

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

August 2, 2017

Attendees

Chairman Raj Mukherji
Vice Chairwoman Aneesah Abdullah
Commissioner Reginald Jones
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

Chairman Mukherji called the scheduled meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:05 p.m. on Wednesday, August 2, 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

Robin Stewart – resident at Booker T. Washington – On behalf of all the residents at Booker T. and myself we would like to express a big thank you to the Executive Director for doing an excellent job with meeting all our needs. Mr. Walton is a man of his words.

Items for Approval

Commissioner Mukherji requested a motion to have the Close Caucus session on Resolution #1 following the public speaking portion. The motion was carried by Vice Chairwoman Abdullah and seconded by Commissioner Kitchens following a roll call. Close caucus commenced at 6:10 p.m. and once ended the regular board meeting resumed at 6:26 p.m.

Commissioner Mukherji called a motion of Resolution # 2 acceptance of June 2017 close caucus minutes in which Commissioner Kitchens motioned and Commissioner Fuentes, seconded. Roll call was done, however Mukherji was absent during the June meeting thus abstaining. Mukherji then motion on Resolution #3 acceptance of July 2017 close caucus minutes, Commissioner Kitchens motion and Vice Chairwoman Abdullah seconded calling for a roll call. A motion was made for Resolution #4 authorizing the acceptance of the July regular board minutes. Commissioner Kitchens motioned and Commissioner Kukla seconded calling for a roll call. Note, that Commissioner Fuentes and Jones were both absent for the July Board Meeting therefore they abstain.

Mukherji requested a motion to place Resolutions 5 thru 10 onto a consent agenda, at which time Commissioner Kitchens made the motion and Commissioner Jones seconded the motion. A final motion was made by Commissioner Kitchens and seconded by Commissioner Kukla for the approval of Resolutions 5 thru 10 on the consent agenda which was read for the record. 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 5 thru 10 were approved for a vote as a group.

He then introduced Matters of Information in which Executive Director Marvin Walton read his report. Once concluded, Matters of Information was closed. He then stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn. Mukherji motion to end the meeting Commissioner Abdullah motion and Commisoner Jones seconded, all voted with voice I thus meeting was adjourn.

RESOLUTIONS – August 2, 2017

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JUNE 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JULY 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON JULY 5, 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 AUGUST 2017.
- ITEM #6:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO THE NELROD COMPANY FOR A PERIOD OF ONE (1) YEAR TO CONDUCT HOUSING CHOICE VOUCHER RENT REASONABLENESS COMPARABILITY STUDIES.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CITY FIRE EQUIPMENT COMPANY FOR PUMP INSPECTION, MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA HOUSING DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FM GENERATOR INC. FOR EMERGENCY GENERATOR SERVICE AT VARIOUS JCHA HOUSING DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL (2) YEARS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF CONTRACT TO FW WEBB COMPANY FOR FURNISHING & DELIVERY OF TUB WALLS AND WINDOW KITS "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- 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:

- The next Board meeting is scheduled for Wednesday, September 6th.
- The September 2017 Community Meeting Calendar has been published.
- The JCHA has published the Calendar for the 2018 Agency Annual Plan process. The same format as last year's process will be used. That is, each Resident Council will select up to ten (10) residents to represent their property during this process.
- Lastly, we are glad that two (2) of the four (4) employees celebrating their retirement from the JCHA effective August 1st are with us this evening. Please join me in congratulating them achieving a great milestone, retirement. The Housing Authority is extremely thankful for the dedication, commitment and the many years of service. We would like to recognize the following employees:

Michelle Openshaw - 27 Years
Donna Chandler, Asset Manager – 26 Years

- The other two (2) employees that were not able to join us tonight are as follows:
Melba Riano – 41 Years
Rudolph Daniels, Millwright – 29 Years

That concludes the matters of information.

Adjournment

There being no further business to come before the Board of Commissioners, Chairman Mukherji asked to adjourn the meeting. A roll call by voice was done thus ending the meeting at 6:41 p.m. Close Caucus was conducted at 6:10 p.m. and ended at 6:26 p.m.



Marvin L. Walton, Executive Director
Secretary to the Board