

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

WEDNESDAY, JUNE 16, 2021

The Board of Commissioners of the Housing Authority of the City of Camden met for a Virtual Regular Meeting on Wednesday, June 16, 2021, at 5:30 PM, E.S.T. Commissioner Person-Polk welcomed everyone. Victor D. Figueroa began the meeting with an invocation and a Pledge of Allegiance to the flag.

In Attendance:

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

In Attendance:

Victor D. Figueroa, Executive Director
Cristal Holmes-Bowie, Esq., of Michael A. Armstrong
& Associates, LLC
Lisa Richardson, Staff Attorney
Edith Pagan, Director of Social Services
Melody Johnson-Williams, Director of HCV
Wanda Riley, Asset Manager
Dwayne Tucker, Interim Director of Finance
John Kostyal, Human Resources Manager
Jasmine Kee, Purchasing Specialist
Rosie F. Brown, Executive Assistant
Nathyya Soto, Executive Secretary
LaKita Frederick, Property Manager (Senior High-rises)
Michelle Washington, Property Manager (Chelton Terrace)
Alexander Ong, Program Manager
Michael Dugger, ALP Administrator
Geraldine Taylor, Property Manager (Ablett Village)
Alex Ong, Program Manager
Rhonda Wardlow-Hurley, Case Manager
Leslie Fisher, Management Assistant
Marquell Tate, Assistant Manager (Penrose)
Laverne Williams
Jennifer Huse

MEETING CALLED TO ORDER

Cristal Holmes-Bowie stated that the notice requirements provided for an Open Public Meetings Act had been satisfied and properly given in the annual notice which was advertised in the Courier-Post and provided on the website of the Housing Authority of the City of Camden. The meeting was then called to order.

Commissioner Person-Polk:

Roll Call:

Mr. Figueroa:

Commissioner Keys Frazier	Absent
Commissioner Cameron Hudson	Here
Commissioner Alan Miller	Present
Commissioner Nohemi Soria-Perez	Here
Commissioner Luis Quiñones	Present
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 Regular Meeting held on Wednesday, April 21, 2021.

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

Mr. Figueroa:

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

EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk asked for a motion to approve the Executive Director's Report for March and April 2021.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Point of Information

Commissioner Miller stated the agenda said May as well and questioned if an addendum should be put in the vote, that they were not voting on May's Report.

Commissioner Person-Polk stated she didn't have May.

Commissioner Hudson and Mr. Figueroa stated it was on the screen. Mr. Figueroa stated it was revised and was for March, April, and May.

Commissioner Miller stated the motion on the floor was for March and April and deferred to counsel as to what to do.

Ms. Cristal Holmes-Bowie stated the motion needed to be carried through and then a motion brought with regard to May.

Commissioner Person-Polk stated the motion was for March and April of 2021.

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

Commissioner Person-Polk asked for a motion to approve the Executive Director's Report for May 2021.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Abstain
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Yes
	Commissioner Person-Polk	Yes

Mr. Figueroa stated that the motion passed.

Old Business

Commissioner Person-Polk asked if there was any Old Business.

Mr. Figueroa stated that there was no Old Business.

NEW BUSINESS

Mr. Figueroa gave a supplement to his report as part of new business. He stated that the HUD Secretary visited Camden, specifically Ablett Village, on June 2, 2021, to announce the Ablett Village/Cramer Hill Choice Neighborhoods implementation grant of \$35 million. He also stated that it was very well attended, and that the Secretary had a roundtable to discuss the President's American Jobs Program which was also successful. He thanked everyone who attended and operated. He stated they received good compliments from the Secretary's team and the HUD field office.

Mr. Figueroa also stated to the Commissioners the following:

- The 2019 audit was received, there were no finding and no observations
- Tour was conducted with the VOA, who stated they will continue the partnership and expand the services, and that they have started referring folks.
- PSE&G energy conservation project is ongoing, and all the projects had been approved. Mickle Tower, Westfield Tower, Kennedy Tower, Success Learning Academy, as well as the McGuire Gardens Community Center were part of the projects to conserve energy through PSE&G.
- St. John's Baptist Church, 400 North 30th Street, East Camden would be doing free vaccinations on June 24, 2021, at 4:00 p.m. to 7:00 p.m. and the residents were notified with flyers.
- The first required meeting for Choice and RAD at Ablett Village was held on June 15, 2021, and it was very well attended; it was held outdoors with about 100 people in attendance. The residents were very excited and that they had a lot of questions. The residents were told that no one would be moving unless they get a notice three months ahead of time.

RESOLUTIONS

Resolution 21-41 – Commissioner Person-Polk. Resolution 21-41 is a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, June 16, 2021.

Entertain a Motion to go into Closed Session.

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

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

Mr. Figueroa stated that they were now in Closed Session.

