

HOUSING AUTHORITY OF THE CITY OF  
ATLANTIC CITY

1046<sup>TH</sup> BOARD MEETING  
MINUTE BOOK  
RESOLUTIONS AND MOTIONS

**MARCH 23, 2017**

The 1046<sup>th</sup> Meeting of the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City was called to order by Chairwoman Nichole Gupton at 901 Arctic Avenue, 2<sup>nd</sup> floor, Atlantic City, New Jersey on Thursday, March 23, 2017 at 4:30 P.M. (EST).

PRESENT: Chairwoman Nichole Gupton  
Commissioner Eli Gbayee  
Commissioner Robert McCorristin  
Commissioner La'Quetta Small  
Commissioner Stephanie Stewart  
Commissioner Patricia Tweedle

ABSENT: Commissioner Jesse O. Kurtz

ACHA STAFF: Michael Epps, Esquire, Acting General Counsel  
Clifford Scott, Executive Director  
Sabrena Brandon, Urban Initiatives Coordinator  
Urylene Grate, Family Services Supervisor  
Jeanette Grays, Personnel Officer  
J. Thomas Hannon, Director of Staff Operations  
Abdul Wahab, Acting Director of Finance  
Beth A. Battistini, Confidential Aide  
Charlotte Walker, Manager, Stanley Holmes Village  
Stephanie Harmon, Manager, Inlet Tower

SPEAKERS: Mike Lopez  
Lena Stevens-Small, Manager, Buzby Village  
Lakita Jefferson, Manager, Scattered Sites  
V. Marcus, AC Arts Commission  
Ruby Conde  
Steven Young

GUESTS: None.

1. OPENING STATEMENT:

General Counsel Michael Epps announced that Notice Requirements of the Open Public Meetings Act of the State of New Jersey had been met.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PARTICIPATION OF THE PUBLIC

Mr. Lopez spoke regarding the class he conducted for the safety officers and the offered SORA training as well.

Lena Stevens-Small and Lakita Jefferson voiced their concerns to the Board regarding tenant issues.

Ms. Marcus

Ms. Conde addressed the Board regarding a memorial area near Stanley Holmes Village.

Mr. Young

5. APPROVAL OF THE MINUTES:

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, McCorristin, Small, Stewart, Tweedle and Chairwoman Gupton, approval of the minutes of the 1045<sup>th</sup> Board Meeting held February 23, 2017 (Open Session) which were previously submitted to each Board Member were accepted.

6. REPORT(S) OF THE BOARD COMMITTEES

Executive Director Scott reported that were none.

7. REPORT OF THE TREASURER

Acting Director of Finance, Abdul Wahab, advised the Board that the report had been distributed.

8. REPORT OF THE SECRETARY

Executive Director Scott reported on the following:

- a. A balance sheet was distributed;
- b. PHA Plan was approved by HUD;
- c. A contractor outreach is scheduled at the Stockton Carnegie Center on March 30th;
- d. A “for lease” sign has been placed in the JP Whittington available office

- space;
- e. Partnering with painting apprentice was forthcoming at the Authority;
- f. He and Sabrena Brandon visited sites for development;
- g. Attended the Atlantic City auction but nothing was purchased, and
- h. HUD-4 document was distributed which allows us to access operationally.

9. **OTHER BUSINESS & COMMUNICATIONS**

There was none.

Commissioner McCorristin left the meeting.

**10. RESOLUTIONS FOR ADOPTION:**

RESOLUTION NO. 8920-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AWARDDING A CONTRACT FOR A&E SERVICES FOR WINDOW REPLACEMENT AT ALTMAN TERRACE PHASE II”

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8920-03-17 was adopted.

RESOLUTION NO. 8921-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AWARDDING A CONTRACT FOR A&E SERVICES FOR BOILER REPLACEMENT”

Resolution 8921-03-17 was pulled.

