

# 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, SEPTEMBER 5, 2018

The Board of Commissioners of the Housing Authority of the City of Camden met for a Special Meeting on September 5, 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 Patricia Cunningham  
                                  Commissioner Deborah Keys Frazier  
                                  Commissioner Cameron Hudson  
                                  Commissioner Alan Miller  
                                  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

## I. MEETING CALLED TO ORDER

Mr. John P. Kaplan, Esq., of 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 Patricia Cunningham	Here
	Commissioner Deborah Keys Frazier	Here
	Commissioner Cameron Hudson	Here
	Commissioner Alan Miller	Here
	Commissioner Luis Quiñones	Here
	Commissioner Nohemi Soria-Perez	Here
	Commissioner Deborah Person-Polk	Here

**Resolutions:**

**Resolution 18-44** - Resolution authorizing a Closed Session of the Special Meeting of the Board of Commissioners on Wednesday, September 5, 2018.

Commissioner Person-Polk: Old Business.

Victor D. Figueroa: None at this time.

Commissioner Person-Polk: New Business

Victor D. Figueroa: Announced the passing of Traci Willis' mother, Aaron Yelverton's brother – Our hearts and prayers are with these two families.

Received letter from HUD announcing that we received the Choice Neighborhood Planning Grant for Ablett Village for \$350,000.00. Thanked everyone for the assistance in putting together the grant and thanked Mayor Moran for his support.

Commissioner Person-Polk: Invited Mayor Moran to come forward and say a few words.

Mayor Moran: First and foremost I want to give you a big round of applause for all you are doing. It's wonderful and it's showing all around. I am here tonight to talk about the future of the Housing Authority and as we celebrated yesterday the \$1.7 Million Dollars with Tracey Powell, President of Ablett Village Resident Association, we were just awarded the Choice Planning Grant. It is an honor for me and meant for me to be in office to send that letter to get us over the top because I truly believe in what we are doing. I am accompanied here by my Chief of Staff, Angela Johnson, my right hand and she is doing a wonderful job. But I want to say that Camden's time has come. All cylinders are running at the same time. It's not by coincidence, I am a man of faith and I believe that God has us here at this time at the right time. Your commissioners here have a task at hand and a task at hand that's going to have an effect on thousands of residents.

Just to give you a little history, I was on City Council for 20+ years and I have the honor of being Mayor for 8 months into my administration and I know the challenges

that we've had over the last 20+ years in public housing, but I must say that the Housing Authority is second to none in this nation right now because of the leadership. The favor is upon you, the favor is upon the city. I had a trip to DC several months back to talk about CDBG funding, public housing and everything that HUD does. When the new administration in DC took over it wasn't promising for us but there is a silver lining in the rhetoric and madness that is going on in DC that is allowing us to progress during some tough times and I am so glad that we have the right individuals in place to make this happen. What I want to say to the residents of McGuire Gardens particularly that are here is that you know I had your back 20+ years ago when we got the first funding, I believe it was URD, back in the day. I remember sitting here and we had Andrew Cuomo, current Governor of New York, Westfield Acres turn into a role model community. What we are doing at the Branches, what we are doing across the board and now to know that we have the Choice Grant where we will design and create changes at Ablett Village. It's God and I appreciate the fact that you open up with a prayer, but God has put the right people at the right time to lead this and I want the residents to know as I had your back 20+ years ago as a councilperson, I have your back as the Mayor of this great city and I am confident that the decisions that are going to be taken here by this board of commissioners will be in the best interest of the residents of this city across the board. So, I just want to say thank you for serving commissioners, because you do not get paid for this, but every decision you make has an impact on someone's life and future generation. I join at hand to hand, hip to hip to make sure that what we are setting out to do is seen and is seen through. With that being said, I am going to sit and listen to the proposal that's before us because we know that quality of housing and providing good housing cost a lot of money and as I said during last year and I say this now, that just because you live in public housing does not mean that you are any less than any resident that owns a property around the perimeter or any public housing site within the City of Camden. We are going to make sure working with leadership and commissioners that we give you that, so Madame Chairwoman Polk, thank you for what you are doing. Under your knowledge and your commitment and passion for this work what you are doing is a calling, it's not a job, it's a calling and it is a ministry, so I am going to hang around for a while because it's an exciting time for public housing and thank you for the support that you all give me and my administration. Let's keep Camden

moving forward and I look forward to a long working relationship with all of you in this room. Thank You.

