

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, JANUARY 15, 2020

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on Wednesday, January 15, 2020, 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 Nohemi Soria-Perez
 Commissioner Luis Quiñones
 Commissioner Deborah Person-Polk

Mr. Victor D. Figueroa, Executive Director
Mr. Michael A. Armstrong, Michael A. Armstrong & Associates, LLC
Ms. Cristal Holmes-Bowie, Michael A. Armstrong & Associates, LLC
Mr. Charles Valentine, Director of Modernization
Ms. Edith Pagan, Director of Resident Initiatives
Ms. Melody Johnson-Williams, Director of Section 8
Ms. Wanda Riley, Director of Asset Management
Ms. Reba V. Hicks, Assistant to the Executive Director
Mr. Melvin Gibson, General Accounts Manager
Ms. Jasmine Kee, Purchasing Specialist
Mr. John Kostyal, Human Resource Manager
Ms. Nathyya Soto, Executive Secretary
Ms. Annette Hilton, Roosevelt Manor, Phase 5, 9 & 10
Ms. Michelle Washington, Chelton Terrace, Phase 1, & New Hope Properties
Ms. Geraldine Taylor, Property Manager, Ablett Village
Ms. Christina Brockington, Ingerman Management, Chelton
Mr. Ronald Spence, Assistant Property Manager, [Kennedy, Mickle and Westfield Towers]
Ms. Tyrekia Bradley, Property Manager [Penrose Management, Baldwin's Run, & Roosevelt Manor]

I. MEETING CALLED TO ORDER

Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC., stated that the Regular Meeting of the Housing Authority of the City of Camden, Board of Commissioners, for this Wednesday, January 15, 2020, is now open. The meeting has been duly advertised in the *Courier*

Post on January 9, 2020, in accordance with Section 5 of the Open Public Meetings Act, Chapter 231 of Public Law 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.

II. ROLL CALL

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

Victor D. Figueroa: We have a Quorum.

III. ELECTION OF OFFICERS

Cristal Holmes-Bowie: Called for an election of Officers of the Board of Commissioners: Chair of the Board of Commissioners.

Commissioner Soria-Perez: Nominated Deborah Person-Polk for 2020 as Chairperson.

Commissioner Keys Frazier: Nominated Cameron Hudson for 2020 as Chairperson.

Cristal Holmes-Bowie: Any other nominations? Is there a motion to close nominations for Chair at this time?

Commissioner Soria-Perez: Motion.

Commissioner Quiñones: Second.

Cristal Holmes-Bowie: Roll Call for Chairperson:

Commissioner Cunningham	Deborah Polk
Commissioner Keys Frazier	Cameron Hudson
Commissioner Hudson	Deborah Polk
Commissioner Soria-Perez	Deborah Polk
Commissioner Quiñones	Deborah Polk
Commissioner Person-Polk	Deborah Polk

- Congratulations were in order to Commissioner Person-Polk as the Chairperson. She asked for any issues to come to her to make things better. She stressed that she hoped to do a better job than she did last year and thanked everyone.

Cristal Holmes Bowie: Called for the nominations for Vice Chair?

Commissioner Quiñones: Nominated Keys Frazier for 2020 Vice Chair

Commissioner Hudson: Nominated Cunningham for 2020 Vice Chair

Commissioner Person-Polk: I'd like to close nominations for Vice Chair.

Commissioner Soria-Perez: Motion.

Commissioner Quiñones: Second.

Commissioner Person-Polk: Properly moved and seconded, roll call.

Cristal Holmes-Bowie: Roll Call for Vice Chair:

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

- Four for Cunningham. Two for Frazier. Congratulations were in order to Commissioner Cunningham as Vice Chair.

Commissioner Person-Polk: Called for approval of the minutes of the Regular Meeting held on Wednesday, **December 18, 2019.**

1. Motion – Commissioner Hudson
2. Seconded – Commissioner Quiñones:
3. Roll Call

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

Commissioner Person-Polk called for approval of the minutes of the Special Meeting held on Monday, **December 23, 2019.**

1. Motion – Commissioner Cunningham
2. Seconded – Commissioner Hudson
3. Roll Call

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

IV. OLD BUSINESS

None.

EXECUTIVE DIRECTOR'S REPORT

Mr. Figueroa wished everyone a Happy New Year and a happy new decade as well. He said that they looked forward to doing some exciting things at the Housing Authority, moving forward serving the residents, and that they intended to continue to do that. He congratulated staff that took the Nan McKay courses, Wanda Riley, for passing both the Public Housing Executive Management certification exam and the RAD PBV Specialist certification. Commissioner Person-Polk offered her congratulations.

Mr. Figueroa congratulated Melody Johnson-Williams for her passing the RAD PBV Specialist certification examination. Commissioner Person-Polk offered her congratulations.

Mr. Figueroa mentioned that the Housing Authority received an FSS grant in the amount of \$56,545 to help residents with self-sufficiency and that they look forward to continuing that program.

He also announced a groundbreaking for Phase 4 for Branch Village on February 12, 2020 at 10:00am. He will be there and whoever wants to join is more than welcome.

Manager Presentations

- Annette Hilton, Roosevelt Manor, Phase 5, 9 & 10
- Michelle Washington, Chelton Terrace, Phase 1, & New Hope Properties
- Geraldine Taylor, Ablett Village
- Christina Brockington, Chelton Terrace, Ingerman Management
- Ronald Spencer, Assistant Property Manager, (Kennedy, Mickle and Westfield Towers)
- Tyrekia Bradley, Pennrose Management, Baldwin's Run, & Roosevelt Manor
- Wanda Riley, Asset Manager – all the managers are present except for St. Joe's

Commissioner Person-Polk congratulated all the managers present for attending the first Board Meeting for 2020.

