

HOUSING AUTHORITY OF THE CITY OF CAMDEN
VIRTUAL REGULAR MEETING OF THE BOARD OF COMMISSIONERS

WEDNESDAY, APRIL 21, 2021

The Board of Commissioners of the Housing Authority of the City of Camden met for a Virtual Regular Meeting on Wednesday, April 21, 2021, at 5:30 PM, E.S.T. Chuck Valentine began the meeting with an invocation and a Pledge of Allegiance to the flag.

Those present were as follows:

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

In Attendance:

Mr. Victor D. Figueroa, Executive Director
Ms. Cristal Holmes-Bowie, Esq., of Michael A. Armstrong
& Associates, LLC
Ms. Sadyhe Bradley, General Counsel
Mr. Charles Valentine, Director of Modernization
Ms. Edith Pagan, Director of Resident Initiatives
Ms. Melody Johnson-Williams, Director of HCV Program
Ms. Wanda Riley, Asset Manager
Mr. Dwayne Tucker, Interim Finance Director
Mr. William Spearman, Operations Manager
Mr. John Kostyal, Human Resources Manager
Ms. Rosie Feliciano-Brown, Asst. to the Executive Director
Ms. Nathyya Soto, Executive Secretary
Ms. Dorixe De Jesus, Executive Secretary Assistant
Ms. Sherry Holt, Administrative Assistant
Ms. Lakita Frederick, Property Manager (Senior High-rise)
Ms. Geraldine Taylor, Property Manager (Ablett Village)
Ms. Leslie Fisher, Management Assistant
Ms. Cherise Harris, Property Manager (St. Joseph
Carpenter Society)
Ms. Linda Medina, Assistant Manager (Pennrose)
Ms. Karen Willis, KMD Business Consultants
Ms. Rhonda Wardlow-Hurley, Councilwoman of
Lawnside, NJ
Ms. LaVerne Williams
Ms. Jennifer A. Huse

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, April 21, 2021, at 5:30 PM, had been duly advertised in accordance to Section 5 of the Open Public Meetings Act, Chapter 231 of Public Law 1975 with adequate public notice in the newspaper and on the website. So the meeting was then called to order.

Commissioner Person-Polk:

Roll Call:

Mr. Figueroa:

Commissioner Cameron Hudson	Present
Commissioner Alan Miller	Present
Commissioner Nohemi Soria-Perez	Here
Commissioner Luis Quiñones	Here
Commissioner Deborah Person-Polk	Here

Mr. Figueroa stated that there was a quorum.

APPROVAL OF MINUTES

Commissioner Person-Polk asked for approval of the Minutes of the Virtual Regular Meeting, held on Wednesday, March 17, 2021.

Cristal Holmes-Bowie stated there were a few changes. Page 5, read, “Ms. Holmes-Bowie stated a block vote should be done on Resolutions 21-26 to 21-30, but 21-25 should be separate because it's a big rejection and the others are accepting.” It should read, Ms. Holmes-Bowie stated a block vote should be done on Resolutions 21-26 to 21-30, but 21-25 should be separate because it's a bid rejection and the others are accepting.”

Also on page 10, “Ms. Holmes-Bowie stated they were assisting with Baldwin’s Run and the calculations for Baldwin’s Run.” “I didn’t make the statement; I believe it was Jasmine.” Rosie stated she was correct, and would make the correction.

It should read. Ms. Kee stated if you take that amount and there's ten coming up; “they were assisting with Baldwin’s Run and that’s the calculations for Baldwin’s Run.”

Commissioner asked if there were any more questions, and there were not.

Entertain a Motion to approve March 17, 2021, minutes with corrections.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

OLD BUSINESS

No old business.

EXECUTIVE DIRECTOR'S REPORT

In lieu of the Director's Report, Mr. Figueroa stated he would be showing the Commissioners three (3) videos from the HUD presentation held in April 2021. All videos ran about 30 minutes.

Commissioner Person-Polk if there were any questions.

(NOTE: RECORDING BEGAN HERE)

Commissioner Person-Polk stated that Commissioner Miller could ask a question.

Commissioner Miller asked if they know who the other four finalists are?

Chuck Valentine stated that there are a total of five: Camden, a city in Maine, Detroit, Cleveland, and a city in Florida.

Commissioner Person-Polk asked Commissioner Quiñones if he had a question.

Commissioner Quiñones stated that he wanted to watch the video again because he had some questions and that he wanted a copy of it. He also stated that he's always fought for home ownership. He wanted to know how many houses they are going to build.

