

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, MAY 20, 2020

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on Wednesday, May 20, 2020, at 5:30 PM, E.S.T., via virtual teleconferencing. Mr. Charles Valentine began the meeting with an invocation and a Pledge of Allegiance to the flag.

Present: Commissioner Deborah Person-Polk
 Commissioner Patricia Cunningham
 Commissioner Nohemí Soria-Perez
 Commissioner Cameron Hudson

In Attendance: Mr. Victor D. Figueroa, Executive Director
 Ms. Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC
 Ms. Sadyhe Bradley, General Counsel
 Ms. Reba V. Hicks, Executive Asst. to the Executive Director
 Ms. Wanda Riley, Asset Manager
 Mr. Dwayne Tucker, Acting Director of Finance
 Ms. Melody Johnson-Williams, Director of Section 8
 Mrs. Edith Pagan, Director of Resident Initiatives
 Mr. John Kostyal, Human Resources Manager
 Ms. Jasmine Kee, Purchasing Specialist
 Ms. Nathyya Soto, Executive Secretary
 Mr. Ronald Spence, Assistant Property Manager,
 Mrs. Geraldine Taylor, Property Manager

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 Wednesday, May 20, 2020, at 5:30PM, has been duly advertised in accordance to Section 5 of the Open Public Meetings Act, Chapter 231 of Public Law 1975. It's been published also and notice in the appropriate places and to the appropriate personnel as required by law and is, therefore, called to order:

Commissioner Person-Polk: Roll Call.

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

Victor D. Figueroa:

We have a Quorum.

APPROVAL OF MINUTES

Commissioner Person-Polk asked for approval of the Minutes of the Regular meeting held on Wednesday, April 15, 2020. **(The Minutes were tabled)**

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

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

OLD BUSINESS

No Old Business.

EXECUTIVE DIRECTOR’S OPENING STATEMENT

Executive Director, Victor Figueroa, spoke about three residents that passed away due to COVID-19 at McGuire Gardens. He asked Commissioner Deborah Person-Polk to read a Proclamation for Mrs. Cynthia Jordan-Hannah, Vice President, McGuire Gardens Resident Association, that we unfortunately lost due to complications from COVID-19.

Resident Initiatives staff delivered food to the residents at the three towers. Cases of water were also donated to all residents, by The Michaels Organization.

Victor D. Figueroa mentioned that the Housing Authority is working on a Reopening Plan. He also mentioned that the FDS Reporting is due, as is the 2020 Census.

Victor D, Figueroa, mentioned that the HACC is working on obtaining COVID-19 testing for our residents and staff will be tested before returning to work.

The Housing Authority is working on a disinfecting/cleaning process. There’s frequent cleaning of high traffic areas such as the elevators, especially the buttons, door knobs, handrails, and push bars; cleaning of the areas in the lobbies are conducted regularly by the ALP staff, the Security teams, and the Janitorial services. HACC is also currently conducting body temperature checks daily for all residents at the three Senior Towers; the temperatures are recorded and medical action will be taken if a person’s temperature has been elevated consecutively for two days.

Visitors to residents at the towers are subject to temperature screenings; non-compliant visitors are barred from entering the buildings. Illness surveillance forms are being completed by visitors upon entering our buildings.

The Housing Authority's website is being periodically updated with information as necessary regarding the Corona Virus Pandemic. The 2020 population Census package is due now, to be completed online.

The Housing Authority continues to keep emergency measures in place as dictated by the Federal State and City Governments. The Governor's 'Stay at Home' order which is included in the Executive Order #107 which is being followed by the Authority; everyone going out into the public it is mandatory to wear mask, and the Authority will be providing masks to the residents at Kennedy Tower.

Commissioner Person-Polk asked if the Commissioners had any questions on the Executive Directors report?

There were no questions from the commissioners regarding the Executive Director's report and Commissioner Person-Polk entertained a Motion to accept the Executive Director's report.

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

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

NEW BUSINESS

Resolution 20-21 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, May 20, 2020.