Victor D. Figueroa, stated that St. Joe's, assuming that their absence, was due to the site being run previously by Ingerman with St. Joe's recently taking over management of the site. They've hired the staff from Ingerman. They were informed of the meeting, but due to the short notice, they'll probably be coming to the next meeting.

Commissioner Person-Polk: The Special Meeting minutes of December 23, 2019, were approved. However, they should be amended to reflect that Commissioner Soria-Perez was present and should be corrected.

Victor D. Figueroa, clarified that it was shown incorrectly on the agenda but shown properly everywhere else, for the record.

V. RESOLUTIONS:

Resolution 20-01 – Resolution approving the transaction authorizing application for grants for fiscal year 2020 for federal and nonfederal grants and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

Resolution 20-02 – Resolution authorizing a closed session of the Regular Meeting of the Board of Commissions on Wednesday, January 15, 2020. She asked for a motion.

Resolution 20-03 – Resolution approving the HACC payment register for the month of December 2019.

CLOSED SESSION

The Closed Session was in regard to contract litigation and potential personnel matters.

NEW BUSINESS

Resolution 20-01 - Resolution approving the transaction authorizing application for grants for fiscal year 2020 for federal and nonfederal grants and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction.

- (a) No questions from the Board of Commissioners regarding Resolution 20-01.
No questions from the Public.

Entertained a Motion to accept Resolution 20-01.

1. Motion – Commissioner Soria-Perez
2. Seconded – Commissioner Hudson
3. Roll Call

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

Resolution 20-02 – Resolution authorizing a closed session of the Regular Meeting of the Board of Commissioners on Wednesday, January 15, 2020.

- (a) No questions from the Board of Commissioners regarding Resolution 20-02.
No questions from the public.

Entertained a Motion to accept Resolution 20-02.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Roll Call

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

Resolution 20-03 – Resolution approving the HACC payment register for the month of December 2019.

- (a) No questions from the Board of Commissioners regarding Resolution 20-03.
No questions from the public.

Entertained a Motion to accept Resolution 20-03.

- 1) Motion – Commissioner Cunningham
- 2) Seconded – Commissioner Hudson
- 3) Roll Call

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

Commissioner Person-Polk asked for a motion to amend the Special meeting minutes for December 23, 2019, to reflect that Commissioner Soria-Perez was present and for the regular meeting of the closed session.

- 1) Motion – Commissioner Cunningham
- 2) Seconded – Commissioner Hudson
- 3) Roll Call

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

CLOSED SESSION

Entertained a motion to come out of closed.

- 1) Motion – Commissioner Soria Perez
- 2) Seconded – Commissioner Hudson
- 3) Roll Call

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

VI.

PUBLIC PARTICIATION

Mark Willis, 218 Augusta Circle, Mt. Laurel, NJ 08054

- Stated he hadn't received the answers from the last board questions at the December meeting placed on the record and sent via email.
- Submitted a list of complaints, with copies for all commissioners that was accepted by Chairperson Deborah Person-Polk.
- He stated that these are complaints that were filed. He asked if it had been shared with the entire board, whether Victor sent the email.
- He stated that he sent Commissioner Person-Polk a letter on 4/22/2019, to her personal address, because "you folks" don't have emails or anything like that," regarding certain allegations made by him as well as his committee. His first question was, did she receive the letter. If she did, did she share it with the board?
- Mr. Willis said he sent them as an email and got no response; additionally, he stated he had received a copy of the bylaws, which his attorney is trying to get. He asked if a member of the public can request a closed session hearing with the entire board regarding allegations of complaint, of misdoings or anything of the sort? Stated that that's not appropriate at all?
- He stated with 39 seconds left, if he can't get to you folks via email and can only go through Victor, and Victor may be the subject of some of this, how do I know it's getting to you and the rest of the board? Stated if he saw Victor rob a bank, and he reported it to Victor because he's the only conduit, how do I know you folks are actually dealing with it? He stated he doesn't have their emails, can't stalk you as I live in a different neighborhood, not allowed to meet with the board in closed session, so what do I do, as the Chairperson?

Keyonna Ringo, 608 Ware Street, Camden:

- She asked when they will hear back about getting work at Branch Village as Section 3 contractors. Asked who was overseeing the grant as they hadn't heard anything about getting any contracts.
- Asked how do we bid? Sealed bids? Since nothing was posted, so they don't know anything.

Courtland Smith, 734 Morgan, Camden, NJ:

- Stated he talked last month, the 18th, about another shot at doing painting at Branch Village. He was there in July in Phase 2. Randy said his work was good, but I wasn't what he was looking for. Chair, you said you would get back to me, so I'm waiting for a response.

Entertained a Motion to adjourn the Regular Meeting of the Board of Commissioners.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Keys Frazier
- 3) Roll Call

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

ADJOURNMENT: 6:50 PM

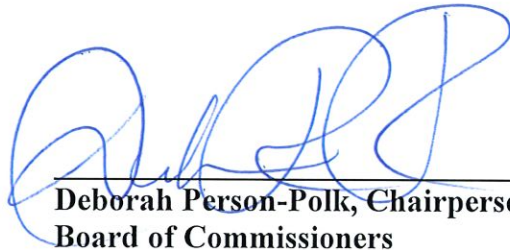
Attested to this 15th day of January 2020.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person-Polk, Chairperson
Board of Commissioners