

HOUSING AUTHORITY OF THE CITY OF CAMDEN

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

McGUIRE GARDENS COMMUNITY ROOM

114 BOYD STREET, CAMDEN, NEW JERSEY 08105

WEDNESDAY, MAY 17, 2023

The Board of Commissioners of the Housing Authority of the City of Camden (HACC) met for a Regular Meeting on Wednesday, May 17, 2023, at 5:30 PM, E.S.T.

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 5:30 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, Executive Director
Sadyhe Bradley, General Counsel
Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Assoc., LLC
Charles Valentine, Director of Modernization
Melissa Bovil, Ablett Village
Ronelle Brown, HACC, Director of Resident Initiative
Dorixe De Jesus, Executive Secretary Assistant
Lakita Frederick, HCV Program
Kaberia Fussell, HCV Program
Jasmine Kee, Purchasing Specialist
John Kostyal, Human Resources Manager
Norman Lee, Ablett Village
Esther Mercado-Pitts, Baldwin's Run
Judith Osorio-Allen, Finance Manager
Wanda Riley, HACC
Nathyya Soto, Executive Secretary
Dawn Wilson, Baldwin's Run/Chelton

CALL 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, May 17, 2023, was held in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975, and that adequate notice was advertised in the *Courier Post* on January 4, 2023, and in the *South Jersey Times* on January 15, 2023, on the Housing Authority's website, and posted in the common areas within the Authority. The meeting was called to order.

Commissioner Person-Polk: Roll Call.

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

There was a quorum.

APPROVAL OF THE MINUTES

Commissioner Person-Polk asked to Entertain a Motion for the Review and Approval of the Minutes of the Regular Meeting for Wednesday, April 19, 2023.

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

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

OLD BUSINESS

Commissioner Person-Polk stated that Minutes of the Regular Meeting for Wednesday, February 15, 2023, and Wednesday, March 15, 2023, would remain on the table.

EXECUTIVE DIRECTOR'S REPORT

Commissioner Person-Polk asked if there were any questions on the Executive Director's Report from April 2023. No questions. Commissioner Person-Polk asked to Entertain a Motion for the approval of the Executive Director's Report for April 2023.

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

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

NEW BUSINESS

RESOLUTIONS

Resolution 23-16 – Judith Osorio-Allen, Accounting Manager. Resolution 23-16 is a resolution approving the Housing Authority of the City of Camden (HACC) payment register for the month of April 2023. The Section 8 amount was \$1,338,354.51 and for housing was \$1,229,717.02.

Commissioner Person-Polk asked if there were any questions from the Public on Resolution 23-16. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-16.

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

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

Resolution 23-17 – Commissioner Person-Polk. Resolution 23-17 was a resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Wednesday, May 17, 2023.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-17.

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

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

CLOSED SESSION – 5:37 PM TO 6:02 PM

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:

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

OPEN SESSION

Commissioner Person-Polk asked for all the managers to come up and state their name and the development for which they are the managers of at this time.

Dawn Wilson - Baldwin's Run & Senior, Phase I, II; Chelton Terrace, Phase I & II

Melissa Bovil - Ablett Village

Jacqueline Sampson – McGuire Gardens

Cheketa Vance – McGuire Gardens

Commissioner Person-Polk thanked them.

Resolution 23-18 – Jasmine Kee, Purchasing Specialist for HACC. Resolution 23-18 is ratifying and approving a contract change order to Resolution 22-46 for Gassis Global Investments, LLC, for renovations of six (6) additional units between Mickle Tower and Kennedy Tower and authorizing the Executive Director, or her 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 23-18. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-18.

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

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

Resolution 23-19 – Jasmine Kee, Purchasing Specialist for HACC. Resolution 23-19 is authorizing the amendment of the vendor list for the Housing Authority of the City of Camden (HACC) to procure goods and services from approved vendors on the New Jersey State Cooperative Contracts, Educational Services Commission of NJ (ESCNJ), Sourcewell (formerly NJPA), and Omnia Partners Contract (formerly US Communities) and authorizing the Executive Director, or her 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 23-19. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-19.