Executive Director Clifford Scott introduced Mr. Ibn Miller who spoke briefly regarding his recent encounter with two fellows and his breaking up a possible physical confrontation.

RESOLUTION NO. 8922-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AWARDDING A CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES”

Upon motion by Chairwoman Gupton, seconded by Commissioner Small and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman

Gupton, Resolution No. 8922-03-17 was adopted.

RESOLUTION NO. 8923-03-17 entitled: "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AWARDED A CONTRACT FOR MOLD REMEDIATION AND RECONSTRUCTION SERVICES"

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8923-03-17 was adopted.

RESOLUTION NO. 8924-03-17 entitled: "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY REJECTING BID FOR VEHICLE MAINTENANCE AND REPAIRS"

Upon motion by Chairwoman Gupton, seconded by Commissioner Gbayee and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8924-03-17 was adopted.

RESOLUTION NO. 8925-03-17 entitled: "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE REVISION OF THE CAPITAL FUND BUDGET (ANNUAL STATEMENT FORM 50075.1) FOR THE STANDARD CAPITAL FUND GRANT OF 2015"

Upon motion by Chairwoman Gupton, seconded by Chairwoman Stewart and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8925-03-17 was adopted.

RESOLUTION NO. 8926-03-17 entitled: "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE CHARGE-OFF OF TENANTS' ACCOUNTS RECEIVABLES THAT ARE UNCOLLECTIBLE FOR THE FISCAL YEAR ENDING MARCH 31, 2017 AMP #s 000001, 000002, 000003, 000004, 000005 and 000006"

Upon motion by Chairwoman Gupton, seconded by Commissioner Gbayee and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8926-03-17 was adopted.

RESOLUTION NO. 8927-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE CHARGE-OFF OF CURRENT RESIDENT’S TENANTS’ ACCOUNTS RECEIVABLE THAT ARE UNCOLLECTIBLE FOR THE FISCAL YEAR ENDING MARCH 2017”

Upon motion by Chairwoman Gupton, seconded by Commissioner Stewart and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8927-03-17 was adopted.

RESOLUTION NO. 8928-03-17 entitled: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN SERVICE AGREEMENTS WITH COMCAST OF SOUTH JERSEY FOR AMPs 001 AND 004”

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8928-03-17 was adopted.

RESOLUTION NO. 8929-03-17 entitled: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPOINT CONIFER REALTY AS THE AGENT OF RECORD IN THE APPLICATION FOR SUBDIVISION OF BLOCK 440, LOT 1”

Upon motion by Chairwoman Gupton, seconded by Commissioner Small and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8929-03-17 was adopted.

RESOLUTION NO. 8930-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING THE ATTACHED PRE-CHECK WRITING REPORT AND DISBURSEMENTS THEREOF”

Upon motion by Commissioner Stewart, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8930-03-17 was adopted.

RESOLUTION NO. 8931-03-17 entitled: “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING THE ANNUAL DETAILED LINE ITEM OPERATING BUDGET FOR ALL PROGRAMS FOR THE FISCAL YEAR APRIL 1, 2017 TO MARCH 31, 2018”

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8931-03-17 was adopted.

RESOLUTION NO. 8932-03-17 entitled: “RESOLUTION NO. 8932-03-17 “RESOLUTION re: CLOSED SESSION OF A REGULARLY SCHEDULED BOARD MEETING (3/23/17 BOARD MEETING)”

Upon motion by Chairwoman Gupton, seconded by Commissioner Tweedle and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, Resolution No. 8932-03-17 was adopted.

11. GOOD & WELFARE:

There was none.

12. ADJOURNMENT:

There being no further business before the Board and upon motion by Chairwoman Gupton, seconded by Commissioner Gbayee and unanimously carried by Commissioners Gbayee, Small, Stewart, Tweedle and Chairwoman Gupton, the meeting adjourned at 6:18 PM.

Respectfully submitted,

Clifford Scott  
Executive Director

/bb