

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, APRIL 17, 2019

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on Wednesday, April 17, 2019 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. Reba V. Hicks, Executive Secretary
- Ms. Sadyhe Bradley, General Counsel
- Mr. Charles Valentine, Director of Modernization
- Ms. Melody Williams-Johnson, Director Section 8
- Ms. Edith Pagan, Director of Resident Initiatives
- Mr. John Kostyal, Human Resources Manager
- Ms. Jasmine Kee, Purchasing Specialist
- Ms. Wanda Riley, Acting Asset Manager
- Ms. Dorixe DeJesus, HACC Executive Office
- Ms. Marilu Mendez, Property Manager, Three Towers
- Mr. Melvin Gibson, HACC
- Ms. Tyrekia Bradley – Roosevelt Manor 7,12
- Ms. Geraldine Taylor – McGuire Gardens
- Ms. Daniela Cerullo, HACC
- Ms. Dwana White, HACC
- Ms. Cyndor Benjamin, HACC
- Ms. Ronelle Brown, HACC
- Ms. Maria Meran – Morgan Village/ Branches
- Ms. Margaret Reddick, HACC
- Ms. Maynard Hall, McGuire Gardens Resident
- Ms. Naomi Williams, HACC
- Ms. Gladys DeGloria, McGuire Gardens Resident
- Ms. Carmen Alicea, McGuire Gardens Resident
- Ms. Kaberia Fussell

I. MEETING CALLED TO ORDER

Mr. Philip George, Esquire, of Eric M. Bernstein & Associates LLC, stated that this a Regular meeting of the Housing Authority of the City of Camden, Board of Commissioners for Wednesday, April 17, 2019, at 5:30p.m. This meeting has been duly advertised in accordance to Section 5 of the Open Public Meetings Act, Chapter 231 of P.L. 1975, and has been published and noticed in the appropriate places, and to the appropriate personnel as required by law, and is therefore called to order:

Philip George:	Commissioner Cunningham	Here
	Commissioner Keys Frazier	Here
	Commissioner Hudson	Here
	Commissioner Miller	Here
	Commissioner Soria-Perez	Here
	Commissioner Quiñones	Here
	Commissioner Person-Polk	Here

Commissioner Person-Polk: Approval of the minutes of the Regular meeting held on Wednesday, March 20, 2019.

Commissioner Keys Frazier: Motion.

Commissioner Cunningham: 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 Miller	Yes
	Commissioner Quiñones	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Person Polk	Yes

OLD BUSINESS:

Victor D. Figueroa: No Old Business.

Commissioner Person-Polk: Can I get an approval of the Executive Director’s Report

Commissioner Keys Frazier: Motion.

Commissioner Soria-Perez: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

NEW BUSINESS:

RESOLUTIONS:

Resolution 19-20 – Resolution granting permission from the Housing Authority of the City of Camden (HACC) and Board of Commissioners to reject the single proposal received and resolicit for Developer Partner.

Resolution 19-21 – Resolution approving and authorizing the Executive Director of the Housing Authority of the City of Camden to continue the reimbursement payments of the Part B Medicare recipients with an effective retirement date of January 1, 2007.

Resolution 19-22 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, April 17, 2019.

Resolution 19-23 – Resolution authorizing the use of vendors under the U.S. Communities Cooperation Contract, and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Victor D. Figueroa:

In Memoriam of Mrs. Kathryn Blackshear's mother and Cyndor Benjamin's mother: HACC conveys our Deepest Sympathy with our hearts and prayers to both of these long standing employees and their families. Announcements have been distributed of the viewings and funerals to the staff and to the commissioners.