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

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

Resolution 23-20 – Jasmine Kee, Purchasing Specialist for HACC. Resolution 23-20 is approving and authorizing a Housing Assistance Payments (HAP) Contract for ten (10) Project-Based Vouchers with The Michaels Organization under the Housing Authority of the City of Camden

(HACC) Housing Choice Voucher (HCV) Program, and authorizing the Executive Director, or her 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 23-20. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-20.

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

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

Resolution 23-21 – Chuck Valentine, Director of Modernization. Resolution 23-21 is a resolution approving submission of the executed 2022 Choice Neighborhoods Supplemental Grant Agreement for an additional \$5 million for the transformation of Ablett Village. This resolution authorizes the Executive Director to sign the Grant Agreement and submit with that Grant Agreement this resolution.

Commissioner Person-Polk asked if there were any questions from the Public on Resolution 23-21. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-21.

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

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

Resolution 23-22 – Lakita Frederick, Director of HCV Program. Resolution 23-22 is a resolution authorizing a request to put a Housing Choice Voucher rental subsidy for the unit located at 1148 Mechanic Street, Camden, NJ, with the New Jersey Department of Community Affairs, Housing

Choice Voucher Program and authorizing the Executive Director, or her 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 23-22. None. From the Commissioners. None.

Commissioner Person-Polk asked to Entertain a Motion to accept Resolution 23-22.

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

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

PUBLIC PARTICIPATION

Commissioner Person-Polk asked for comments from the public. She stated participants would have three minutes and needed to state their name, address, and comment or concern.

Esther Mercado-Pitts. She asked if we needed a resident commissioner on board. Commissioner Person-Polk stated they had a person who was seated but has not been moved. Ms. Keys. Ms. Mercado-Pitts asked if there was a contact. Commissioner emails should be on the website to have access to it. Why is the staff directory not given to the resident board? Commissioner Person-Polk stated that the public's concerns come through one portal, not contacting each commissioner separately. Commissioner Person-Polk stated that the solicitor would give her what she needed and that they were very transparent. Our solicitor will respond to you in writing.

Commissioner Person-Polk asked if there was any other Public Participation. None.

PERSONNEL

John Kostyal, Human Resources Manager for the Housing Authority with three personnel actions to present:

- Dawn Wilson, Tax Credit Property Manager, full time, at \$65,000 per year to fill a vacant position that had a range of \$62,000 to \$67,000 on April 18, 2023, subject to ratification by the Board of Commissioners.
- Lakita Frederick, Director of Section 8/HCV, full time, at \$93,000 per year to fill a vacant position that had a range of \$90,000 to \$95,000 on April 24, 2023, subject to ratification by the Board of Commissioners.

- Denise Gordy, Chief Financial Officer, full time, at \$130,000 per year to fill a vacant position on May 22, 2023, subject to ratification by the Board of Commissioners.

Commissioner Person-Polk asked if the Commissioners had any questions. None.

Commissioner Person-Polk asked to Entertain a Motion to accept the positions of Tax Credit Property Manager, Director of Housing Choice Voucher Program, and the Chief Financial Officer.

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

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

Commissioner Person-Polk stated that these would fill some needed positions, and that the people at HACC work hard and the staff has taken the burden of carrying these jobs when they don't have these positions filled. Outside of here, she asked all to defend where you work. Be conscious about what you say about where you work because you're talking about the person sitting next to you. Everyone has stepped up recently, and she thanks everyone.

Commissioner Figueroa-Falcon also gave thanks and reminded all to talk to the residents with dignity and respect, as she had seen instances in the past with her own grandmother where that didn't happen. She asked to make sure that all staff were mindful as well.

Commissioner Hudson gave thanks for the beautiful basket he received and to Ms. Johnson-Williams for being super responsive and communicative. He also congratulated Commissioner Figueroa-Falcon for earning her master's degree.

Ms. Johnson-Williams gave thanks to her executive staff team and all the staff of the HACC for the teamwork, long hours.

Commissioner Person-Polk congratulated Commissioner Figueroa-Falcon also. Commissioner Figueroa-Falcon gave thanks.

ADJOURNMENT

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

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

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

Commissioner Person-Polk thanked all for coming out, including the managers.

ADJOURNMENT: 6:26 PM

Attested to this 17th day of May 2023.

ATTEST:

APPROVAL:

Melody Johnson-Williams
Executive Director

Deborah Person Polk, Chairperson
Board of Commissioners