CLOSED SESSION

Entertain a Motion to come out of Closed Session.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left (emergency)
	Commissioner Person-Polk	Yes

Mr. Figueroa stated that they had a quorum.

OPEN SESSION

Resolution 21-42 – Dwayne Tucker, Interim Director of Finance. Resolution 21-42 is a resolution approving the Housing Authority of the City of Camden's payment register for the month of April 2021.

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if Resolution 21-42 dealt with finance. Mr. Figueroa said yes. Ms. Williams asked how much it was. Mr. Figueroa asked Mr. Tucker to repeat it. Dwayne stated for the operating accounts in the general fund there were expenditures of \$884,413.41 and for the Housing Choice Voucher Program there were expenditures of \$1,413,063.44.

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

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

Entertain a Motion to accept Resolution 21-42.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-43 – Dwayne Tucker, Interim Director of Finance. Resolution 21-43 is a resolution approving the Housing Authority of the City of Camden's payment registers for the month of May 2021.

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if there was any money involved in Resolution 21-43 in May 2021. Commissioner Person-Polk said yes. Ms. Williams asked for the amount. Mr. Tucker stated for the operating program, the general fund there were expenditures of \$915,921.71 and for the Housing Choice Voucher Program there were payments of \$1,395,798.09.

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

Entertain a Motion to accept Resolution 21-43.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-44 – Dwayne Tucker, Interim Director of Finance. Resolution 21-44 is a resolution adopting the annual operating budgets for the Asset Management Properties, the Central Office Cost Center and the Housing Choice Voucher Program for the Fiscal Year ending December 2021, and authorizing the Executive Director, or his designee, to execute documents and do all things necessary to effectuate the submission.

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if it dealt with Asset Management Property. Yes.

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

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

Commissioner Miller asked for an explanation of the process for the record and for the sake of the public because the budgets were voted on already and now being voted on again.

Mr. Tucker, Interim Finance Director, provided Ms. Laverne Williams an explanation.

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

Entertain a Motion to accept Resolution 21-44.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-45 – Alex Ong, Program Manager. Resolution authorizing the Executive Director, or his designee, to execute and deliver documents pertaining to the modification of the Choice Neighborhoods Initiative loan for Branch Village Low-rise Phase IV and authorizing the Executive Director, or his designee, to take such other actions as the Executive Director, or his designee, deems necessary to carry out this resolution and transaction(s).

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams requested Resolution 21-45 to be read to her again because she couldn't understand Alex Ong. Mr. Ong re-read the resolution. Commissioner Person-Polk asked Alex to explain further. A lengthy explanation ensued, as Mr. Ong provided an explanation to Ms. Williams about placemaking, etc.

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

Commissioner Miller stated he appreciated the explanation of the modification, but his concern is about the amphitheater and the location of the entire area. A lengthy discussion between Commissioner & Mr. Ong ensued regarding the amphitheater, and stormwater issues, etc.

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

Entertain a Motion to accept Resolution 21-45.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-46 – Alex Ong, Program Manager. Resolution authorizing the Executive Director, or his designee, to execute and deliver an amendment to the Master Development Agreement for Clement T. Branch Village with The Michaels Development Company I, L.P. for the development of homeownership units as part of the Clement T. Branch Village redevelopment, and authorizing the Executive Director, or his designee, to take all actions necessary to prepare, execute, and submit an application to HUD for the development of homeownership units.

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if Resolution 21-46 was the signing of an agreement for homeownership for Branch and Branch Village. Mr. Ong said yes. Ms. Williams asked if they were signing an agreement with Michaels to do 20 homeownerships. Mr. Ong said 10 homeownerships. Ms. Williams asked for Victor's report.

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

Commissioner Miller asked how much money the Housing Authority will be spending for the development of the 10 units. Mr. Ong stated they would be using Branch Choice money and the remainder would come from the NJDCA trust fund.

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

Entertain a Motion to accept Resolution 21-46.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-47 – Alex Ong, Program Manager. Resolution 21-47. A resolution approving the submission of the executed Fiscal Year 2020 Choice Neighborhoods Implementation Grant Agreement and the Assistance Award/Amendment Form HUD-1044 to HUD for the transformation of Ablett Village and surrounding neighborhood, and authorizing the Board Chairperson and Executive Director, or their designees, to execute documents and do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if 21-47 is for Ablett Village. Mr. Ong said yes. Ms. Williams asked for the title of the grant. Mr. Ong stated it was a Choice Neighborhood grant from HUD for \$35 million.