Commissioner Person-Polk stated that home ownership is a part of the application.

Commissioner Quiñones restated that he wanted to know how many homes they are going to build for homeownership.

Chuck Valentine stated that there are 25 to 50 scheduled in Cramer Hill. In addition to that, they're doing 120 rehabs for community residents to help insure their properties.

Commissioner Quiñones asked if 25 to 60 are going to be home ownership.

Chuck Valentine restated 25 to 50 homeownership units in Cramer Hill. Vacant houses were going to be rehabbed or build in vacant lots in the middle of the block.

Commissioner Person-Polk stated it was a good chunk of money and an excellent start Chuck.

Commissioner Person-Polk asked if there were any other questions from the commissioners.

NEW BUSINESS

RESOLUTIONS

Resolution 21-36 – Commissioner Person-Polk. Resolution 21-36 is a resolution authorizing the Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, April 21, 2021.

Commissioner Person-Polk entered a Motion to go into Closed Session.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

Rosie Brown stated they were now in Closed Session.

CLOSED SESSION

Entertain a Motion to come out of Closed Session.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

Rosie Brown stated that there was a Quorum.

OPEN SESSION

Resolution 21-37 – Dwayne Tucker, Finance Director. Resolution 21-37 is a resolution approving the payment registers for the month of March 2021.

Commissioner Person-Polk asked if there were any questions from the commissioners.

Commissioner Person-Polk asked if there were any questions from the public.

Rosie Brown stated the public should raise their hands if they had questions.

Entertain a Motion to accept Resolution 21-37.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

Resolution 21-38 – Dwayne Tucker, Finance Director. Resolution 21-38 is a resolution adopting our budget for the year ending December 31, 2020. This is the prior fiscal year with revenues of \$25,892,691.00.

Commissioner Person-Polk asked if there were any questions from the commissioners.

- (a) Commissioner Miller asked for an explanation of doing this resolution after submitting the 2021 budget. Mr. Tucker stated budget has to be introduced to the Board and then sent to the Department of Community Affairs and it cannot be adopted until it's gone through and approved or any additional information and changes are given. 2020 budget needed to be approved and adopted prior to 2021 budget. DCA stated they hadn't received it when in fact they had. Commissioner Miller questioned DCA notifying HACC of submissions received. Mr. Tucker confirmed they do not give notification of received submissions. They were told to submit 2021 and gave notice that they had received the 2020 and wanted the budget to be adopted. Commissioner Miller suggested that a policy procedure moving forward be implemented to follow-up and confirm DCA's receipt of submissions. Mr. Tucker agreed.

Commissioner Person-Polk asked if there were any questions from the public.

Rosie Brown stated the public should raise their hands if they had questions.

Entertain a Motion to accept Resolution 21-38.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

Resolution 21-39 – John Kostyal, Human Resources Manager. Resolution 21-39 is for approving and adopting a Teleworking Policy for the Housing Authority of the City of Camden and authorizing the Executive Director or his designee to do all things necessary to effectuate the transaction. Whereas the Housing Authority has drafted a proposed Teleworking Policy for the Housing Authority, and whereas the Housing Authority Teleworking Policy was created in response to the coronavirus pandemic whereby its safety mechanisms for the Housing Authority staff who at times are required to work remotely because of the COVID-19 restrictions and to ensure the daily work duties of those employees continue on a daily basis. Whereas the Housing Authority Teleworking Policy has been reviewed and approved by the Executive Office and includes descriptions in all divisions, roles and responsibilities, types of telework, modifications to telework and employee teleworking agreement which all employees will need to comply. And whereas the Housing Authority Teleworking Policy is consistent with State and Federal COVID-19 guidelines and Housing Authority policies and procedures to ensure the safety and well-being of employees, residents, and visitors of the Housing Authority.

Commissioner Person-Polk asked if there were any questions from the commissioners.

- (a) Commissioner Miller asked if the policy was reviewed by in-house or outside labor counsel. Mr. Kostyal stated it was reviewed by all in-house staff attorneys and general counsel. He also stated labor counsel is used for labor matters involving arbitration. Commissioner Miller is concerned about labor issues with policy moving forward. Mr. Kostyal stated that the policy is founded within the Teleworking Policy that HUD uses. Commissioner Miller stated his concern over past litigation by current and past employees and hopes labor attorneys review this to indemnify HACC as much as possible. Commissioner Person-Polk stated it would be reviewed by outside counsel.

