

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 19, 2018

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on June 20, 2018 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba Hicks began the meeting with an invocation, and salute to the flag. Those present were as follows:

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

Mr. Victor D. Figueroa, Executive Director
Ms. Kathryn Blackshear, Deputy Executive Director
Ms. Sadyhe Bradley, General Counsel
Mr. Charles Valentine, Director of Modernization
Mr. Daniel Aronson, Director of Finance
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. Dorixe DeJesus, HACC Executive Office

I. MEETING CALLED TO ORDER

Mr. Philip George, 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 Hudson	Here
	Commissioner Miller	Absent
	Commissioner Quiñones	Here
	Commissioner Soria-Perez	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Commissioners Keys Frazer and Miller have been excused from this meeting:

There are no minutes to approve for the September 19, 2018 board meeting due to computer issues. The minutes will be approved at the next meeting.

RESOLUTIONS:

Resolution 18-45 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, September 19, 2018.

Resolution 18-46 - Resolution approving the HACC payment register for the month of July 2018.

Resolution 18-47 - Resolution approving the HACC payment register for the month of August 2018.

Resolution 18-48 - Resolution authorizing the award of a contract for a Financial Analyst to assist the HACC in finding available funding sources for housing transactions, and assisting with Rental Assistance Demonstration (RAD) transactions, Low Income Housing Tax Credit (LIHTC) projects, as well as other real estate transactions, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 18-49 - Resolution Approving and Authorizing the Executive Director of the Housing Authority of the City of Camden to Submit a Rental Assistance Demonstration (RAD) Portfolio Application to HUD.

Victor D. Figueroa: **25-Year Presentation – Melvin Gibson**
Announced that with great appreciation and thanks for all his good work, Melvin Gibson has served for twenty-five years with the Housing Authority of the City of Camden and given a plaque.

Commissioner Person-Polk: Old Business - Executive Director's report

Victor D. Figueroa: Executive Director's reports for July and August were abbreviated and no reports are available due to computer issues.

Commissioner Person-Polk: I would like to entertain a motion to accept the Executive Director's reports for July and August 2018.

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 Hudson	Yes
Commissioner Quiñones	Yes
Commissioner Soria Perez	Yes
Commissioner Person-Polk	Yes

NEW BUSINESS:

Commissioner Person Polk: Resolution ~~18-45~~ – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, September 19, 2018

I'd like to entertain a Motion to go into Closed Session.

Commissioner Soria Perez: Motion.

Commissioner Quiñones: Second

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Hudson	Yes
Commissioner Quiñones	Yes
Commissioner Soria Perez	Yes
Commissioner Person-Polk	Yes

Philip George: Just note for the record that during the Executive session matters to be discussed may involve contract matter, litigation and personnel in review of Resolutions.

CLOSED SESSION

Philip George: Explained to the public what was discussed in the Executive Director's meeting: RFP, some personnel matters were discussed, as well as the contracted IT provider. Nothing else was discussed no actions were taken during the Executive session. All Commissioners that started the session remained during the entire session and are now back in Regular session.

Commissioner Person-Polk **Resolution 18-46** - Resolution approving the HACC payment register for the month of July, 2018.

Resolution 18-47 - Resolution approving the HACC payment register for the month of August, 2018.

Malcolm Isler. Malcolm Isler, Director of Asset Manager, Good Evening Madame Chair and Board of Commissioners; we're requesting an approving of the payment register for the months of July 2018 and August 2018.

Commissioner Person-Polk: Are there any questions from the public about Resolutions 18-46 or Resolution 18-47?

Seeing none, I'd like to entertain a Motion to accept Resolutions **18-46** and Resolution **18-47**.

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 Hudson	Yes
	Commissioner Quiñones	Yes
	Commissioner Soria Perez	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: We will now have presentation on Resolution 18-48.

Theresa Thompson

Resolution 18-48 – is a Resolution authorizing the award of a contract for Financial Analyst to assist the Housing Authority of the City of Camden, in finding available funding sources for housing transactions and assisting with Rental Assistance Demonstration (RAD) transaction to low income housing tax credit projects as well as other real estate transactions and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction; there was a Bid for a formal RFP for this service and the contract was awarded to NW Financial Group with expenditure not to exceed \$96,000.

Commissioner Person-Polk:

Are there any questions from the public about Resolutions 18-48? Commissioners do you have any questions? Seeing none, I'd like to enter a Motion to accept Resolution **18-48**.

Commissioner Hudson:

Motion.

Commissioner Quiñones:

Second.

