

**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

THURSDAY, SEPTEMBER 14, 2023

5:30 PM

AGENDA

I. FLAG SALUTE

II. CALL TO ORDER IN ACCORDANCE WITH SECTION 5 OF THE PUBLIC MEETINGS ACT, CHAPTER 231 P.L. 1975.

III. ROLL CALL

IV. REVIEW OF AND VOTE ON THE MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, JULY 19, 2023.

V. OLD BUSINESS

Review of and vote on the minutes of the regular meeting held on Wednesday, February 15, 2023. **(TABLED)**

Review of and vote on the minutes of the regular meeting held on Wednesday, March 15, 2023. **(TABLED)**

**VI. EXECUTIVE DIRECTOR'S REPORT
(JULY & AUGUST 2023)**

VII. NEW BUSINESS

RESOLUTIONS

Resolution 23-35 – Resolution approving the Housing Authority of the City of Camden (HACC) payment register for the month of July 2023.

Resolution 23-36 – Resolution approving the Housing Authority of the City of Camden (HACC) payment register for the month of August 2023.

Resolution 23-37 – Resolution requesting the approval of the amendment of the Public Housing Admissions and Continued Occupancy Policy (ACOP) to reflect and establish the new Over Income (OI) Families section of the ACOP for FY2023 for certain Asset Management Properties pursuant to the HOTMA Final Rule and authorizing the Executive Director or her designee to execute documents and do all things necessary to effectuate the transaction(s).

Resolution 23-38 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on Thursday, September 14, 2023.

CLOSED SESSION

Resolution 23-39 – Resolution rejecting the bids received for Project #23-B14 Hardwire Smoke and Carbon Monoxide Detector Installation Services and authorizing the Executive Director or her designee to execute documents and do all things necessary to effectuate the transaction(s).

Resolution 23-40 – Resolution authorizing the award of a contract for McGuire Gardens Administrative Building Shingle Roof Replacement, not to exceed \$84,000 and authorizing the Executive Director or her designee to execute documents and do all things necessary to effectuate the transaction(s).

Resolution 23-41 – Resolution rejecting the sole proposal received for Project #23-23 Management Consulting Services and authorizing the Executive Director or her designee to execute documents and do all things necessary to effectuate the transaction(s).

Resolution 23-42 – Resolution ratifying and the execution of the respective Summaries of the amended terms of the Collective Bargaining Agreements with AFSCME-NJ Council 63, Local 3441 and Local Union 3974; and the execution of a Memorandum of Understanding (“MOU”) with the AFSCME-NJ, Council 63, Local Union 3441, and authorizing the Executive Director or her designee to do all things necessary to effectuate the transaction(s).

Resolution 23-43 – Resolution authorizing the submission of an application for a tax exemption and/or Payments in Lieu of Taxes (PILOT), the execution of a Financial Agreement with the City of Camden for a PILOT for properties owned by HACC and its Instrumentalities’ pursuant to N.J.S.A. § 40A:20-1, *et. seq.*, and authorizing the Executive Director or her designee to execute documents and do all things necessary to effectuate the transaction(s).

Resolution 23-44 – Resolution approving the month-to-month renewal of the Shared Services Agreement (Agreement) between the Housing Authority of the City of Camden (HACC) and Rutgers, The State University of New Jersey (Rutgers) to provide the service of a Director of Nursing for the Assisted Living Program and nursing and healthcare services to participating HACC residents, and authorizing the Executive Director, or her designee, to execute documents and to do all things necessary to effectuate the transaction(s).

Resolution 23-45 – A resolution of the Housing Authority of the City of Camden (“HACC”) appointing Melody Johnson-Williams as the Executive Director and Chief Executive Officer of HACC and authorizing the execution of an Employment Agreement for a term of one (1) year, pursuant to N.J.S.A. 40A:12A-18. (**Walk on Resolution**)

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

1. Contract Matters
2. Litigation
3. Personnel Matters

X. ADJOURNMENT