Victor D. Figueroa:

I think we've said everything that we have to say. There are some heavy duty decisions that we have to make. Like I said, public housing is in its twilight, RAD may or may not work for all of our sites and we have to get on that queue to be able to be considered.

Commissioner Person-Polk:

Commissioners how do you feel, would you like to have another meeting and what would you like for it to entail. I am trying to take in every consideration every precaution.

Discussion between Commissioner Polk and Commissioner Keys Frazier.

Commissioner Person-Polk:

I want to make sure that any concerns or questions that you may have are enough to make an informed decision....do you feel that we need another meeting?

Commissioner Miller:

Inaudible..... Suggested someone come down to explain RAD from a different perspective. Suggested find a new impartial person, somebody that can present to the residents.....(inaudible) I appreciate Michaels for stepping in but I am always .....(inaudible) I think the residents deserve a presentation done by an unaffiliated.....

Commissioner Person-Polk:

Inaudible

Commissioner Miller:

All I am saying is that the residents deserve a presentation by a non-biased entity as to the pros and cons.

Commissioner Person-Polk:

I told you that the residents should be given a meeting, given the information and they decide whether or not. That's what we have in this book. McGuire is in here...how many meetings did we have with McGuire?

Victor D. Figueroa:

A bunch

Commissioner Person-Polk:

Is this true...this is about the RAD, this is about McGuire...We've met with McGuire and Branch as well. If we are going to do it, we have to document it just like that, have the meetings on record. We have meetings before and after and we are still dealing with the same issues from 2013.

Inaudible

Victor D. Figueroa:

Just for clarification HUD has already approved McGuire and so....

Inaudible – Discussion held

Kathryn Blackshear:

Inaudible

Commissioner Person-Polk:

From my understanding, if we are on that list, then we can do RAD ourselves....right.

Victor D. Figueroa:

Once we get on the list, we have to get on the list first.

Commissioner Person-Polk:

.....It wasn't that I'm saying that I'm bringing Michaels' here, I just didn't know who else. I want all commissioners to hear about the RAD.

Inaudible

Discussion about RAD materials received in the board books.

Victor D. Figueroa:

But the reason for the book was there are commissioners on the board now that did not have the privilege of seeing this information. This way all commissioners can have all of the same information.

Just to be clear for the board of commissioners, if we choose to go with a developer, we have to go with a RFP process.

Charles Valentine:

To the question what is the next step: If the HACC chooses to do a portfolio application, the portfolio application itself is easy, we have to list all of our developments, amp numbers and number of unit, but when you submit it you have to submit a RAD application for at least 50% of those developments and then the other 50% you have to submit another RAD application within 365 days. And just to let you know just because you submit an application you don't have to go to closing. We submitted applications in 2013....

Victor D. Figueroa:

Discussion about Travel request

Commissioner Person-Polk: Can I get a motion to adjourn?

Commissioner Cunningham: Motion.

Commissioner Keys Frazier: Second.

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

Victor D. Figueroa:
 

Commissioner Patricia Cunningham	Yes
Commissioner Deborah Keys Frazier	Yes
Commissioner Cameron Hudson	Yes
Commissioner Alan Miller	Yes
Commissioner Luis Quiñones	Yes
Commissioner Nohemi Soria-Perez	Yes
Commissioner Deborah Person-Polk	Yes

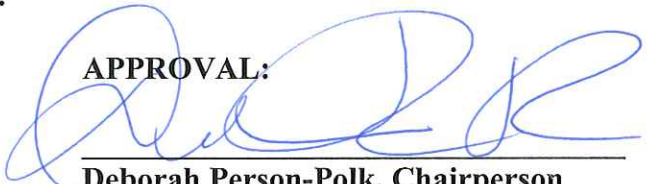
**ADJOURNMENT: 7:05PM**

**Attested to this 5th day of September, 2018.**

**ATTEST:**

  
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**Victor D. Figueroa**  
**Executive Director**

**APPROVAL:**

  
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**Deborah Person-Polk, Chairperson**  
**HACC Board of Commissioners**