

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 15, 2019

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on May 15, 2019 at 5:32 PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks 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 Luis Quiñones
Commissioner Deborah Person-Polk

Mr. Victor D. Figueroa, Executive Director
Mr. Philip George, Eric M. Bernstein & Associates
Ms. Melody Johnson-Williams, Director of Section 8/HCV
Ms. Edith Pagan, Director of Resident Initiatives
Mr. John Kostyal, Human Resources Manager
Ms. Wanda Riley, Asst. Asset Manager
Ms. Reba V. Hicks, Executive Secretary
Ms. Jasmine Kee, Purchasing Specialist
Ms. Geraldine Taylor, HACC
Mr. Wynfield Anderson, HACC
Ms. Laverne Williams, Resident
Ms. Ella Baker, McGuire Gardens Resident Association
Ms. Maynard Hall, McGuire Gardens Resident
Ms. Vivian Smith, Baldwin's Run Resident

I. MEETING CALLED TO ORDER

Mr. Philip George, Esquire, Eric M. Bernstein & Associates LLC.: This is the Regular Meeting of the Housing Authority of the City of Camden Board of Commissioners for Wednesday, May 15, 2019. As stated this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, P.L. 1975. Notice has been placed in the designated newspapers, website and related items, and appropriate places, and to the appropriate personnel as per required by law, and is therefore called to order:

Commissioner Person-Polk: Roll Call.

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

Commissioner Person-Polk: Approval of the minutes of the Regular meeting held on Wednesday, April 17, 2019

I'd like to entertain a Motion to accept these minutes.

Commissioner Keys Frazier: Motion.

Commissioner Hudson: Second.

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

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

Commissioner Person-Polk: Old Business?

Victor D. Figueroa: No Old Business.

Commissioner Person-Polk: I'd like to entertain a Motion to accept the Executive Director's report for April 17, 2019.

Commissioner Hudson: Motion.

Commissioner Keys Frazier: Second.

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

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

NEW BUSINESS

RESOLUTIONS:

Resolution 19-27 – Resolution authorizing the use of Vendors under New Jersey State Cooperative Sourcewell (F.K.A NJPA), and authorizing the Executive Director or his designee to execute document and to do all things necessary to effectuate the transaction(s).

Resolution 19-28 – Resolution authorizing the transaction related to the Adopt-A-Lot Program with the City of Camden as part of the Choice Neighborhood Planning Grant for Ablett Village in the Cramer Hill neighborhood, authorizing the Executive Director or his designee to execute documents, and do all things necessary to effectuate the transaction.

Resolution 19-29 – Resolution authorizing a Closed session of the Regular Meeting of the Board of Commissioners on Wednesday, May 15, 2019.

Resolution 19-30 – Resolution authorizing the transaction, authorizing the use of vendors under the New Jersey State Cooperative Contracts, Educational Services Commission of NJ (ESNJ) and National Cooperative U.S. Communities authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Resolution 19-31- Resolution approving the HACC payment register for the month of April 2019.

Resolution 19-32- Resolution authorizing the submission of a Letter of Interest to HUD in order to apply for a Moving to Work (MTW) designation, and authorizing the Executive Director or his designee to execute document and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk:

Resolution 19-27

Jasmine Kee:

Resolution authorizing the use of Vendors under New Jersey State Cooperative Sourcewell (formerly, NJPA), and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk: Any questions from the public?

Laverne Williams: 1655 Park Boulevard, Camden, NJ
Is it cheaper to use the vendors with the NJ State Cooperative?

Jasmine Kee: It is not always cheaper, but the vendors have already been processed through the state.

Laverne Williams: Expressed that there are vendor's in Camden that the people of Camden want to work and want jobs too, and that vendors should be selected from the City of Camden.

Commissioner Person-Polk: Any questions from the Commissioners. Seeing none, I'd like to entertain a Motion to except resolution 19-27.

Commissioner Keys Frazier: Motion:

Commissioner Hudson: Second.

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

Victor D. Figueroa:	Commissioner Cunningham	Yes
	Commissioner Keys Frazier	Yes
	Commissioner Hudson	Yes
	Commissioner Quiñones	Abstain
	Commissioner Person-Polk	Yes

Commissioner Person-Polk: Resolution 19-28

Edith Pagan: Resolution 19-28 – Resolution authorizing the transaction related to the Adopt-A-Lot Program with the City of Camden as part of the Choice Neighborhood Planning Grant for Ablett Village in the Cramer Hill neighborhood, authorizing the Executive Director or his designee to execute documents, and do all things necessary to effectuate the transaction.

Commissioner Person-Polk: Any questions from the public?

Laverne Williams: 1655 Park Boulevard, Camden, NJ. How many lots, and where are they located? Are they next to homeowners, and for how many years are the lots going to be adopted in the Adopt-A-Lot program?

Edith Pagan: Stated she did not have the locations of the lots at this time but after the meeting with the City regarding the lots, she will know more and will get back to Ms. Williams with the information; however, the Adopt-A-Lot program will be for a period of three years.

Commissioner Person-Polk: Any questions Commissioners?

Commissioner Keys Frazier: What is the intention for the lots? Who and what will happen on the lots?

Edith Pagan: Early action activity that has to take place because of the Ablett Village Choice Neighborhood Planning Grant and our goal is to go for the Choice Implementation; In the two-year period we have to do activities with the community bridging the Cramer Hill and Ablett Village residents and they will be doing gardening.

Commissioner Person-Polk: Any other questions? I'd like to entertain a Motion to accept Resolution 19-28.

Commissioner Hudson: Motion.

Commissioner Quiñones: Second.

