the training, some of the individuals were from the YouthBuild Program and others were from Branch Village and other places within the Housing Authority. The purpose of the training was to prepare them to work on the Branch Village project, where they will be building the Townhomes. We couldn't have anyone working on that site that did not complete the ten (10) hour OSHA training. There are three (3) individuals from Branch that are currently working on the Branch site doing demolition. The demolition is in the first stage, after that they will be going to other stages of construction which has not happened yet. There is still a lot of work to be done. We anticipate having twenty (20) individuals working on the site. Another thing that we are doing is when we get information from the One Stop Center, we ensure that the case management/case worker get the information so that they can share the information with the residents of the Housing Authority so they can apply for the jobs. We also have individuals who work for the Action Pack, which is a packing facility. We had eight (8) individuals who worked there as temporary employees for ninety (90) days and then they would get hired permanently. We are actively working to get individuals hired.

Laverne Williams: Is concerned about Section 3 - they are supposed to hire Camden residents... the concerns are under Section 3... are residents being hired?

How many one-bedroom houses are being built in the second mid-rise?

Charles Valentine: Prior to the meeting Ms. Williams asked me that question, specifically about the one-bedrooms in the next phase

because they're Townhouses at Branch Village, so she can move back. I told her I would get her the information.

Ella Baker:

Ella Baker, President, McGuire Gardens – re: petition for Donna Ellis, not to return to McGuire - Why is she coming back to McGuire Gardens? We are trying to move forward.

Commissioner Person-Polk:

Explained that the Board cannot comment on personnel matters. There will be another chance for the Public to comment after closed session.

I'd like to entertain a Motion to go into Closed Session, Resolution **18-55**.

Commissioner Cunningham:

Motion.

Commissioner Hudson.

Second.

Commissioner Person-Polk:

It has been properly Moved and Seconded. Roll Call.

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazier	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

CLOSED SESSION

Eric M. Bersnstein, Esq.:

The reasons foreseen Mr. Figueroa are Contract Litigation and Personnel matters with South Jersey Energy, Attorney Client Issues, and negotiations of Collective Bargaining involving Branch Village.

Commissioner Person-Polk:

Resolution 18-56:

Theresa Thompson:

Resolution authorizing a contract between the Housing Authority of the City of Camden (HACC and South Jersey Energy for retail electric supply services, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Maynard Hall: Stated that the air conditioner in the Community Room stays on all of the time in the summer months, even when no one is in the building.

Victor D. Figueroa: Stated that he will have someone look into the matter.

Commissioner Person-Polk: I need a motion for Resolution **18-56**.

Commissioner Keys Frazier: Motion.

Commissioner Soria-Perez: Second

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazier	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 18-57:**

Traci Willis: Resolution approving the HACC payment register for the month of September 2018.

Commissioner Person-Polk: Are there any questions?

Laverne Williams: Requested a copy.

Commissioner Person-Polk: I'd like to have a motion to accept Resolution **18-57**.

Commissioner Keys Frazier: Motion.

Commissioner Cunningham: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazer	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: **Resolution 18-58:**

Charles Valentine: Resolution authorizing the Executive Director to execute and deliver all closing documents pertaining to the Branch Village Townhomes (Phase II) Rental Assistance Demonstration and Choice Neighborhoods Initiative transaction and authorizing the Executive Director to take such other actions as the Executive Director deems necessary to carry out this resolution and closing.

Commissioner Person-Polk: Are there any questions? I'd like to entertain a motion to accept Resolution **18-58**.

Commissioner Soria-Perez: Motion.

Commissioner Keys Frazier: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazer	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk: I'd like to entertain a Motion to accept the one hire of a Customer Service Representative.

Commissioner Cunningham: Motion.

Commissioner Hudson: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazer	Yes
Commissioner Hudson	Yes
Commissioner Soria-Perez	Yes
Commissioner Person-Polk	Yes

(*Commissioner Person-Polk left the meeting)

Eric M. Bernstein, Esq. Motion to change the November 14, 2018 meeting date to November 19, 2018.

Commissioner Keys Frazier: Motion.

Commissioner Cameron Hudson: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazer	Yes
Commissioner Hudson	Yes
Commissioner Miller	Yes
Commissioner Soria-Perez	Yes

Commissioner Cunningham: I'd like to have a Motion to Adjourn the meeting:

Commissioner Keys Frazier: Motion.

Commissioner Cunningham: I'd like to have a Motion to Adjourn the meeting:
 Commissioner Keys Frazier: Motion.
 Commissioner Soria-Perez : Second.
 Commissioner Cunningham: It's been properly moved and seconded, roll call.

Victor D. Figueroa: Commissioner Cunningham Yes
 Commissioner Keys-Frazier Yes
 Commissioner Hudson Yes
 Commissioner Soria-Perez Yes

ADJOURNMENT: 8:22PM

Attested to this 17th day of October, 2018.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL: 

Deborah Person-Polk, Chairperson
Board of Commissioners