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

Entertain a Motion to accept Resolution 21-47.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-48 – Jasmine Kee, Purchasing Specialist. Resolution 21-48 is a resolution approving and authorizing the Housing Authority of the City of Camden exercise of the option to renew the contract for Grounds Maintenance/Landscaping services, authorizing an expenditure of funds in an amount not to exceed \$92,000, 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. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if Resolution 21-48 was to hire ground crew, maintenance staff. Ms. Kee stated it was for grounds maintenance and landscaping services. Ms. Williams asked if the budget would be \$92,000. Ms. Kee stated that was the not to exceed amount.

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

Commissioner Miller stated that the two-year contract is up and asked if it was being approved for six months. Ms. Kee stated he was correct. A lengthy discussion between Commissioner Miller and Ms. Kee ensued regarding the scope of work, etc.

Entertain a Motion to accept Resolution 21-48.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-49–Jasmine Kee, Purchasing Specialist: Resolution 21-49 is a resolution authorizing a contract for an independent auditor to conduct the financial audit of the HACC financial statement for the calendar year ending December 2020, an expenditure of funds in an amount not to exceed \$53,425, and authorizing 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. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if Jasmine could repeat the amount of money for December 2020. Ms. Kee stated the not to exceed amount was \$53,425. Ms. Williams asked what it was for. Ms. Kee stated it was for an independent auditor.

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

Commissioner Miller asked who the current auditor was. Ms. Kee stated it was Novogradac. Commissioner Miller asked se

Entertain a Motion to accept Resolution 21-49.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Resolution 21-50 – Jasmine Kee, Purchasing Specialist. Jasmine stated that Resolution 21-50 was being presented by herself on behalf of William Spearman. Resolution 21-50 is a resolution approving the Shared Services Agreement between the Housing Authority of City of Camden and Rutgers, the State University of New Jersey, to provide nursing and healthcare services to participating HACC residents, 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. Mr. Figueroa gave instructions to the public.

Laverne Williams asked if the resolution was put on the agenda by William Spearman. Commissioner Person-Polk said yes. Ms. Williams asked what the shared services pertained to. Mr. Figueroa stated that they were services provided to the Housing Authority by the Rutgers School of Nursing of Camden. Ms. Williams asked if there was an expense to the Housing Authority. Mr. Figueroa stated it cost \$75,000. Ms. Williams asked how long the program was. Mr. Figueroa stated it was for a year.

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

Commissioner Miller asked what services would be provided.

Mr. Figueroa stated nursing services, including assessments and feedback of developmental process for older adults including the assisted living program and health promotion orientation. Mr. Figueroa provided stated the additional services to be provided, the program time table, and staff who would be involved.

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

Ms. Cristal Holmes-Bowie made a Point of Order that the resolution had an incorrect date and stated that it should be June 30, 2022.

Entertain a Motion to accept Resolution 21-50 with correction of the date to June 30, 2022.

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

Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

Commissioner Person-Polk stated that they were now in Public Participation. Mr. Figueroa gave instructions to the public, including phone callers.

Laverne Williams expressed concern about the discussions during Closed Session that questions about the resolutions aren't being asked. She also asked when they would receive an increase in their utility amount from HUD.

Mr. Figueroa stated that public participation questions are responded to in writing.

Ms. Williams stated that this was the second time she brought it up.

Mr. Figueroa stated that an analysis is done with MaGrann, and they provide the information.

Ms. Williams stated it should be higher not lower.

Mr. Figueroa stated it's based on the MaGrann analysis, but they will respond in writing.

Ms. Williams also stated that she moved in in 2017 and the landlord is asking her for back utility which should be paid by the Housing Authority.

Mr. Figueroa stated they would investigate it and respond in writing.

Ms. Williams also asked for the Executive Report.

Commissioner Person-Polk asked if there were any more public participants.

Jennifer suggested for the landscaping, something called Creeping instead of grass which doesn't require mowing, it's completely nontoxic, and also repels mosquitos, and it would save a lot of money.

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

Entertain a Motion to adjourn.

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

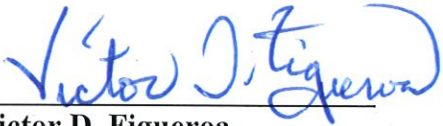
Mr. Figueroa:	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Soria-Perez	Yes
	Commissioner Quiñones	Left
	Commissioner Person-Polk	Yes

Commissioner Person-Polk stated that everyone should stay safe.

ADJOURNMENT: 7:34 PM

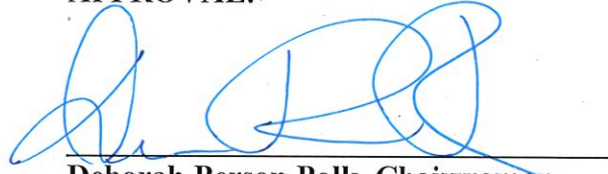
Attested to this 16th day of June 2021.

ATTEST:



Victor D. Figueroa
Executive Director

APPROVAL:



Deborah Person Polk, Chairwoman
Board of Commissioners