The Commissioners unanimously had no question regarding Resolution 20-21 and seeing none: Commissioner Person-Polk entertained a Motion to accept Resolution 20-21.

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

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

Resolution 20-22 – Resolution approving the HACC payment register for the month of April 2020 and to execute documents and do all necessary things to effectuate the transaction.

The Commissioners unanimously had no questions regarding Resolution 20-22 and seeing none: Commissioner Person-Polk entertained a Motion to accept Resolution 20-22.

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

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

Resolution 20-23 – Resolution authorizing the transaction, authorizing an expenditure of funds, subject to appropriations, obtaining and ratifying software license contracts and support agreements with MRI Software (formerly Tenmast Software), and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

Question from Laverne Williams: What was Jasmine talking about?
Jasmine Kee explained what was Tenmast, what it’s for and the cost.

The Commissioners unanimously had no questions regarding Resolution 20-23 and seeing none: Commissioner Person-Polk entertained a Motion to accept Resolution 20-23.

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

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

CLOSED SESSION

Commissioner Person-Polk entertained a Motion to come out of Closed Session:

- 1) Motion – Commissioner Cunningham
- 2) Seconded – Commissioner Hudson

3) Roll Call Vote

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

PRESENTATION OF THE MANAGERS

Ronald Spence, Assistant Property Manager at Mickle, Kennedy, & Westfield Towers.
Geraldine Taylor, Property Manager, Ablett Village.

PUBLIC PARTICIPATION

- Judith Garcia, 3033 Lemuel Ave. Camden, NJ 08105 (Baldwin’s Run), had a complaint regarding drug activity in her neighborhood. She stated that her door was kicked in three weeks ago and she reported it. She is very concerned and asking for help because a girl is stalking her daughter. Ms. Garcia has spoken to Mayor Moran regarding this situation. Victor Figueroa has reached out to Captain Pike regarding this matter.
- Laverne Williams, resident of Faison Mews, Park Blvd., Camden, NJ 08103, inquired about Section 8 rent going up. Victor Figueroa explained about non-eviction direction from HUD (talk to Pennrose to request a waiver for any late fees). Ms. William’s also inquired about public housing construction. Victor Figueroa replied that Michael’s Phase IV’s construction is continuing and Chuck stated that it’s a couple of weeks off because of PSE&G.

Commissioner Polk asked Victor for an overview of the process, what’s being done throughout the Authority. Victor mentioned that ALP staff and security staff are checking residents’ temperatures daily and everyone entering the towers too, as well as filling out an illness surveillance form upon entering each tower. The Authority is attempting to get residents tested, as well as getting staff tested too before returning to work. Victor also mentioned our disinfecting efforts – security guards, maintenance staff, and some of our resident leaders are helping out. He stated that we are following Executive Orders from Governor Phil Murphy (wearing masks and maintaining 6 ft. social distancing. (The three towers were quarantined because we had a couple residents testing positive in each)

Commissioner Cunningham commended Victor Figueroa and staff for the effort, and outsiders too.

Commissioner Soria-Perez thanked all staff for making sure the residents are safe.

Commissioner Hudson shared the same sentiments, all of Victor Figueroa’s staff hard work, for keeping the commissioners updated, for keeping families safe, and for the teamwork.

Commissioner Person-Polk commended Victor Figueroa, staff, and commissioners too.

Victor Figueroa thanked the commissioners, and he also thanked Mike Dugger for his hard work too.

Commissioner Person-Polk entertain a Motion to adjourn the Regular Meeting of the Board of Commissioners.

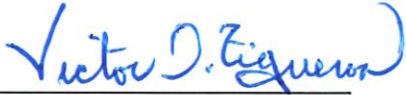
- 1) Motion – Commissioner Soria Perez
- 2) Seconded – Commissioner Hudson
- 3) Roll Call Vote

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

ADJOURNMENT: 7:05PM

Attested to this 20th day of May 2020.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person Polk, Chairperson
Board of Commissioners