

**THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES**

April 5, 2017

**Attendees**

**Chairman Raj Mukherji - ABSENT**

Vice Chairman Reginald Jones  
Commissioner Aneesah Abdullah  
Commissioner Hector Fuentes  
Commissioner Freddie Kitchens  
Commissioner Thomas Kukla  
Counsel Joe Garcia, Esquire  
Marvin L. Walton, Executive Director/Secretary to the Board  
Carmen Carrillo, Assistant Secretary to the Board  
Beatriz Terrazas, Director of Human Resources  
Patricia Madison, Director of Policy & Planning  
Samuel Moolayil, Chief Financial Officer  
Eilleen Ingram-Willis – In-house Counsel  
Steven Cea, Director of Development & Design  
Nehru Nedella, Director of IT  
Kenneth Pinnock, Director of Purchasing  
Jill Corin, Director of Compliance  
Patricia Ramirez, Director of Section 8  
Antoin Evans, Regional Asset Manager

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Vice Chairman Jones called the scheduled meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:15 p.m. on Wednesday, April 5, 2017 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. He acknowledged that the necessary notices had been published and posted. A quorum is present.

**Public Participation**

Terri Rodgers – resident at Curries Woods – issue with the Manager Sammy Motanya.  
Stacy Felder, former resident at Booker T. Washington, issue with relocating her son and parents.  
(note that she was allow to speak before the board thou she did not fill out the form prior to meeting.)

**Items for Approval**

A motion was made by Vice Chairman Jones requested a motion to move close caucus to the end of the meeting. Commissioner Abdullah made the motion and Commissioner Kitchens seconded. Vice Chairman Jones made a motion to place Resolutions 2 thru 9 onto a consent agenda, at which time Commissioner Abdullah made the motion and Commissioner Kitchens seconded the motion. A final motion was made by Vice Chairman Jones for the approval of Resolutions 2 thru 9 on the consent agenda which was read for the record. Commissioner Abdullah made the motion and Commissioner Fuentes seconded. The consent agenda was open for questions/comments or discussion. Being no further discussion, it was close by unanimous consent. The motion was carried and Resolutions 2 thru 9 were approved for a vote as a group. Vice Chairman Jones than introduce Matters of Information in which Executive Director Marvin Walton read his report. Once concluded, matters of information was closed. Vice Chairman Jones then stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn. A motion was made by Vice Chair Jones and the Commissioners approved as group to end meeting and final roll call was done.

## RESOLUTIONS – April 5, 2017

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FEBRUARY 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON APRIL 5, 2017.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MARCH 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON APRIL 5, 2017.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING MARCH 2017.
- 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 APRIL 2017.
- ITEM #6:** RESOLUTION AUTHORIZING THE ADOPTION OF JCHA'S FY2018 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #7:** RESOLUTION APPROVING THE WRITE-OFF TENANT ACCOUNT RECEIVABLES (TARs) BALANCES IN THE AMOUNT OF \$298,234.32 FOR PUBLIC HOUSING TENANTS THAT HAVE VACATED THE PROPERTY.
- ITEM #8:** RESOLUTION CONFIRMING THE SUBMISSION OF A FY2017 EMERGENCY SAFETY AND SECURITY GRANT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON BEHALF OF HUDSON GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

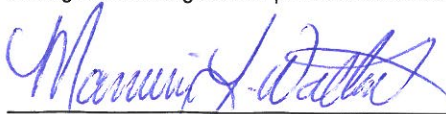
### **Executive Director's Matters of Information:**

- The next Board meeting is scheduled for Wednesday, May 10<sup>th</sup>. This will also be the reorganizational meeting.
- The April 2017 Community Meeting Calendar has been published.
- On March 21, 2017, the JCHA in partnership with several sponsors conducted a Construction Job Fair at the Bethune Center. This job fair was specifically for the upcoming construction employment at Montgomery Gardens Family Phase I. Approximately 150 participated of which 25 were public housing residents.
- Since 2002, New Jersey Future has honored smart planning and development in New Jersey through its annual, statewide Smart Growth Awards Program. This program recognizes those New Jersey developments that exemplify the mission of economic opportunity, community vitality and stability, and quality of life for New Jersey residents. This year the multi-phase A. Harry Moore - Gloria Robinson Development is the recipient of the award. The 2017 Smart Growth Awards will be held on June 7, 2017 at the Hahne's Building in Newark, N.J.
- Included in your board packets is the JCHA Budget vs Actual Report as of February 28, 2017. Page one of the report (*the color page*) is a summary of the proceeding pages which is the financial system generated report, which may be challenging to follow. In summary, 11-months of Fiscal Year 2017, the agency received approximately \$4.4M more in revenue than what was planned and expenses were \$1.9M more than planned. This resulted in \$2.4M surplus as of February 28, 2017.
- Lastly, I would like to introduce to the Board our new Director of Human Resources, Ms. Beatriz Terrazas. She began her employment with the agency on Monday, March 13, 2017. We are excited to have on the One-JCHA Team and look forward to her many contributions.

That concludes the matters of information.

### **Adjournment**

There being no further business to come before the Board of Commissioners, Vice Chairman Jones asked to adjourn the meeting calling for a motion and a roll call. Whereupon, the motion was carried by all Commissioners and a final roll call thus ending the meeting at 6:50 p.m. Close caucus was conducted there after at 6:55 p.m. and ended at 7:30 p.m.



Marvin L. Walton, Executive Director  
Secretary to the Board