

HOUSING AUTHORITY OF THE CITY OF CAMDEN
MINUTES OF THE VIRTUAL SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
WEDNESDAY, JANUARY 6, 2021

The Board of Commissioners of the Housing Authority of the City of Camden met for a Virtual Special Meeting on Wednesday, January 6, 2021, at 5:45 PM, E.S.T.

Those present were as follows:

Present: Commissioner Cameron Hudson
Commissioner Alan Miller
Commissioner Nohemi Soria-Perez
Commissioner Louis Quiñones
Commissioner Deborah Person-Polk

In Attendance: Mr. Victor D. Figueroa, Executive Director
Charles Valentine, Director of Modernization
Cristal Holmes-Bowie, Esq., Solicitor
Wanda Riley, Asset Manager
Sadyhe Bradley, General Counsel
Dwayne Tucker, Finance Director
Reba V. Hicks, Exec. Secretary to the Executive Director
Nathyya S. Soto, Executive Secretary
Dorixe De Jesus, Executive Secretary Assistant

ELECTION OF OFFICERS

Cristal Bowie-Holmes presided over the election for nominations for the Chairperson:

CHAIRPERSON:

Nominated by: Commissioner Soria-Perez nominated Deborah Person-Polk

Motion: Commissioner Hudson

Seconded: Commissioner Quinones

Moved and seconded. Roll call:

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

Commissioner Person-Polk thanked all for their support and nominated Commissioner Soria-Perez for Vice Chair. She asked if there were any other nominations for Vice Chair. This was repeated twice more. Seeing none, she entertained a motion to accept the Vice Chair.

VICE CHAIRPERSON:

Nominated by: Deborah Person-Polk

Motion: Commissioner Hudson

Seconded: Commissioner Quinones

Moved and seconded. Roll call:

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

Victor D. Figueroa stated that that concluded the Election of Officers.

Commissioner Person-Polk welcomed and congratulated the Vice Chair.

Commissioner Soria-Perez stated, "Thank you." Congratulations from all. Commissioner Soria-Perez thanked all for their support and said that she appreciated it. She stated that 2020 was an unprecedented year, hoped for a better situation in 2021, and she looked forward to continuing to work every day for the residents. She congratulated the Chairwoman as well.

Commissioner Person-Polk thanked Commissioner Soria-Perez.

OLD BUSINESS

Mr. Figueroa stated that there was no Old Business at this time, but he shared with everyone that Camcare was offering the Moderna vaccine to Housing Authority staff as well as to Commissioners. Unfortunately, it is not offered to family members of staff or residents at this time. You must fill out a consent form, and either Reba or Naya emailed the notice for scheduling. He stated it was a two-part vaccine requiring two visits, 28 days apart. Wished a Happy New Year to everyone.

Commissioner Person-Polk wished a Happy New Year to everyone. Others concurred.

Mr. Figueroa echoed the sentiment. He told the Vice Chair that 2020's behind them now, and they're looking forward to 2021.

NEW BUSINESS

Mr. Figueroa stated that they were going to be holding the Annual Plan public hearing report, and he unmuted Wanda.

Wanda Riley, Asset Manager, stated that the Annual, 5-Year public hearing report, they don't have a lot being that there were no changes to either the ACOP this year or the admin plan. There were a few updates from MOD, resident initiatives, and capital funds. But because of continuous closings, that was all she had to report.

Commissioner Person-Polk asked for questions. Commissioner Miller stated it's a great job under very extraordinary times, but he could not find in the 5-Year Plan anything regarding pandemic or COVID.

Mr. Figueroa stated that this was actually the Annual Plan. The 5-Year Plan was done last year to HUD. Today is the Annual Plan with the information that they had last year as part of the 5-Year Plan.

Commissioner Miller stated that his question still remained the same, did this reflect at all a plan that incorporates what the Housing Authority has learned or experienced from its past year with the pandemic?

Mr. Figueroa stated that it does not. Wanda Riley confirmed this. Mr. Figueroa stated that they have the Continuing of Operations Plan that was submitted to the city as well as the Emergency Preparedness Plan that Commissioners have received in the past.

Commissioner Miller stated that he knew the Housing Authority has done a lot in terms of planning. He wondered whether this particular document could also incorporate a COVID/pandemic plan because this was continuing into 2021 and this could be the first of hopefully not any more pandemics, but we don't know.

Mr. Figueroa stated that it was a good question. Offered that some language could be incorporated if the Commissioners agreed to it tonight and they could incorporate it. This was the draft and they're hopefully taking action on and approving the plan that's in draft form right now.

Commissioner Person-Polk asked about using the Continuity Plan that was sent to the city as part of the annual plan. She stated that that would cover everything. She asked if there were any other questions. Mr. Figueroa stated that no hands were raised.

Commissioner Person-Polk agreed to move onto the Resolutions.

RESOLUTIONS

Resolution 21-01 – Wanda Riley, Asset Manager, Resolution 21-01 is a Resolution authorizing the transaction, approving the submission of the Housing Authority of the City of Camden (“Authority”) 2021 Annual Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the Executive Director or designee to execute documents and to do all things necessary to effectuate the transaction

Commissioner Person-Polk asked for questions from the public. Mr. Figueroa stated that hands must be raised, and that he unmuted two people on the telephone if they needed to speak. Any questions? He didn't see any.

Commissioner Person-Polk asked the Commissioners if they had any questions. None seen. Stated as amended with the contingency plan.

