

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, NOVEMBER 13, 2019

The Board of Commissioners of the Housing Authority of the City of Camden met for a Regular Meeting on Wednesday, November 13, 2019 at 5:35PM, E.S.T., at the McGuire Gardens Community Center. Ms. Reba V. Hicks began the meeting with an invocation, and a Pledge of Allegiance to the flag.

Those present were as follows:

Present: Commissioner Deborah Person-Polk
Commissioner Patricia Cunningham
Commissioner Deborah Keys Frazier
Commissioner Nohemi Soria-Perez

In Attendance: Mr. Victor D. Figueroa, Executive Director
Ms. Sadyhe Bradley, General Counsel
Ms. Edith Pagan, Director of Resident Initiatives
Ms. Melody Johnson-Williams, Director of Section 8
Mr. Melvin Gibson, General Accounts Manager
Mr. John Kostyal, Human Resources Manager
Ms. Jasmine Kee, Purchasing Specialist
Ms. Reba V. Hicks, Asst. to the Executive Director
Ms. Nathayya Soto, Executive Secretary
Ms. Wanda Riley, Asset Manager
Ms. Geraldine Taylor, Property Manager
Ms. Linda Medina, Assistant Property Manager
Mr. Wynfield Anderson, Construction Manager
Ms. Laverne Williams, Resident

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, November 13, 2019, at 5:35p.m., 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:

Commissioner Person-Polk: Roll Call.

Victor D. Figueroa: Commissioner Cunningham Here
Commissioner Keys Frazier Here
Commissioner Soria-Perez Here
Commissioner Person-Polk Here

Victor D. Figueroa:

We have a Quorum.

Victor D. Figueroa informed the Board of Commissioners that the Regular Meeting minutes for Wednesday, October 16, 2019 were completed but not finalized for presentation, so it will be postponed until Decembers' Board meeting.

OLD BUSINESS

A Resolution that has been tabled from last meeting and will continue on table for this meeting.

EXECUTIVE DIRECTOR'S REPORT

Entertain a Motion to accept Executive Director's report for October 16, 2019.

- 1. Motion – Commissioners Soria- Perez
- 2. Seconded – Commissioner Cunningham
- 3. Vote

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

RESOLUTIONS

Resolution 19-65 - Resolution authorizing the transaction, approving holidays for FY – 2020 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Resolution 19-66 - Resolution authorizing the sale of surplus property no longer needed for public use on an online auction website and authorizing the Executive Director to do all things necessary to effectuate the transaction.

Resolution 19-67 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, November 13, 2019.

CLOSED SESSION

Resolution 19-68 – Resolution approving the HACC payment register for the month of October 2019.

Resolution 19-69 – Resolution ratifying the execution of the respective Summaries of the amended terms of the Collective Bargaining Agreements with AFSCME-NJ Council 63, Local 3441 and Local Union 3974; and the execution of a Memorandum of Understanding (“MOU”) with the AFSCME-NJ, Council 63, Local Union 3441; and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction.

NEW BUSINESS

Resolution 19-65 - Resolution authorizing the transaction, approving holidays for FY-2020 for the Housing Authority of the City of Camden, and authorizing the Executive Director to do all things necessary to effectuate the transaction.

- (a) No question from the Board of Commissioners regarding Resolution 19-65. No questions from the Public.

Entertain a Motion to accept Resolution 19-65.

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

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

Resolution 19-66 - Resolution authorizing the sale of surplus property no longer needed for public use on an online auction website and authorizing the Executive Director to do all things necessary to effectuate the transaction.

- (a) No questions from the Board of Commissioners regarding Resolution 19-66.
- (b) Laverne Williams, 1655 Park Boulevard, Camden, NJ wanted to know the nature of the surplus properties for sale.
- (c) Jasmine Kee explained to Ms. Williams that surplus properties did not mean buildings, but old toners cartridges, etc., and two no-longer in use older vehicles.
- (d) Amir Khan – when will the surplus properties be going online – mechanic in Camden volunteer their services, who can fix them up and donate them to people in the community as a way to sell the vehicles.

Entertain a Motion to accept Resolution 19-66.

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

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

Resolution 19-67 – Resolution authorizing a Close Session of the Regular Meeting of the Board of Commissioners for Wednesday, November 13, 2019.

Entertain a Motion to go into Closed Session.

1. Motion – Commissioner Soria-Perez
2. Seconded – Commissioner Keys Frazier
3. Vote

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

CLOSED SESSION

Entertain a Motion to come out of Closed Session.

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

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

Motion: A Motion was made by Commissioner Person-Polk to remove Resolution 19-64 off the table.

Entertain a Motion to remove Resolution 19-64 from the table.

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

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

Resolution 19-64 – Resolution approving the transaction, authorizing an expenditure of funds for a Bonus for the Executive Director for the 2018-2019 contract year, subject to appropriation, and authorizing the Executive Director or his designee to execute documents and do all things necessary to effectuate the transaction.

- (a) No questions from the Board of Commissioners regarding Resolution 19-64.
- (b) Laverne Williams, 1655 Park Boulevard, Camden, NJ; how much money is the bonus? Is it performance based? What is the Executive Director’s current salary?

Entertain a Motion to accept Resolution 19-64.

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

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

Resolution 19-68 – Resolution approving the HACC payment register for the Month of October 2019.

- (a) No questions from the Board of Commissioners regarding Resolution 19-68; no questions from the Public.

Entertain a Motion to accept Resolution 19-68.

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

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

Resolution 19-69 – Resolution ratifying the execution of the respective summaries of the amended terms of the Collective Bargaining agreement with the AFSCME-NJ Council 63, Local Union 3441 and Local Union 3974; and the execution of a Memorandum of Understanding (“MOU”) with the

AFSCME-NJ, Council 63, Local Union 3441; and authorizing the Executive Director of his designee to do all this necessary to effectuate the transaction.

- (a) No questions from the Board of Commissioners regarding Resolution 19-68; no questions from the Public.

Entertain a Motion to accept Resolution 19-69.

- 1) Motion – Commissioner Keys Frazier
- 2) Seconded – Commissioner Cunningham
- 3) Vote

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

PUBLIC PARTICIPATION

Laverne Williams - 1655 Park Boulevard, Camden, NJ – requested a copy of the Regular Minutes and a copy of the Executive Director’s report for October 2019.

- What happened to the Heart of Camden properties?
- If HACC was involved with the Heart of Camden Properties, did HACC receive funds from HUD for the properties?
- What responsibilities for these properties fall under the Housing Authority?
- Would like to have a breakdown of the audited operations budget, how much is spent on operations.
- Who does the inspections of the units for the Housing Authority of the City of Camden?

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

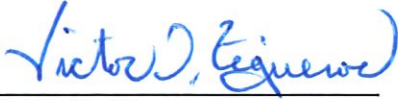
- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Cunningham
- 3) Vote

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

ADJOURNMENT: 6:10PM

Attested to this 23rd day of December, 2019.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person Polk, Chairperson
Board of Commissioners