Commissioner Person-Polk asked if there were any other questions from the commissioners.

Commissioner Person-Polk asked if there were any questions from the public.

Rosie Brown stated the public should raise their hands if they had questions.

Commissioner Miller asked for a caveat that Resolution 21-39 will be reviewed by outside labor counsel.

Entertain a Motion to accept Resolution 21-39 with a review of outside labor counsel.

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

Rosie Brown:	Commissioner Hudson	Yes with review
	Commissioner Miller	Yes with review
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes with review
	Commissioner Person-Polk	Yes with review

Resolution 21-40 – Wanda Riley, Asset Manager. Resolution 21-40 is a resolution ratifying contracts between the Housing Authority of the City of Camden and Public Service Electric and

Gas for PSE&G's energy conservation program, an expenditure of funds in an amount not to exceed \$131,836.00 and authorizing the Executive Director or his designee to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk asked if there were any questions from the public.

Rosie Brown stated the public should raise their hands if they had questions.

Commissioner Person-Polk asked if there were any questions from the commissioners.

- (a) Commissioner Miller asked for a list of all potential upgrades in each of the sites that the contract covers. Yes.

Commissioner Person-Polk asked if there were any other questions from the commissioners.

Entertain a Motion to accept Resolution 21-40.

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

Rosie Brown:	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

Commissioner Person-Polk stated that they were now in Public Participation and stated Mr. Figueroa would be unmuting everyone.

Laverne Williams, 1655 Park Boulevard, Camden, NJ 08103. Ms. Williams asked for an explanation about the contract for PSE&G.

Ms. Riley stated that it's a contract between PSE&G and the Housing Authority, and it's an energy conservation program where PSE&G is replacing all equipment with energy-efficient upgrades.

Ms. Williams asked if it was for Section 8 properties.

Ms. Riley stated it was the three senior towers, the Success Learning Academy, and Baldwin's Run Community Center.

Ms. Williams stated the PSE&G rates are ridiculous and needs an increase from HUD to help pay gas and electric.

Commissioner Quiñones asked how much more is the increase and since when?

Ms. Williams stated since March and April her bills have increased to \$150.00 a month.

Commissioner Person-Polk asked if she had a washer and dryer.

Ms. Williams stated that was separate, but she needs more assistance from HUD.

Commissioner Quiñones agreed and stated he was glad she brought it to their attention.

Commissioner Person-Polk stated they were based on Faison Mews and doesn't come under the Housing Authority.

Ms. Williams stated she was Section 8 and it does.

Mr. Figueroa stated they would look into it.

Ms. Williams asked if the grant money was for Ablett Village. She asked for an explanation of the 120 units when they're building 25 to 50.

Mr. Figueroa stated that the time was up and they already responded to Ms. Lavern's questions.

Commissioner Person-Polk stated time was up and Chuck Valentine would answer the question.

Mr. Valentine stated they're building 422 units and there's 306 units there. The 25 to 50 were home ownership.

Ms. Williams asked about the rehab.

Mr. Valentine stated they were doing 120 rehab of existing home ownership units but 420 rental units.

Commissioner Person-Polk asked Commissioner Quiñones if he would like to speak.

Commissioner Quiñones questioned Mr. Valentine's statement about the 120 home ownership.

Mr. Valentine stated they were doing 25 to 50 home ownership units for sale and then existing 120 homeownership units that will be helping existing homeowners do renovations at Cramer Hill.

Commissioner Person-Polk asked Commissioner Quinones if he had any other questions.

Commissioner Person-Polk asked if there were any other questions and asked if Mr. Figueroa had anything he would like to say.

Entertain a Motion to adjourn.

1. Motion – Commissioner Hudson
2. Seconded – Commissioner Miller
3. Moved and seconded. Roll Call:

Rosie Brown:

Commissioner Hudson
Commissioner Miller

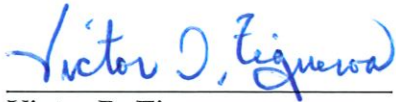
Yes
Yes

Commissioner Soria-Perez	
Commissioner Quiñones	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 7:17 PM

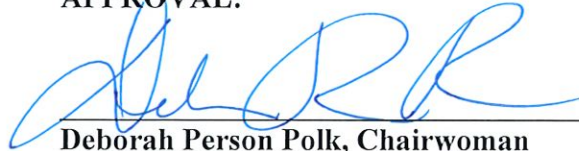
Attested to this 21st day of April 2021.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person Polk, Chairwoman
Board of Commissioner