

**THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
VIRTUAL REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
MONDAY, OCTOBER 24, 2022

The Board of Commissioners of the Housing Authority of the City of Camden (HACC) met for a Virtual Regular Meeting on Monday, October 24, 2022, at 5:30 PM, E.S.T.

Commissioner Deborah Person-Polk welcomed everyone to the meeting. Ms. Melody Johnson-Williams gave instructions and rules for participating in the virtual meeting in English and Ms. Edith Pagan in Spanish. Mr. Charles Valentine began the meeting with an invocation, followed by the Pledge of Allegiance to the flag at 5:34 PM, E.S.T.

Those present were as follows:

Present:           Commissioner Alfred Dansbury  
                      Commissioner Melwood Hannah  
                      Commissioner Soria-Pérez  
                      Commissioner Deborah Person-Polk

In Attendance:   Melody Johnson-Williams, Acting Executive Director  
                      Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Assoc., LLC  
                      Edith Pagan, Acting Deputy Director  
                      Charles Valentine, Director of Modernization  
                      Sadyhe Bradley, General Counsel  
                      Dwayne Tucker, Interim Finance Director  
                      Wanda Riley, Asset Manager  
                      John Kostyal, Human Resources Manager  
                      Jasmine Kee, Purchasing Specialist  
                      Judith Osorio-Allen, General Accounts Manager  
                      Lakita Frederick, Assistant Director of HCV Program  
                      William Spearman, Operations Manager  
                      Nathyya Soto, Executive Secretary  
                      Dorixe De Jesus, Executive Secretary Assistant  
                      Geraldine Tylor, Property Manager (High-rises)  
                      Melissa Ruiz, Assistant Property Manager (High-rises)  
                      Joel Alicea, IT Manager  
                      Rhonda Wardlow-Hurley, Case Manager  
                      Naomi Williams

**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 Monday, October 24, 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* on October 17, 2022, in English and in Spanish, and *South Jersey News*, 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.

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

Ms. Melody 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 Monday, September 19, 2022.

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

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

**OLD BUSINESS**

Ms. Cristal Holmes-Bowie requested a motion to remove from the Table the approval of the Regular Meeting Minutes held Wednesday, December 15, 2021, with the proviso that although not all the Commissioners were present at the time, the recordings of those minutes as well as the minutes were provided to all Commissioners.

Commissioner Person-Polk asked to Entertain a Motion to remove from the Table the approval of the Regular Meeting Minutes held Wednesday, December 15, 2021.

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

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

Commissioner Person-Polk asked to Entertain a Motion for the approval of the Regular Meeting Minutes held Wednesday, December 15, 2021.

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

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

Ms. Cristal Holmes-Bowie requested a motion to remove from the Table the approval of the Regular Meeting Minutes held Wednesday, February 16, 2022.

Commissioner Person-Polk asked to Entertain a Motion to remove from the Table the approval of the Regular Meeting Minutes held Wednesday, February 16, 2022.

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

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

Commissioner Person-Polk asked to Entertain a Motion for the approval of the Regular Meeting Minutes held Wednesday, February 16, 2022.

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

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

Ms. Cristal Holmes-Bowie requested a motion for approval of the Caucus Meeting Minutes held Monday, September 19, 2022.

Commissioner Person-Polk asked to Entertain a Motion for the approval of the Caucus Meeting Minutes held Monday, September 19, 2022.

1. Motion – Commissioner Hannah
2. Seconded – Commissioner Dansbury
3. Moved and seconded. Roll Call:

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

Ms. Cristal Holmes-Bowie requested a motion to remove from the Table the Caucus Meeting Minutes held Wednesday, December 15, 2021; Wednesday, February 16, 2022; and Wednesday, April 20, 2022.

Commissioner Person-Polk asked to Entertain a Motion to remove from the Table the Caucus Meeting Minutes held Wednesday, December 15, 2021; Wednesday, February 16, 2022; and Wednesday, April 20, 2022.

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

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

Commissioner Person-Polk asked to Entertain a Motion for the approval of all of the Caucus Meeting Minutes held Wednesday, December 15, 2021; Wednesday, February 16, 2022; Wednesday, April 20, 2022; Wednesday, June 15, 2022; and Wednesday, July 20, 2022.

Commissioner Soria-Pérez stated that she was absent for the June 15, 2022, meeting.

Ms. Cristal Holmes-Bowie stated that the June 15, 2022, meeting needed to be Tabled.