Charles Valentine and I attended the annual NJNAHRO Capital Hill visits in Washington DC. The Theme for this particular was 'Connect to Purpose'. We visited the two senators of New Jersey as well as Congressman Norcross and this year's push by NAHRO requesting that we advocate for their following items: requesting full funding for Public Housing and Housing Choice Voucher Programs, and requesting greater regulatory flexibility by HUD. They also want us to impress upon whomever we speak with that the local Housing Authorities are the economic development engine for their regions. NAHRO indicated that HUD is pushing for the MTW program (Moving to Work) - this cohort #2, emphasis is on Rent reform. HACC will be submitting an application seeking the designation for the MTW under the Rent Reform program, also indicated that TOD (Transit Oriented Developments) is a critical pilot program to the Housing Programs which we had included one in Choice Neighborhood Implementation Program for Branch Village and now we've gotten the 9% and we are looking to continue working with that as well as the Home Ownership Program on site at Branch Village. We're currently working with the developer on this matter. In 2019 Legislative and Regulatory agenda was handed out to the Congressman and Senators. In 2010 there was shortfall of \$26 Billion dollars for capital funds or capital improvements that are needed. For 2019 there 'is a possible of a \$60-\$70 Billion shortfall. We reminded the elected officials that HUD needs help as well as the Housing Authority needs help to increase the funding streams. We also inquired about a local need for additional grant funding, we spoke about Ross, YouthBuild and Security. HACC advised them that we are one of the few housing authorities that have security personnel remaining. We requested help with funding to continue with security. Chuck and I met with Chuck Richman, the Director for HMFA advised us to tap into the unused tax credits from other states that normally go back to the U.S. treasury. NJ may have use for the funds. HUD is pushing for the repositioning housing option because they want to get away from public housing by pushing RAD. HACC successfully submitted our unedited SDF on time.

Commissioner Miller: Asked for an explanation regarding the TOD (Transit Oriented Developments), what are we requesting the Branch Village developers to do, to comply with the TOD?
Michael's is already working with the CFA, the TOD for Mt. Ephraim South.

Charles Valentine: Branch Village is not TOD, when we submitted the application for Branch we included a phase of TOD development at Ferry station because the application was part of the Choice Neighborhood, the entire neighborhood was part of Centerville and the southern portion of Mt. Ephraim South/Whitman Park.

Commissioner Miller: Asked how are we able to implement the TOD within the Choice Neighborhood; are we doing anything to promote the TOD within the community?

Charles Valentine: The TOD at Ferry Station is within the Choice Neighborhood boundary. We had proposed a child pediatric day care center, a pharmacy, and a credit union, on the ground floor of that unit; both market rate and subsidized.

Victor D. Figueroa: Stated that the TOD near Ferry Avenue Station has four floors.

Commissioner Miller: Asked about funding short fall and the large shortfall on the national level.

Victor D. Figueroa: HACC will try to work with the appropriation committees and sub-committees to try to push for full funding.

Commissioner Miller: Asked about the security funding - what happens when there's a short fall and using the unused low income tax credits from other states. How is that going to be usedis there a sort of mechanism? What is the time frame for them to get back to us if we can use some of the funding?

Victor D. Figueroa: Said that HUD should reply to us within a week.

Commissioner Person-Polk: **Resolution 19-20** – Resolution granting permission from the Housing Authority of the City of Camden (HACC) and Board of Commissioners to reject the single proposal received and resolicit for Developer Partner.

Jasmine Kee: HACC is asking for permission to reject a single proposal for the Developer Partner, revise the RFP and resolicit and resubmit for a RFP for Developer. This RFP is for developer

Partner is for the Ablett Village project/Choice application. We submitted the RFP to 13 potential partners and only received one back.

Commissioner Miller:

Why do you think we only got one proposal, please elaborate do we have a CV? How may RFP's were sent out?

Jasmine Kee:

Explained that HACC only received one proposal and there is no competition to Compare: CFR (Code of Federal Register) states that the technique of competitive proposal is normally conducted with more than one source submitting an offer. This RFP for developer Partner is for the Ablett Village project/Choice application. We submitted the RFP to 13 potential partners and only received one back.

Commissioner Miller:

Would you please explain to me what a development partner is?

Jasmine Kee:

Chuck, can you help with this question? A little bit in the past we've done Master Development Agreements with Master Developers, and in this case we're doing a development partner, so that we can be the other part of the partner. So, it's a partner that's going to work with us so the HACC has Watson Street Development Corporation, so instead of a Developer telling us what to do, we will work with the Developer to decide what to do. So that's the difference. We will do it together.

Commissioner Person-Polk:

Are there any questions from the public on this resolution.

Laverne Williams:

1655 Park Boulevard – I have a question regarding one person turning the application in and you're sending it out again to get more contracts to.....

Commissioner Person-Polk:

You need to have more than one

Laverne Williams:

You need more than one....okay. When is it due....when do they have to give you an answer?

Victor D. Figueroa:

You are putting it out again.....okay.

Commissioner Person-Polk:

I'd like to entertain a motion to accept Resolution 19-20.

Commissioner Keys Frazier:

Motion.