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

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

PROPERTY MANAGER INTRODUCTIONS:

Geraldine Taylor, McGuire Gardens
Unknown - Roosevelt 7, 12 and Baldwin's Run
Wanda Riley, Acting Asset Manager

Commissioner Person-Polk: **Resolution 19-29** - Resolution authorizing a Closed session of the Regular Meeting of the Board of Commissioners on Wednesday, May 15, 2019.

Commissioner Key Frazier: Motion:

Commissioner Quiñones: Second.

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

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

CLOSED SESSION

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

Philip George: Opened the return from Executive session by confirming that all Commissioners present at the Caucus meeting and entered into closed session were hereby present at the Executive session.

Commissioner Person-Polk: Resolution 19-30

Jasmine Kee: Resolution 19-30 – Resolution authorizing the transaction, authorizing the use of vendors under the New Jersey State Cooperative Contracts, Educational Services Commission of NJ (ESNJ) and National Cooperative U.S. Communities authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk: Any questions from the public?

Laverne Williams: 1655 Park Boulevard, Camden, NJ
What is the purpose of ESNJ?

Jasmine Kee: Explained that HACC has been a member of ESNJ for many years. ESNJ has a wide range of services not just educational based and this resolution is to start utilizing some of their vendor services under the cooperative.

Commissioner Person-Polk: Any other questions from the public or Commissioners?

Seeing none, I'd like to entertain a Motion to accept Resolution 19-30.

Commission Hudson. Motion.

Commissioner Quiñones: Second.

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

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

Commissioner Person-Polk: Resolution 19-31 –

Melvin Gibson: Resolution 19-31- the purpose of this Resolution is to memorialize and review the approval of vendors and non-payroll payment issued by the Housing Authority of the City of Camden for the month of April 2019.

Laverne Williams: 1655 Park Boulevard, Camden, NJ - requested a copy of the April 2019, payment register.

Commissioner Person-Polk: I'd like to entertain a Motion to accept Resolution 19-31.

Commissioner Keys Frazier. Motion.

Commissioner Hudson: Second.

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

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

Commissioner Person-Polk: Resolution 19-32

Edith Pagan: Resolution 19-31- Resolution authorizing the submission of a Letter of Interest to HUD in order to apply for a Moving to Work (MTW) designation, and authorizing the Executive Director or his designee to execute document and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk: Any questions from the public?

Laverne Williams: 1655 Park Boulevard, Camden, NJ. In this Moving-To Work program.... do the tenants have to get a job?

Victor D. Figueroa: Explained that tenants do not have to get a job for this program, the Resolution is for the Housing Authority to have regulatory flexibility and financial flexibility.

Laverne Williams: requested a copy of the MTW plans.

Commissioner Person-Polk: Any questions from the commissioners? Seeing none, I'd like to entertain a Motion to accept Resolution 19-32.

Commissioner Hudson: Motion.

Commissioner Quiñones: Second.

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

Victor D. Figueroa:

Commissioner Cunningham	Yes
Commissioner Keys Frazier	Yes
Commissioner Hudson	Yes
Commissioner Quiñones	Yes
Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

Laverne Williams:

1655 Park Boulevard, Camden, NJ. Regarding the Choice Neighborhood units and Branch Village. I received a letter from Mr. Figueroa, stating to about the Return/Come Back to Branch Village, first choice is phase 4, one of the 38-1 Bedroom units and second choice is Phase II? Do I have to do phase II or do I just choose any unit number location I like?

She expressed that she did not like the layout of the new homes being built at Branch Village, she said she was attacked previously when she first lived at Branch Village and with the new layout there will still be someone living either on top or on the bottom of her. Ms. Williams said the tenants do not know what is going on in their community and would like to be kept updated.

Victor D. Figueroa:

Responded to Ms. Williams, telling her that the Board will respond to her question in writing.

Commissioner Keys Frazier;

Explained to Ms. Williams that the buildings were old but the new buildings are being built with a sound barrier and further explained that there have been no complaints from residents of Branch Village Lowrise regarding the noise levels.

Maynard Hall:

202 Raritan Street, McGuire Gardens, Camden, NJ. Can residents have a newsletter to let them know what is going on in the community and what are the projects that HACC is working on. There's a senior who lives near/on Jones Street (correct physical address unknown) has a hole in her floor and there is a rug over it and she is in a wheel chair. How can we make it better, whether it's jobs, homes or the community let's work together to make it better.

Commissioner Keys Frazier:

Asked Maynard Hall to give the address of the senior she referred to that is in the wheel chair to the property manager at McGuire. So that this matter can be immediately addressed before the senior gets hurt.

Vivian Smith: 1318 Lemuel Avenue, Camden, NJ. (Baldwin's Run) – her unit is unsafe, neighborhood unsafe, kids cannot go outside to play kids and are in danger due to drug usage in front of the property, loud music all night; was being harassed by a HACC maintenance person; the property manager moved her to a new location, but the floors were not stripped, walls not painted; unsafe living conditions.

Commissioner Keys Frazier: Asked that Ms. Smith's unit be rehabbed as soon as possible.

Wanda Riley: Stated that she and Ms. Smith have been speaking about the problems in her unit. Ms. Riley said she will call Tyrekia Bradley and will set up a meeting with Ms. Smith for Tuesday for inspections and address all her issues.

Commissioner Quinones and Commissioner Hudson asked to be able to go on the inspection with Ms. Riley.

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

Commissioner Hudson: Motion.

Commissioner Keys Frazier: Second.

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

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

ADJOURNMENT: 6:49 PM

Attested to this 15th day of May, 2019.

ATTEST:

Victor D. Figueroa
Executive Director

APPROVAL:

Deborah Person Polk, Chairperson
Board of Commissioners