

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
THURSDAY, MARCH 25, 2021

The Board of Commissioners of the Housing Authority of the City of Camden met for a Virtual Special Meeting on Thursday, March 25, 2021, at 5:10 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
Mr. Charles Valentine, Director of Modernization
Ms. Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC
Ms. Sadyhe Bradley, Esq., General Counsel
Ms. Melody Johnson-Williams, Director of HCV Program
Mr. Dwayne Tucker, Interim Finance Director
Mr. Michael Dugger, ALP Administrator
Ms. Jasmine Kee, Purchasing Specialist
Ms. Reba V. Hicks, Exec. Assist. to the Executive Director
Ms. Rosita Feliciano-Brown, Incoming Asst. to the Executive Director
Ms. Nathyya (Naya) Soto, Executive Secretary
Ms. Dorixe De Jesus, Assistant to Executive Secretary
Ms. Rhonda Wardlow-Hurley, HACC
Ms. LaVerne Williams

Mr. Figueroa advised that the meeting was being recorded and welcomed everyone. He advised that all calls were muted upon entry. He stated that to be seen, you needed to start the video on your Office Suite dashboard at the bottom of your screen. To speak, you needed to click on the Participant tab on the Office Suite dashboard and electronically raise your hand by clicking on the "raise hand" button on the bottom of the participant list.

He stated that the public will be given an opportunity to speak only during public participation and during the presentation of the Resolutions and only by being called upon. If you were unmuted by the Chairwoman and you then later mute yourself, you can only be unmuted by the Chair. Again, you will need to electronically raise your hand to be acknowledged. Repeated in Spanish.

Commissioner Person-Polk thanked everyone for attending the Special Meeting and called for the flag salute. The invocation and Pledge of Allegiance was given at 5:12 PM by Charles Valentine.

Commissioner Deborah Person-Polk asked for the solicitor to call the meeting to order.

MEETING CALLED TO ORDER

Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC., stated that the Virtual Special Meeting of the Housing Authority of the City of Camden Board of Commissioners for Thursday, March 25, 2021, at 5:00 PM, was duly advertised in accordance with the Open Public Meetings Act, Chapter 231 of Public Law 1975. Adequate notice for the meeting was provided on the Housing Authority's website, advertised in the usual manner in the *Courier-Post*, and also posted in the Kennedy Center as well, with copies provided to all developments for posting on their Bulletin and/or Community Boards, and therefore the meeting came to order.

ROLL CALL

Commissioner Person-Polk: Roll Call.

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

Victor D. Figueroa: Quorum met

OLD BUSINESS

Mr. Figueroa stated that there was no Old Business at the time, but he shared with everyone that vaccines were still ongoing at Branch Village on Friday. They were informed, if interested, to let Reba know or his Executive Team and they will get you on the list. He congratulated those who have gotten their vaccinations already. A lot of folks from the city were showing up, and it was an exciting time there.

He asked to remember that the variants were popping up, so everyone should practice the CDC guidelines of mask(s) wearing and handwashing.

NEW BUSINESS

RESOLUTIONS

Resolution 21-34 – Commissioner Person-Polk introduced Resolution 21-34, a resolution to go into Closed Session of the Special Meeting of the Board of Commissioners on Thursday, March 25, 2021.

Commissioner Person-Polk entertained a Motion to accept Resolution 21-34.

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

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

Mr. Figueroa stated that they're now in Closed Session.

Commissioner Person-Polk entertained a motion to come out of Closed Session.

Entertained a Motion to come out of Closed Session.

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

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

Commissioner Person-Polk stated they were out of Closed Session.

OUT OF CLOSED SESSION

Mr. Figueroa has unlocked the meeting. New attendees can join the meeting once again.

Commissioner Person-Polk asked to entertain a motion to come out of Closed Session on the record.

Commissioner Person-Polk stated that now they would be presented with Resolution 21-35.

Resolution 21-35 – Jasmine Kee, Purchasing Specialist for the Housing Authority of the City of Camden, Resolution 21-35 is a resolution authorizing a contract between the Housing Authority of the City of Camden and NW Financial Group to provide Financial Analyst services, authorizing an expenditure of funds in an amount not to exceed \$96,000 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 asked if there were any questions from the public on Resolution 21-35. Mr. Figueroa stated that he didn't see any questions from the public. Commissioner Person-Polk asked if there were any questions from the commissioners? No questions.

Commissioner Miller asked Mr. Valentine how many closings and to please give some background for this resolution on the record please.

Mr. Valentine stated that the Housing Authority was going to be doing a record number of real estate closings this year, fifteen (15). The highest number of closings we ever did in any given year in the 19 years he's been here was only three (3). He stated the amount of work was tremendous and additional consulting assistance for the financial analysis on the debt side and operational side was needed. NW will assist in getting to these closings.

Commissioner Miller asked Mr. Valentine to list the closings that are going to be taking place, for the record?

Mr. Valentine stated there were three (3) Baldwin's Run transactions with Pennrose Properties. In addition to those three (3), they'll be taking back the Roosevelt Community Center as well. Eight (8) RAD transactions, changing those developments from the public housing, the ACC subsidy platform, to now the Section 8 subsidy platform – Kennedy, Westfield, and Mickle towers, Chelton Phase I, and then also Roosevelt Manor, Phases 9 & 10, Roosevelt Manor Phase 5, and Morgan Village.

Also we are doing our first lump site closing of Ablett Village under our Choice Transformation plan, and an NSP2. We're taking back an additional eight (8) properties into our Watson Street entity. The home ownership that was added, there were additional CNI, Choice Neighborhood Implementation Grant Funds at Branch Village and doing a closing for ten (10) additional home ownership units on 9th Street on the Branch Village site.

Commissioner Miller gave thanks. One or two other follow-up questions. For the record, how long has this company been working with the Housing Authority? *Mr. Valentine stated at least a full two years.* Commissioner Miller how many closings have they done for the Housing Authority? *Mr. Valentine stated they've done the financial analysis work on three (3).* Commissioner Miller asked if he felt that they had the proper amount of staff to handle the workload since we only had a limited amount of financial analysis. *Mr. Valentine stated, "Yes."* Commissioner Miller had no other questions.

Commissioner Person-Polk asked if there were any other questions from the commissioners. She asked for questions from the public. Mr. Figueroa gave instructions but saw no questions.

Commissioner Person-Polk asked if there were any questions from the commissioners. No questions.

Commissioner Person-Polk entertained a Motion to accept Resolution 21-35.

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

Commissioner Hudson	Yes
Commissioner Miller	Yes (thanked Mr. Valentine for explanation and backup material)
Commissioner Soria-Perez	Yes
Commissioner Quiñones	Yes
Commissioner Person-Polk	Yes

Mr. Figueroa stated that the resolution passed.

PUBLIC PARTICIPATION

Commissioner Person-Polk asked for public participation. Mr. Figueroa gave instructions on how to raise a hand and participate in Public Participation. He saw no electronically raised hands.

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

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

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

ADJOURNMENT: 5:56 PM

Attested to this 25th day of March 2021.

ATTEST:

Victor D. Figueroa
Executive Director

APPROVAL:

Deborah Person Polk, Chairwoman
Board of Commissioners