Commissioner Soria-Perez:

Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

Commissioner Person-Polk: We will now have Resolution 19-21 regarding approving and authorizing the Executive Director of the Housing Authority of the City of Camden to continue the reimbursement payments of Part B Medicare recipients.

John Kostyal: Presented Resolution 19-21.

Commissioner Person-Polk: Are there any questions commissioners?

Commissioner Miller: How much employee or former employee are we going to pay?

John Kostyal: The current reimbursement rate is \$135.50 per month.

Commissioner Miller: So, we are looking at \$540 per month and those payments go for how long?

John Kostyal: Roughly yes.....until the medicare would stop usually upon a person's death.

Commissioner Miller: And, would you verify for me that any former employee that retired after January 1, 2007 would not be receiving any more reimbursements?

John Kostyal: That is covered in the original resolution.... correct.

Commissioner Keys Frazier: How many people does this resolution speak on?

John Kostyal: So, we are looking at continuing payments for four (4) retirees. Those were the four that were identified with a January 1, 2007 date and their one dependent.

Commissioner Keys Frazier: And there are no others, as far as you know, that may be added on?

John Kostyal: All other retirees have dates after January 2007.

Victor D. Figueroa: I just want to clarify that there were other retirees prior to that date that were already receiving those benefits, so those individuals will continue receiving their benefits.

Commissioner Keys Frazier: Yes, I got that.

Commissioner Person-Polk: Are there any other questions? Seeing none, I'd like to entertain a motion to accept Resolution 19-21.

Commissioner Hudson: Motion.

Commissioner Cunningham: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

Victor D. Figueroa:

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

MANAGERS INTRODUCTION

Wanda Riley, Assistant Asset Manager and Property Manager AV/Chelton Terrace Phase 1
 Marilu Mendez, Property Manager, Three Towers
 Tyrekia Bradley – Roosevelt Manor 7,12 and Baldwin’s Run
 Geraldine Taylor – McGuire Gardens
 Maria Meran – Morgan Village/ Branches

Commissioner Person-Polk: Resolution 19-22 to go into closed session.

Commissioner Keys Frazier: Motion.

Commissioner Hudson: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

Victor D. Figueroa:

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

CLOSED SESSION

Commissioner Person-Polk: I'd like to make a motion to come out of closed session.

Commissioner Hudson: Motion.

Commissioner Cunningham: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

Philip George, Esq.: During the Executive Session, Resolutions 19-22 through 19-26 were discussed which involved some personnel matters and primarily contracting matters. All of the of the commissioners that started the executive session are back on the dais and the records and minutes will be released when necessary and appropriate under the Open Public Meetings Act.

Commissioner Person-Polk: Resolution 19-23 regarding authorizing the use of vendors under the U.S. Communities Cooperative Contract.

Jasmine Kee: Presented Resolution 19-23.

Commissioner Person-Polk: 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 19-23.

Commissioner Soria-Perez: Motion.

Commissioner Keys Frazier: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

Commissioner Person-Polk: We will now have presentation on Resolution 19-24 regarding the check payment register for March 2019.

Melvin Gibson: Presented Resolution 19-24.

Commissioner Person-Polk: Are there any questions from the public on Resolution 19-24?

Laverne Williams: 1655 Park Blvd. – I'd like to have a copy of the check payment register for the month of March 2019.

Commissioner Person-Polk: Are there any questions from the commissioners. Seeing none, I'd like to entertain a motion to accept Resolution 19-24.

Commissioner Keys Frazier: Motion.

Commissioner Quinones: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

Victor D. Figueroa:

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

Commissioner Person-Polk: We will now have presentation on Resolution 19-25 regarding ratifying the Certification of Acceptance and Acknowledgment as Qualified Purchaser of property know as 1073 Thurman Street, Camden, NJ.

Charles Valentine: Presented Resolution 19-25.

Commissioner Person-Polk: Are there any questions on Resolution 19-25 from the public?

Laverne Williams: 1655 Park Blvd. – Requested an explanation of NSP2.
Charles Valentine: Neighborhood Stabilization Program II. We received a grant outside of public housing. Provided an explanation that the property has to stay income eligible for 15 years, through 2027.

Commissioner Person-Polk: Motion to accept Resolution 19-25.

Commissioner Keys Frazier: Motion.

