

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
August 21, 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 Mary Kate Starrelli, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Comptroller/CFO - <b>ABSENT</b> Timisha Walcott - Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel - <b>ABSENT</b> Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing - <b>ABSENT</b> Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance Stephen Cea, Director of Development Louranette George, Asset Manager Booker T. Washington
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**Call to Order**

Vice-Chairwoman Abdullah called the special 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, August 21, 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  
Sonya Coleman, Resident & Resident Council President of Booker T. Washington

**Items for Approval**

Vice-Chairwoman Abdullah requested a motion to place Item #1 "Closed Caucus" until the end of the meeting. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call. Vice-Chair then proceeded to read Item #2 the acceptance of the June 12<sup>th</sup> "Closed Caucus" minutes; Commissioner Kitchens motion and Commissioner Dublin seconded, following a roll call. Vice-Chair continue with Item #3 the acceptance of the June 12<sup>th</sup> "Regular Board of Commissioners' Minutes" Commissioner Dublin motion and Commissioner Kitchens seconded, following a roll call.

The Vice-Chair requested a motion to withdraw Items 4 & 5 the "Close Caucus" minutes & the "Regular Board Minutes" of the July 12<sup>th</sup> meeting. Although a quorum was present, they could not vote on the items because Commissioner Herbold, Jones and Fuentes were absent at the July board meeting & Chairman Mukherji was not present at the special board of commissioners' meeting.

The Vice-Chair also requested a motion to place Items No. 6 thru 12 onto a consent agenda which were read into the record. Commissioner Dublin made the motion and Fuentes seconded the motion, the floor was open for any questions/comments. At that point, Commissioner Dublin requested briefing on Item #8, The Shared Service Agreement with the City of Jersey City and Jersey City Housing regarding public safety? The Executive Director stated that the last shared service agreement expired in June and that this agreement is much the same to run for the following year. The City of Jersey City passed/renewed this agreement at their June Council meeting. We are now in the same process of executing the agreement with the City of Jersey City who will provide on-duty police officers to the Jersey City Housing Authority for safety and security of the residents. Once concluded with clarification of Item #8, the Vice-Chair requested a final motion on the consent agenda for Items No. 6 thru 12 which were previously read into the record. Commissioner Herbold made the motion and Vice-Chair Abdullah seconded the motion. Being no further 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. Vice-Chair then requested a motion on Item #1 "Closed Caucus" which was placed at the end. Commissioner Dublin motion and Commissioner Jones seconded the motion, following a roll call.

Vice-Chairwoman Abdullah stated that they will not be returning to conduct any further business in the public portion and requested a motion to adjourn the meeting, Commissioner Fuentes motion and Commissioner Jones seconded the motion.

## **RESOLUTIONS – AUGUST 21, 2019**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JUNE 12, 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 JUNE 12, 2019.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JULY 10, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON JULY 10, 2019.
- ITEM #6:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF AUGUST 2019.
- ITEM #7:** RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #8:** RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT PERMITTING THE CITY OF JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.
- ITEM #9:** RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR 200 VOUCHERS UNDER THE 811 MAINSTREAM PROGRAM.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DOMESTIC FIRE PROTECTION LLC FOR FIRE PUMP INSPECTION, MAINTENANCE AND REPAIR FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIVERSAL ELECTRIC MOTOR SERVICE INC FOR MOTOR & ACCESSORIES REPAIR SERVICE FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #12:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

### **MATTERS OF INFORMATION:**

- 1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, SEPTEMBER 4, 2019**
- 2. PUBLIC PORTION UPDATE FROM JULY 10, 2019 BOARD MEETING**
- 3. COMMUNITY MEETINGS FOR AUGUST 2019**
- 4. PROPERTY PERFORMANCE REPORT FOR JULY 2019**
- 5. UNIFORM RELOCATION ACT INFORMATION SESSION AT HOLLAND**
- 6. JERSEY ART EXCHANGE VIDEO & MUSIC SUMMER CAMP AT MARION GARDENS**
- 7. JERSEY CITY EARLY HEAD START PROGRAM AT CURRIES WOODS**

8. **CAMP LIBERTY EDUCATIONAL ARTS TEAM – TRANSPORTATION AVAILABLE**
9. **POP UP FARMERS' MARKET AT CURRIES WOODS – 3 NEW HECKMAN**  
**(1<sup>ST</sup> FRIDAY OF EVERY MONTH – 12NOON – 1:30 P.M.)**

**Adjournment**

There being no further business to come before the Board of Commissioners, Vice-Chairwoman Abdullah adjourn the Board of Commissioners meeting at 6:30 p.m. The closed caucus meeting was held at 6:35 p.m. and ended at 7:00 p.m.



Vivian Brady-Phillips, Executive Director  
Secretary to the Board