

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JULY 1, 2020**

Attendees

Chairman Raj Mukherji - ABSENT Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Candice Johnson, Substituting as Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Comptroller/CFO Patricia Ramirez, Director HCV/Sec. 8 Program Eileen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Luz Santana, Director of Compliance Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE
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Call to Order

Vice Chairwoman Abdullah called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:00 p.m. on Wednesday, July 1, 2020, via online/conference call. Executive Director Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present. She stated that Item #2 will be withdrawn since there was no "Closed Caucus" for May 2020. Whereupon, the Pledge of Allegiance was conducted.

Via Online/Conference Call - Participation

Thyson Halley – Resident – Curries Woods

Items for Approval

Executive Director Brady-Phillips proceeded to read Items #1 thru 18 for the record with the approval of Vice Chairwoman Abdullah and also explained that Item 2 was being withdrawn because there was no closed caucus at the May meeting.

Executive Director Brady-Phillips requested a motion to move Item #1 "Closed Caucus" which will be held on a new via online conference call upon completion of the regular board meeting. Commissioner Jones seconded the motion following a roll call.

The Executive Director then requested a motion on Item #3 The June 3rd Regular Board minutes in which Commissioner Dublin motion and Commissioner Jones seconded the motion following a roll call. She then requested a motion on Item # 4 the June 3rd "Closed Caucus" minutes. Commissioner Kitchens motion and Commissioner Jones seconded the motion. Roll was called and the motion passed with Commissioner Herbold abstaining because she was not at the June Board meeting.

The Executive Director read items #5 through Item #18 into the Record. Commissioner Dublin made a motion to place Items 5 through 18 onto a consent agenda and Commissioner Jones seconded the motion and roll was called and the motion carried. Commissioner Jones asked about Item #11 Award of Contract to Restore Core for disinfecting/deep cleaning services, fogging as needed basis for all JCHA sites for a period of one year with an option for an additional one year in light of the Covid-19 pandemic. The Executive Director explained that this

was to address potential cleaning needs related to the COVID-19 pandemic on an as-needed basis.

Having no further questions/comments, the Executive Director asked whether the Board wanted to vote on Items 5 through 18. Commissioner Dublin made the motion and Commissioner Fuentes seconded the motion. Being no further discussion roll was called and the motion passed.

Executive Director Brady-Phillips then reviewed her Matters of Information by the Chairman. Once concluded, Matters of Information was closed.

She then stated that a closed caucus was place on the agenda, but at this point there are no updates for the closed caucus having no further questions, the regular board meeting will end/close. Therefore, they will not be returning to conduct any further business in the public portion of tonight's meeting. Executive Director requested a motion to end the meeting, Commissioner Dublin made the motion and Commissioner Fuentes seconded the motion with all in favor with voice vote. The regular board of commissioners' meeting was then adjourn.

BOARD RESOLUTIONS – JULY 1, 2020

- ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY**
- ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MAY 6, 2020 CLOSED CAUCUS MINUTES FOR THE BOARD OF COMMISSIONERS MEETING**
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR MINUTES OF THE BOARD OF COMMISSIONERS HELD ON JUNE 3, 2020**
- ITEM #4: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JUNE 3, 2020 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING**
- ITEM #5: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JULY**
- ITEM #6: RESOLUTION RATIFYING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE (SECTION 8) PROGRAM FOR THE FY'20 SET ASIDE FUNDING**
- ITEM #7: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO C. DOUGHERTY & CO., INC. AND SUPERIOR WELDING CO. FOR WELDING SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**
- ITEM #8: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO C. DOUGHERTY & CO., INC. AND SUPERIOR WELDING CO. FOR BOILER TUBE REPLACEMENT "AS NEEDED" FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**
- ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO FERGUSON ENTERPRISES FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A ONE (1) YEAR PERIOD WITH AN OPTION FOR AN ADDITIONAL YEAR**

- ITEM #10:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT WITH EMPHASYS COMPUTER SOFTWARE TO ADD MYHOUSING RECERTIFICATION PORTAL, IN THE PROPRIETARY ELITE SOFTWARE TO ENHANCE USE OF SOFTWARE FOR ALL JCHA PUBLIC HOUSING PROPERTIES AND HOUSING CHOICE VOUCHER (SECTION8) PROGRAM
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO RESTORE CORE INC. FOR DISINFECTING/DEEP CLEANING SERVICES (FOGGING ONLY) "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL (1) ONE YEAR
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MIR REFINISH LLC FOR BATHROOM/ BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR
- ITEM #14:** OMNIBUS RESOLUTION AUTHORIZING THE AWARD OF MULTIPLE CONTRACTS FOR PERSONAL PROTECTIVE EQUIPMENT FOR ALL JCHA DEVELOPMENTS
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JOHNSON CONTROLS INC. FOR FURNISHING AND INSTALLATION OF A BOILER AT MARION GARDENS
- ITEM #16:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY REPLACEMENT OF FIRE ALARM SYSTEMS IN 199 OCEAN AVENUE AND 92 DANFORTH AVENUE AT BERRY GARDENS
- ITEM #17:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ALARMAX DISTRIBUTORS, INC TO SUPPLY MATERIAL FOR EMERGENCY REPLACEMENT OF FIRE ALARM SYSTEMS IN 199 OCEAN AVENUE AND 92 DANFORTH AVENUE AT BERRY GARDENS
- ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES FOR A PERIOD OF ONE (1) YEAR

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, AUGUST 5, 2020
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR JUNE 3, 2020 BOARD MEETING
3. JCHA HAS BEEN ACCEPTED (WITH HUDSON COUNTY COMMUNITY COLLEGE (HCCC) TO THE CLPHA POSTSECONDARY LEADERSHIP COHORT, A NEW PROJECT TO DEEPEN CONNECTIONS BETWEEN PUBLIC HOUSING AUTHORITIES AND THEIR POST-SECONDARY EDUCATION PARTNERS SUPPORTED BY THE KRESGE FOUNDATION.
4. NO COMMUNITY MEETINGS (JULY 2020)
5. PROPERTY PERFORMANCE REPORT FOR JUNE 2020
6. RECE MEMO: UPDATES / PROGRAM ACTIVITIES
7. RECE: RESIDENT MAILER (SURVEY)

8. STAFF MEMO: JCHA COVID-19 PERSON PROTECTION EQUIPMENT (PPE) POLICY

Adjournment

There being no further business to come before the Board of Commissioners, The Executive Director adjourn the Board of Commissioners meeting at 6:55 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board