Commissioner Hudson: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

Commissioner Person-Polk: We will now have presentation on Resolution 19-26 regarding designating Edith Pagan, Director of Social Services, as an additional required signatory on the bank accounts of the Housing Authority of the City of Camden.

Melvin Gibson: Presented Resolution 19-26.

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

Laverne Williams: 1655 Park Blvd. – I need you to explain this to me?

Melvin Gibson: We have two (2) signatures for all of our bank activities and in case that system breaks down there should be a third person to serve as an alternate signer.

Commissioner Person-Polk: I'd like to entertain a motion to accept Resolution 19-26.

Commissioner Soria-Perez: Motion.

Commissioner Quinones: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

PUBLIC PARTICIPATION:

Maynard Hall: 202 Raritan Street, Camden, NJ

- Stated McGuire Gardens Manager messed up her rent receipt and now has issues that are not resolved
- Issues with her keys
- Re-routed a check (?)
- No meetings held for residents unless the President wants it

Naomi Williams: 1015 Central Avenue, Camden, NJ

- Stated that she is having a difficult time maintaining her home right now due to hot water heater, air conditioner and medical expenses
- She has to sell her home and wants to know the process to do so

Victor D. Figueroa: Will schedule a meeting with Ms. Williams
Appointment: Thursday, May 9th at 10:30am

Mark Willis – 1250 Market Street, Philadelphia, PA

- Is Kathryn Blackshear on the payroll?
- Philip George provided a statement about Ms. Blackshear being retired
- Why was she allowed to retire – Stated that he brought a possible complaint/crime to Victor D. Figueroa regarding her in December 2018
- Was this reported to the commissioners?
- How was she allowed to retire with the information that he reported?
- Stated that he has a relationship with Victor D. Figueroa that he needs to share with the board of commissioners
- Stated that Kathryn Blackshear and Malcom Isler.....all have been addressed with him
- He is going after one head at a time and next month it will be Victor D. Figueroa

Norman Lee – 3119 Ironside Road, Camden, NJ

- Why were his checks stopped? (Section 8 Landlord)
- Stated that he never received a letter stating that they were going to be stopped
- He wants late fees included
- Stated that he has a conference with unemployment

Laverne Williams – 1655 Park Blvd., Camden, NJ

- Stated that she has a concern with receiving responses in writing
- Stated that staff should be here to address concerns
- Stated that it's enough people here to get us a lawyer/lawsuit

Kevin Banfield – 414 Pfeiffer Street, Apt. B., Camden, NJ -

camdenaacp2080@gmail.com - (856) 214-5911 - (Newly Elected NAACP President)

- Stated that responding to questions in writing is a disservice – individuals from Camden get treated in a manner that continually disenfranchises them
- Why wasn't Camden a part of the HUD Funding \$24 million as was a part of the NJ.com – April 13, 2019 article
- Who can I sit down with to talk about housing
- Would like to discuss project based housing, affordable housing, how tenants are treated, management of seniors and to have dialogue
- Staff will set up meeting – Commissioners Quinones and Hudson requested to be in attendance

Maynard Hall – 202 Raritan Street, Camden, NJ

- Stated that she has been threatened and stalked
- She is requesting literature and pics regarding RAD
- Stated that McGuire Gardens Resident Board is in name only
- Stated the Resident Board President spoke to Michaels on the resident's behalf and doesn't feel that is right
- Who does she need to be talking to?

Ella Baker – 156 Pfeiffer Street, Camden, NJ

(Resident Board President)

In response to Ms. Hall's concern – The Resident Board meets with Michaels first and then she brings the information to the residents - Stated that her character speaks for itself

Commissioner Person-Polk: I'd like to entertain a motion to accept personnel actions; program coordinator/full time @ \$48,000.00 – ratification; career development case manager, Jobs Plus Grant/ full time at \$35,000.00 – ratification and recommendations.

Commissioner Cunningham: Motion.

Commissioner Hudson: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

Victor D. Figueroa:	Commissioner Cunningham	Yes
	Commissioner Keys Frazier	No
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Quiñones	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Person Polk	Yes

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

Commissioner Cunningham: Motion.

Commissioner Hudson: Second.

Commissioner Person-Polk: It has been properly moved and second. Roll Call.

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

ADJOURNMENT: 7:56PM

Attested to this 17th day of April, 2019.

ATTEST:

APPROVAL:



Victor D. Figueroa
Executive Director



Deborah Person-Polk, Chairperson
Board of Commissioners