Commissioner Person-Polk:

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Hudson	Yes
Commissioner Quiñones	Yes
Commissioner Soria Perez	Yes
Commissioner Person-Polk	Yes

Commissioner Person-Polk:

Resolution 18-49: Resolution requesting authorization and approval of the Board of Commissioners to submit a Rental Assistance Demonstration (RAD) portfolio application to HUD. HUD has created a revenue neutral program, which gives PT the opportunity to convert their Section 9 program, which is public housing program, to the section 8 voucher subsidy program, as such the authority has taken advantage of the RAD program with regards to properties at McGuire Gardens and Branch Village; whereas, the Authority submitted a RAD portfolio letter of interest on July 24, 2018, upon consideration of the latest presentation made to the commissioners and residents including the most recent presentation of the Special meeting on September 5, 2018; the Authority wishes to convert the remaining housing units to its entire portfolio the RAD project lease vouchers. As such we request permission for authorization.

Commissioner Person-Polk: Are there any questions from the public about Resolutions 18-49? Commissioners do you have any questions? Seeing none, I'd like to entertain a Motion to accept Resolution **18-49**.

Commissioner Soria-Perez: Motion.

Commissioner Quiñones: Second.

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

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

PUBLIC PARTICIPATION:

Esther Tony: 129 Rand Street, Camden, New Jersey
Complained of disrepair in her home, mold in cabinets and window sills, electric switches not working, nothing is happening.

Commissioner Person-Polk: INAUDIBLE

Dawn Smith: Stated that his home needs painting and that she was on the waiting list at least 3-5 years, would like HACC to use semi-gloss paint instead of flat. Stated that the walls were almost down to sheetrock.

Leslie Santiago: Stated that she is being moved around and is homeless; she was on the waiting list but was removed.

Malcolm Isler: Mr. Isler responded by saying that he has 15 days to respond to Ms. Santiago's Motion and will be sending her an official copy of why she was removed from the waiting list.

Christine Carstarphen: (left the meeting)

Barbara Tirado: 2208 Jones Street, Camden, New Jersey.
Would like to live in a handicap unit, she didn't realize that she didn't have to move; wants unit updated.

Ella Baker: 156 Pfeiffer Street, Camden, New Jersey.

Ms. Baker has concerns about moving into the hotel due to renovations on her home; if her home furniture items will be in storage.

Commissioner Person Polk: INAUDIBLE

Yvette Morris: Yvette Morris, 101 Pfeiffer Street, Camden, NJ – What is the time line for residents to move into the hotel? Will the move be before the winter months?? She does not want to move out to have repairs done to her unit. She was told that she had to re-apply after she moves out to be able to come back to her new unit.

Victor D. Figueroa: Explained that in all the meetings he attended, he has never heard about re-applying.

Everlyna Hudson: 2019 Westminster Avenue, Camden, New Jersey. Ms. Hudson complained of smells coming to her unit, the problem is coming from underneath the unit.

Malcolm Isler: Malcolm Isler explained that the problem and concerns are the City of Camden's responsibility and that it's a pumping problem, which is an ongoing problem.

Commissioner Person Polk: Suggested that the problem be brought to the Mayor's attention and the Department of Health.

Maynard Hall: Requested a Spanish Speaking meeting for the Spanish speaking population at McGuire Gardens.

Victor D. Figueroa: Stated a meeting is scheduled for September 25, 2018 at 5:30pm.

Donna Moyer: 2311 Jones Street, Camden, New Jersey. Ms. Moyer complained that for two years there is a caterpillar infestation in the trees and grass in front and behind her house; the caterpillars are coming into the house, she taped her doors and windows closed to keep out the caterpillars - she asked to have the trees removed or to be moved to another housing unit.

Malcolm Isler: Malcolm Isler responded that he is expecting a quote from an exterminator to have the trees removed; the trees will not be cut down.

Commissioner Person Polk: Agreed with Ms. Moyer that the caterpillar infestation is a problem and needs to be addressed immediately.

Nikia ????: 81 Morse Street, Camden New Jersey.
She stated that she has children with asthma and complained of mold in her bathroom and kitchen.

Victor D. Figueroa: Conveyed to Malcolm Isler to address all issues with mold immediately.

Commissioner Person-Polk: Personnel Actions for Full Time Executive Legal Assistant effective 8/13/18 and Part Time Groundskeeper effective 7/19/18.

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

Commissioner Quiñones: Motion.

Commissioner Soria-Perez: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Hudson	Yes
Commissioner Quiñones	Yes
Commissioner Soria Perez	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 7:02PM

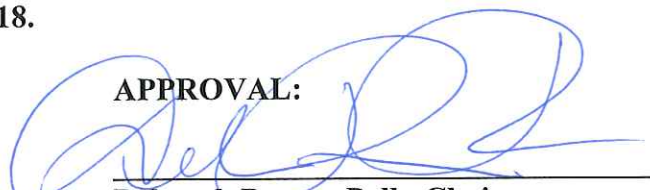
Attested to this 19th day of September 2018.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
Board of Commissioners