

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

August 1, 2018

**Attendees**

Chairman Raj Mukherji Vice Chairwoman Aneesah Abdullah <b>Commissioner Reginald Jones – ABSENT</b> Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Thomas Kukla <b>Commissioner Amy Herbold - ABSENT</b> Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Interim Executive Director/Secretary to the Board <b>Allison Strobel, Chief of Staff, ABSENT</b> Carmen Carrillo, Assistant Secretary to the Board Stephen Cea, Director of Development <b>Beatriz Terrazas, Director of Human Resources, ABSENT</b> <b>Samuel Moolayil, Chief Financial Officer, ABSENT</b>	Eilleen Ingram-Willis, In-House Counsel Nehru Nedella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Asset Manager Luz Santana, Director of Compliance Donna Olivera, Asset Management Ariyn Agustin, Comptroller
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**Call to Order**

Vice Chairwoman Abdullah called the scheduled 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 1, 2018 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. Interim Executive Director Brady-Phillips acknowledged that the necessary notices had been published and posted and a quorum was present.

**Public Participation**

**None**

**Items for Approval**

Vice Chairwoman Abdullah read the titles of all of the resolutions on the meeting agenda. She then moved to place Resolution 1 regarding a closed caucus regarding personnel matters, litigation and grants strategy to the end of the meeting. Commissioner Kitchens made the motion and Commissioner Kukla seconded the motion, and the motion was carried. The Vice Chairwoman initially made a motion to place items 2 through 12 on a consent agenda, but amended her motion because the Board lacked a quorum to vote on items 4 and 5. She then requested a motion to place Resolutions 2 and 3 and 6 through 12 onto a consent agenda. Commissioner Fuentes made the motion and Vice Chairwoman Abdullah seconded the motion regarding Resolutions 2,3, and 6 through 12. The motion did not carry. A final motion was made by Vice Chairwoman Abdullah and seconded by Commissioner Kitchens for approval of Resolutions 6 through 12, and the motion was carried.

Interim Executive Director Vivian Brady-Phillips reviewed the Matters of Information. Once concluded, Matters of Information was closed.

Chairman Mukherjee then requested a motion on item 4, the resolution authorizing the acceptance of the July 2018 closed caucus minutes. Vice Chairwoman Abdullah made the motion and Commissioner Kukla seconded the motion

and seeing no discussion, Chairman Mukherjee asked for the roll call and the motion carried. Chariman Mukherjee then requested a motion for item 5, the resolution authorizing acceptance of the minutes of the Board of Commissioners regular meeting held in July. Commissioner Kitchens made the motion and Commissioer Kukla seconded the motion and seeing no discussion, Chairman Mukherjee asked for the roll call and the motion carried. Chairman Mukherjee then requested a motion on item 1 authorizing a closed caucus regarding personnel matters, litigation and grant strategy. Vice Chairwoman Abdullah made the motion and Commissioner Kukla seconded the motion. Seeing no discussion, Chairman Mukherjee requested the roll call and the motion carried.

Chairman Mukherji then stated that this concluded the public portion of the evening's meeting; there being no further discussion, the meeting was adjourned.

## **RESOLUTIONS – August 1, 2018**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JUNE 2018 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 2018.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JULY 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONS.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON JULY 2018.
- 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 2018.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WARSHAUER GENERATOR LLC. FOR FURNISHING AND INSTALLATION OF GENERATOR FOR COMPUTER ROOM.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR FIRE ALARM MONITORING AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #9:** RESOLUTION AUTHORIING AWARD OF A CONTRACT TO MURRAY PAVING AND CONCRETE, LLC FOR THE TRAFFIC SAFETY IMPROVEMENTS AT CURRIES WOODS.
- ITEM #10:** CONFIRMING RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO CREATE TWO NON-PROFIT CORPORATE SUBSIDIARIES FOR THE FUTURE DEVELOPMENT AND MANAGEMENT OF NON-TRADITIONAL AFFORDABLE HOUSING DEVELOPMENTS AND TO CREATE A NON-PROFIT CORPORATE AFFILIATE TO EXPAND SOCIAL SERVICES OPPORTUNITIES FOR ITS RESIDENTS.
- ITEM #11:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO APPLY FOR CONVERSION OF CERTAIN MIXED-FINANCE PROPERTIES FOR RENTAL ASSISTANCE DEMONSTRATION ("RAD").
- ITEM #12:** RESOLUTION AUTHORIZING OFFICAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNED TRAINING WORKSHOPS AND CONFERENCES.

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

Reminders: Next Board meeting will be Wednesday, Spetember 5, 2018; no community meeting during the month of August 2018

Updates from the July 11, 2018 Board Meeting regarding our public speakers

Property Performance Report for period ending July 31, 2018

Quarterly June 2018 HUD letter regarding our performance.

Announced the US Department of Energy's recognition that JCHA has met its energy saving goals under the DOE's Better Building Challenge and recognized the Development team for its efforts

Provided Information regarding JCHA departmental changes

Addressed the opening of the Public Housing Waitlist online application process from August 6 to August 12, 2018, including outreach strategy

Announced Summer Youth Activities and collaborating partnerships  
Announced launch of ROSS Program at Holland Gardens and Hudson Gardens on August 10, 2018  
Introduced the Jersey City Police Department's new Housing Unit.

**Adjournment**

There being no further business to come before the Board of Commissioners, Chairman Mukherji made a motion to adjourned the public portion of the Board of Commissioners' meeting at 6:33 p.m. The Closed Caucus Meeting was conducted beginning at 6:35 p.m. and ended at 7:00 p.m.

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Vivian Brady-Phillips, Interim Executive Director  
Secretary to the Board