Commissioner Person-Polk asked to Entertain a Motion for the approval of all of the Caucus Meeting Minutes held Wednesday, December 15, 2021; Wednesday, February 16, 2022; Wednesday, April 20, 2022; and Wednesday, July 20, 2022.

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

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

Commissioner Person-Polk asked to Entertain a Motion to Table the Caucus Meeting Minutes held Wednesday, June 15, 2022.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

## EXECUTIVE DIRECTOR'S REPORT

Ms. Melody Johnson-Williams stated that the management and maintenance staff were still rehabbing units at the three senior towers and stated that the MOD Department, Gassis Global Investment, LLC had completed six units at Kennedy Towers and that all units needed to be completed at Westville Towers.

She stated that on September 30, 2022, during the NJ Governor's Conference, HUD Region 2 Regional Administrator, Miss Alicka Samuel, announced that the Housing Authority of the City of Camden was awarded \$189,000 in funding for 21 Foster the Youth vouchers to be used for young adults aging out of foster care to help provide housing for them.

She stated that HACC was awarded 35 Sunset vouchers under the CNI Program which permitted current Ablett Village residents to relocate offsite during the relocation period.

She stated that HACC went to closing on October 3, 2022, of all phases of Baldwin's Run under Watson Street Management.

She stated that there was a Healthy Harvest Senior Prom on October 30, 2022, at Adventure Aquarium from 3 PM to 7 PM. There were 47 seniors who attended.

She stated that on October 25, 2022, at the Resident Initiative Success Learning Center, 150 Boyd Street, from 1 PM to 3 PM Rutgers School of Nursing hosted a Breast Cancer Awareness event.

She also stated that McGuire Gardens Resident Council and Resident Initiative hosted a Trunk or Treat on October 31, 2022, from 3 PM to 5 PM at the McGuire Gardens Community Center and that Chelton Terrace and Baldwin's Run hosted a Pick & Go for the children and Michael's Management provided the candy for the residents at Ablett Village.

Commissioner Person-Polk stated she attended an event at McGuire Gardens with the McGuire Gardens and Ablett Village children on October 19, 2022, with Ella from McGuire and Tracy from Ablett. She stated it was very nice and very well attended. Rutgers provided fishing poles and children could be involved in a lot of programs.

Commissioner Person-Polk asked to Entertain a Motion for the approval of the Executive Director's Report for September 19, 2022.

1. Motion – Commissioner Hannah
2. Seconded – Commissioner Dansbury
3. Moved and seconded. Roll Call:

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

**NEW BUSINESS**

Commissioner Person-Polk asked if anyone had any new business. There was none.

**RESOLUTIONS**

**Resolution 22-59** – Dwayne Tucker, Interim Finance Director. Resolution 22-59 is a resolution approving the Housing Authority of the City of Camden payment register for the month of September 2022. Out of the General Fund, there were expenditures of \$982,057.31 and out of the Housing Choice Voucher Program, there were expenditures of \$1,292,363.80.

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

Commissioner Hannah asked if the numbers were on budget or off budget. Mr. Dwayne Tucker stated they were on budget. Commissioner Hannah asked for a variance. Mr. Tucker asked if the Board received the Financials Report. Ms. Cristal Holmes-Bowie stated the report was as of July 2022.

Commissioner Person-Polk asked if there were any questions from the public – none.

Commissioner Person-Polk asked to Entertain a Motion for the approval of Resolution 22-59.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

**Resolution 22-61** – Commissioner Person-Polk. Resolution 22-61 is a resolution authorizing the Closed Session of the Regular Meeting of the Board of Commissioners on Monday, October 24, 2022.

Commissioner Person-Polk asked to Entertain a Motion for Resolution 22-61 authorizing a Closed Session.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

**CLOSED SESSION**

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

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

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

**Resolution 22-62** – Dwayne Tucker, Interim Finance Director. Resolution 22-62 is a resolution adopting the annual budgets for the Asset Management Properties (AMP), the Central Office Call Center (COCC), the Housing Choice Voucher Program (HCV) for Fiscal Year 2022, and authorizing the Executive Director, or her designee, to execute documents and to do all things necessary to effectuate the submission.

In the budget, there were revenues of \$26,434,829 and appropriations or expenditures were \$26,405,305. For Capital Fund, they expect an estimated \$1,939,017 in activity.

The budget was introduced to the board and approved in the January Board meeting. The process was that the budget was introduced and sent to the Department of Community Affairs for review, for any questions to be asked, and then approval was given to adopt the budget. After approval it was brought back to the Board for adoption. Mr. Tucker asked if there were any questions.

