

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
December 2, 2020**

Attendees

Chairman Raj Mukherji – LATE ARRIVAL Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold