

THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
VIRTUAL REGULAR MEETING OF THE BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 15, 2022

The Board of Commissioners of the Housing Authority of the City of Camden (HACC) met for a Virtual Regular Meeting on Wednesday, June 15, 2022, at 5:31 PM, E.S.T.

Mrs. Edith Pagan gave instructions and rules for participating in the virtual meeting in English and in Spanish. Commissioner Deborah Person-Polk welcomed everyone to the meeting. Mr. Charles Valentine began the meeting with an invocation, followed by the Pledge of Allegiance to the flag at 5:35 PM, E.S.T.

Those present were as follows:

Present: Commissioner Alfred Dansbury
Commissioner Alesha Figueroa-Falcon
Commissioner Melwood Hannah
Commissioner Cameron Hudson
Commissioner Deborah Person-Polk

In Attendance: Melody Johnson-Williams, Acting Executive Director
Cristal Holmes-Bowie, Esq., (of Michael A. Armstrong
& Associates, LLC)
Sadyhe Bradley, General Counsel
Charles Valentine, Director of Modernization
Edith Pagan, Director of Social Services
LaKita Frederick, Assistant Director of HCV Program
Dwayne Tucker, Interim Finance Director
Wanda Riley, Asset Manager
John Kostyal, Human Resources Manager
Jasmine Kee, Purchasing Specialist
Michael Dugger, ALP Administrator
Geraldine Taylor, Property Manager (Chelton Terrace I)
Melissa Ruiz, Assistant Property Manager (Ablett Village)
Judith Osorio-Allen, Accounts Manager-Finance
Rhonda Wardlow-Hurley, Case Manager-Resident Initiatives Dept.
Nathyya Soto, Executive Secretary
Dorixe De Jesus, Executive Secretary Assistant
Naomi Williams (Resident)

CALL TO ORDER

Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC., stated that the Virtual Regular Meeting of the Housing Authority of the City of Camden Board of Commissioners for Wednesday, June 15, 2022, was held in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice was duly advertised in the *Courier Post*, the *South Jersey Times*, the Housing Authority's website, annual notice was filed with the City of Camden, and posted in common areas of the Authority's properties as required by law. The meeting was called to order.

Commissioner Person-Polk: Roll Call.

Mrs. Johnson-Williams:	Commissioner Alfred Dansbury	Present
	Commissioner Alesha Figueroa-Falcon	Present
	Commissioner Melwood Hannah	Present
	Commissioner Cameron Hudson	Present
	Commissioner Deborah Keys Frazier	Absent
	Commissioner Nohemi Soria-Perez	Absent
	Commissioner Deborah Person-Polk	Yes

Mrs. Johnson-Williams stated that there was a quorum.

APPROVAL OF THE MINUTES

Commissioner Person-Polk asked to Entertain a Motion to approve the Regular Meeting Minutes for Wednesday, May 18, 2022.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Abstain
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

OLD BUSINESS

Commissioner Person-Polk stated that the Virtual Regular Meeting Minutes from Wednesday, December 15, 2021, and the Regular Meeting held on Wednesday, February 16, 2022, are both

tabled due to a lack of commissioners that attended the meeting that could vote on it to bring it off the table.

ACTING EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk asked to Entertain a Motion to accept the Executive Director's Report for May 2022.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Abstain
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

Mrs. Johnson-Williams stated that she has been 15 days as the Acting Executive Director at HACC. She stated she was honored and thanked everyone for the opportunity and trust. She's up for the challenge and would like to lend support and guidance to all staff and to find ways to better serve the residents in the community. As a team, she'd like to improve efficiencies at the HACC, and currently she's reviewing the budget to get a clear picture of the financial status.

Commissioner Person-Polk remarked on Mrs. Johnson-Williams working tirelessly. She thanked her and acknowledged her commitment and commented they all would be there to help her.

She acknowledged and congratulated Jamica Perez as a RAD Specialist in the Housing Choice Voucher Department. She just passed her tax credit specialist exam, and she wanted to see her keep up the good work in doing her job.

Commissioner Figueroa-Falcon also thanked Mrs. Johnson-Williams for a resident matter she assisted her with. Commissioner Hudson also thanked her also for stepping into the new role and also the three new commissioners.

NEW BUSINESS

RESOLUTIONS

Resolution 22-38 – Dwayne Tucker, Interim Finance Director. Resolution 22-38 is a resolution approving the Housing Authority of City of Camden payment registers for the month of May 2022. For the General Fund, there were expenditures in the amount of \$2,064,375.51; and for the Housing Choice Voucher Program, there were expenditures of \$1,347,208.01.

Commissioner Person-Polk asked if there were any questions from the public – none. From the commissioners – none. Commissioner Hudson had had questions in Caucus. For check #75422 for \$60,346.43 to PSE&G, it was voided, and it was replaced with Check #75435 and 75436 for two separate amounts. He wasn't sure why, but it appeared that the check needed to be broken into two separate checks.

Commissioner Person-Polk asked for a motion to approve Resolution 22-38.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Yes
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

Resolution 22-40 – Commissioner Person-Polk. Resolution 22-40 is a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, June 15, 2022.

Commissioner Person-Polk asked for a motion to approve Resolution 22-40.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Yes
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

CLOSED SESSION

Commissioner Person-Polk asked to Entertain a Motion to come out of Closed Session.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Yes
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

PERSONNEL ACTIONS

Mr. Kostyal, Human Resources Manager for the Housing Authority of Camden. One personnel action to be considered. It was proposed that the selected candidate be appointed to the position of General Accounts Manager for the Housing Authority Finance Department on a full-time basis at an annual salary rate of \$71,500. This appointment was to fill a vacant position. The selected candidate was promoted and began this assignment on June 6, 2022, subject to ratification by the Housing Authority Board of Commissioners.

Commissioner Person-Polk asked for a motion to accept the General Accounts Manager position.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Yes
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

Commissioner Person-Polk stated that they were now in public participation. Mrs. Johnson-Williams stated they had Ms. Naomi Williams on the phone, and she began after some technical difficulties.

Ms. Naomi Williams, 815 Central Avenue, Camden, NJ 08104. She stated that Mr. Kostyal had reduced her Section 8 check from \$816 to \$7 after an unfair hearing saying she attempted to hide her son's income. She stated that her son worked at the Housing Authority and that she presented his last two pay stubs whenever she went for recertification and that her son had to be present as well, except the last two years of the pandemic. She stated she wanted an answer.

Commissioner Dansbury asked Ms. Williams if she filled out the application for recertification in the presence of her case manager every year and asked her if she submitted her financial documents

along with the application. Ms. Williams confirmed that she did. Commissioner Dansbury stated that that was their proof of evidence, and Ms. Williams told him he didn't know what he was talking about. LaKita Frederick, Assistant Director of the Section 8 Department, stated there was a formal hearing stating that her son could no longer be an aide. Ms. Williams stated there was an informal hearing with Mr. Kostyal. Ms. Frederick stated it was determined that her son could not be deemed as a living aide because he was full-time employed and didn't meet the definition or qualification as a living aide and that his paystubs were used in calculating her income which reduced her income. Ms. Williams questioned why it was done after 12 years when they were aware of it from when she was in public housing. She also stated that the Housing Authority requested a doctor's note which she didn't need because she's 75 years old which qualified her for a living aide.

Commissioner Hudson stated that the Housing Authority staff had been trying to work with Ms. Williams. He stated that a meeting should be set up to discuss the situation further in more detail. He also stated that the recertification took place in April.

Ms. Williams stated she had asked to see her case file prior to the hearing and was denied.

Commissioner Person-Polk stated they would have a meeting with Commissioner Hudson present, and they would reach out to Ms. Williams to set up the date and time. Commissioner Hudson requested that the new Commissioners be brought up to speed as well. Commissioner Hudson stated that the staff abides by HUD policies and rules. Mrs. Johnson-Williams stated that an appointment letter would be sent to Ms. Williams.

Commissioner Person-Polk asked if there was any other public participation – none.

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

Commissioner Dansbury stated that when he worked with the Railroad Assistance Program for the City of Camden a living aide could not be a family member.

Commissioner Hudson welcomed Commissioner Hannah.

Commissioner Hannah stated he came from the private sector, and it was different.

Commissioner Hudson stated that the residents were complaining about the high grass in the circle at Baldwin's Run, but it was taken care of.

ADJOURNMENT

Commissioner Person-Polk asked to Entertain a Motion to adjourn.

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

Mrs. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Hannah	Yes
	Commissioner Hudson	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Soria-Perez	Absent
	Commissioner Person-Polk	Yes

ADJOURNMENT: 7:08 PM

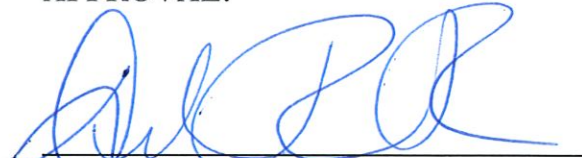
Attested to this 15th day of June 2022.

ATTEST:



Melody Johnson-Williams
Acting Executive Director

APPROVAL:



Deborah Person Polk, Chairwoman
Board of Commissioners