Commissioner Person-Polk asked if there were any questions from the Commissioners – none. From the public – none.



Commissioner Person-Polk asked to Entertain a Motion for the approval of Resolution 22-62.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

**Resolution 22-63** – Chuck Valentine, Director of Modernization. Resolution 22-63 authorizes the Executive Director to submit an application and execute and deliver all closing documents pertaining to the Chelton Terrace Phase 1 development, a Rental Assistance Demonstration transaction, and authorizing the Executive Director, or her designee, to do all things necessary to effectuate the transaction.

This resolution allowed the Housing Authority to convert the public housing subsidized Chelton phase 1 development to a RAD project-based Section 8 development because that funding platform was more secure. There are 66 units at the property and in accordance with the RAD requirements, it will be a fee simple conveyance of the interest to Watson Street Management Development Corporation, a nonprofit instrument of Housing Authority. \$1.2 million in capital funds will be used for the transaction, \$400,000 for additional work at the site and \$800,000 for replacement reserves as required by HUD. The Board had passed the resolution to convert all the developments to RAD. Branch, McGuire, and some of Ablett were completed and now Chelton phase 1.

Commissioner Person-Polk asked if there were any questions from the Commissioners – none.  
From the public – none.

Commissioner Person-Polk asked to Entertain a Motion for the approval of Resolution 22-63.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

**PUBLIC PARTICIPATION**

Ms. Melody Johnson-Williams gave instructions regarding public participation.

Ms. Cristal Holmes-Bowie stated that Mrs. Naomi Williams was a member of the public on the Virtual meeting who wasn't able to unmute herself after several requests from Ms. Melody Johnson-Williams. They waited about five minutes before moving on and would try again.

**PERSONNEL**

Mr. John Kostyal, Human Resources Manager for the Housing Authority, stated there were two personnel action items regarding internal promotions. It is proposed that the selected candidate be appointed to the position of Housing Specialist for the Housing Choice Voucher Program Department on a full-time basis at an hourly rate of \$17.03. This appointment is to fill a vacant position. The announced hourly pay range for this position is \$17.03 to \$19.23. The selected candidate was promoted on August 1, 2022, subject to ratification by the Board of Commissioners.

It is proposed that the selected candidate be appointed to the position of Job Developer for the Housing Authority Resident Initiatives Department on a full-time basis at an hourly rate of \$21.43. This appointment is to fill a vacant position. The announced hourly pay range for this grant funded position is \$21.15 to \$21.97. The selected candidate was promoted on September 5, 2022, subject to ratification by the Board of Commissioners.

Commissioner Person-Polk asked if there were any questions from the Commissioners – none.

Commissioner Person-Polk asked to Entertain a Motion to accept the two candidates for the stated positions.

1. Motion – Commissioner Dansbury
2. Seconded – Commissioner Hannah
3. Moved and seconded. Roll Call:

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

**PUBLIC PARTICIPATION**

Naomi Williams, 815 Central Avenue, Camden, NJ 08104. Mrs. Williams asked when HUD sends Section 8 Housing Choice Vouchers to the Housing Authority if they go to Section 8 or finance. Ms. Melody Johnson-Williams stated they go to the Housing Authority, and they are administered through the Section 8 department, not through finance. Mrs. Williams asked if HUD questioned the Housing Authority about the reduction in her voucher from \$816.00 down to \$7.00. She was informed that a response would be provided to her in writing but not in Public Participation. Mrs. Williams also asked why the children at Roosevelt Manor were not included in a Halloween Party. Ms. Melody Johnson-Williams stated that Pennrose Management was for Roosevelt Manor and that they would follow-up in writing to her with additional information regarding a Trunk or Treat event. Commissioner Person-Polk stated they would call and find out.

**ADJOURNMENT**

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

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


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

Commissioner Person-Polk thanked everyone for starting the meeting earlier.

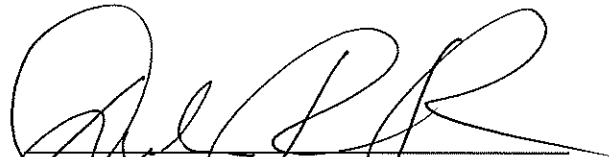
**ADJOURNMENT: 6:46 PM**

**Attested to this 24<sup>th</sup> day of October 2022.**

**ATTEST:**

  
 \_\_\_\_\_  
**Melody Johnson-Williams**  
 Executive Director

**APPROVAL:**

  
 \_\_\_\_\_  
**Deborah Person Polk, Chairperson**  
 Board of Commissioners