

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
April 3, 2019**

**Attendees**

Chairman Raj Mukherji – <b>ABSENT</b> Vice Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - <b>ABSENT</b> Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Allison Strobel, Chief of Staff - <b>ABSENT</b> Elisheva Davidoff, Acting Chief of Staff Carmen Carrillo, Assistant Secretary to the Board	Beatriz Terrazas, Director of Human Resources Arlyn Agustin, Comptroller/Acting CFO Patricia Ramirez, Director HCV/Section 8 Program Eilleen Ingram-Willis, In-House Counsel - <b>ABSENT</b> Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance Stephen Cea, Director of Development Donna Olivera, Asset Management Trena Hinton, RECE Timisha Walcott, Accounting/Finance
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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, April 3, 2019, at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. Executive Director Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present.

**Public Participation**

Robin Stewart, Resident at Booker T. Washington

**Items for Approval**

Vice-Chairwoman Abdullah requested a motion to go into closed caucus right after the public guest speaker. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call in which Chairman Raj Mukherji and Commissioner Amy Herbold were absent. Vice-Chairwoman Abdullah stated that there will be a short recess while they entered into closed caucus. Once concluded, closed caucus ended and the regular board meeting resume at 6:18 p.m.

Vice-Chairwoman Abdullah requested a motion on Item No. 1, the acceptance of the March 6, 2019 closed caucus minutes in which Vice-Chairwoman Abdullah motioned and Commissioner Dublin second the motion, following a roll call. She then continue to read Item No. 2 the acceptance of the March 6, 2019 regular board of commissioner's minutes requesting a motion, Commissioner Jones made the motion and the Vice-Chairwoman herself seconded the motion, following a roll call. However, Commissioner Hector Fuentes abstained on Items No. 1 & 2, since he was not present in March 6, 2019 board of commissioners' meeting to vote.

Vice-Chairwoman Abdullah requested a motion to place Items No. 4 thru 10 onto a consent agenda which were read into the record. Commissioner Dublin made the motion and Vice-Chairwoman Abdullah seconded the motion, being no discussion roll call was done. She then requested a final motion on the consent agenda for Items No. 4 thru 10, Commissioner Jones made the motion and Commissioner Dublin seconded the motion. Being no discussion/comments, roll call was done.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Vice-Chairwoman. Once concluded, Matters of Information was closed.

Seeing no further discussions/comments Vice-Chairwoman made a motion to adjourn the meeting following a roll call.

## **RESOLUTIONS – APRIL 3, 2019**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MARCH 6, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON MARCH 6, 2019.
- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF APRIL 2019.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH WOMEN RISING AND THE NJ OFFICE OF THE LONG TERM CARE OMBUDSMAN TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 811 MAINSTREAM VOUCHER PROGRAM.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LEW CORPORATION, INC. FOR LEAD RISK ASSESSMENT & TESTING FOR VARIOUS JCHA OWNED DEVELOPMENTS.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO HD SUPPLY SOLUTIONS FOR FURNISHING AND DELIVERY OF KITCHEN CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY SOLUTIONS FOR FURNISHING OF MAINTENANCE & REPAIR PRODUCTS AND RELATED SERVICES "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS.
- ITEM #9:** RESOLUTION AUTHORIZING INCREASE OF AWARD OF CONTRACT TO BOYS AND GIRLS CLUB OF HUDSON COUNTY AND JERSEY ART EXCHANGE FOR COMPREHENSIVE AFTER SCHOOL PROGRAMMING.
- ITEM #10:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

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

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, MAY 1, 2019
2. PUBLIC PORTION UPDATE FROM MARCH 6, 2019 BOARD MEETING
3. COMMUNITY MEETINGS (APRIL 2019)
4. PROPERTY PERFORMANCE REPORT FOR MARCH
5. NEW AFFORDABLE HOUSING SPRINGS AT OLD MONTGOMERY GARDENS SITE - NJ.COM  
<https://www.nj.com/hudson/2019/04/new-affordable-housing-springs-at-old-montgomery-gardens-site.html>
6. HUDSON COUNTY COMMUNITY COLLEGE FOUNDATION INTERNSHIP EMPLOYER ONBOARDING
7. 2019 POLICY AND ADVOCACY SUMMER FELLOWSHIP

### **Adjournment**

There being no further business to come before the Board of Commissioners, Vice-Chairwoman Abdullah made a motion to adjourn the public portion of the Board of Commissioners meeting at 6:26 p.m. The Closed Caucus Meeting was conducted at 6:17 p.m. and ended at 6:18 p.m.

  
Vivian Brady-Phillips, Executive Director  
Secretary to the Board