Entertain a Motion to accept Resolution 21-01.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Quiñones
- 3) Moved and seconded. Roll Call:

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| Commissioner Hudson | Yes, with amendment |
| Commissioner Miller | Yes, with amendment |
| Commissioner Soria-Perez | Yes, with amendment |
| Commissioner Quiñones | Yes, with amendment |
| Commissioner Person-Polk | Yes, with the contingency plan included |

Commissioner Person-Polk asked to entertain a resolution to go into Closed Session, Resolution 21-02.

Resolution 21-02 – Entertain a Motion to accept Resolution 21-02, authorizing a Closed Session.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

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

CLOSED SESSION

Commissioner Person-Polk asked for a motion to come out of closed session.

Entertain a Motion to come out of Closed Session

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

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|--------------------------|-----|
| Commissioner Hudson | Yes |
| Commission Miller | Yes |
| Commissioner Soria-Perez | Yes |
| Commissioner Quiñones | Yes |
| Commissioner Person-Polk | Yes |

Resolution 21-03 – Dwayne Tucker, Interim Finance Director. Resolution 21-03 is a resolution approving transactions ratifying the annual operating budgets for the Asset Management Properties, the Central Office Cost Center, and the Housing Choice Voucher Program for fiscal year 2021, and authorizing the Executive Director to execute the documents and do all things necessary to effectuate the submission.

This budget is for the period beginning January 1, 2021, and ending December 31, 2021. We're introducing a budget with anticipated revenues of \$26,256,305 and anticipating appropriations or expenditures of \$26,226,407. As far as capital projects, we're anticipating capital project expenditures of \$1,593,398. Are there any questions with Resolution 21-03?

Commissioner Person-Polk had no questions. She asked for questions from the commissioners. No questions. She asked the public for any questions on Resolution 21-03 for the annual budget and capital budget? Mr. Figueroa un-muted the lone telephone person and no hands were raised electronically. No questions.

Resolution 21-03 – Commissioner Person-Polk asked to entertain a Motion to accept Resolution 21-03.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

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|--------------------------|--|
| Commissioner Hudson | Yes |
| Commissioner Miller | No, because of Commissioner travel line item |
| Commissioner Soria-Perez | Yes |
| Commissioner Quiñones | Yes |
| Commissioner Person-Polk | Yes |

PUBLIC PARTICIPATION

Mr. Figueroa asked for questions from the public and to raise hand electronically by moving the cursor and raising hand. He didn't see any.

Commissioner Person-Polk asked to entertain a motion to adjourn unless any comments about wishing everyone a Happy New Year and a better year. She commended the staff for handling the COVID situation and still keeping the Authority where it is. Good job. She thanked all commissioners for doing the Zoom meetings. She asked the commissioners to call her if they needed anything.

Mr. Figueroa thanked Madam Chair as well and the commissioners for their guidance and support. He thanked the staff for working hard and trying to get through obstacles. It's been very difficult and they're all trying to keep the pandemic contained. A few positive cases at the Authority, but no hospitalizations. Again, Camcare is doing vaccinations for staff and commissioners. Just fill out the consent form, bring driver's license and insurance card for the first dose and you will receive an appointment to come back for the second dose.

Commissioner Quiñones stated to be safe. He just had COVID, and this is real. He went through a lot of stuff and he's still tired, but we're here because God is always is good. He's always been humble with "my people," always thinking about "my people" and "my community". Stated they have to do whatever they have to do for our people. They have to thank God that they have hot water, a house, health insurance – stuff that many people in our city don't have. Be humbler every day.

He shared with some people that we need to build more homes in Camden. We have to do a lot of stuff yet in Camden. We have to just put everything in God's hands because a lot is happening, and God gave him a chance because many people can't make it through COVID. It's real, hard, and so bad. God bless all of you, be safe, your family too, and be careful. Happy New Year.

Mr. Figueroa thanked Commissioner Quiñones. He clarified that when he said, "my people," he's talking about the City of Camden, all residents. Commissioner Quiñones agreed.

Commissioner Person-Polk stated that she was glad he's feeling better and asked him to take care of himself. Asked everyone to wear a mask! She has them for free. Stated if you need some, she'll give you some. Wear a mask and safe distance.

Commissioner Quiñones stated that he got COVID from grabbing paperwork at a meeting. Use hand sanitizer.

Commissioner Person-Polk asked if Commissioner Hudson was okay. He stated, "Yes, stay home, wear a mask." She asked if Commissioner Miller was okay. He stated, "Happy New Year and he was glad that Quiñones feels well and see you in two weeks."

Mr. Chuck Valentine stated he was fine. His COVID was very minor, no issues with smelling or taste because he was blessed because God knows he loves food. Didn't have a temperature, only aches and pains. So no breathing issue, no smell or taste issues, no temperature issues. He was really lucky.

Commissioner Soria-Perez thanked Commissioner Quiñones and Mr. Valentine for sharing and that they were feeling better, and she'll keep praying for their health. Happy New Year. Thank you from all.

Commissioner Person-Polk entertained a Motion to adjourn the Virtual Special Meeting of the Board of Commissioners.

- 1) Motion – Commissioner Quiñones
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll call:

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

ADJOURNMENT: 6:34 PM

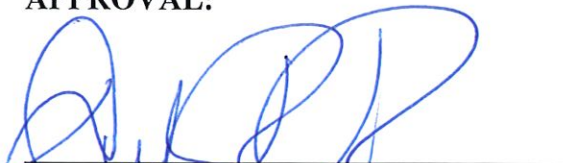
Attested to this 6th day of January 2021.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person Polk, Chairperson
Board of Commissioners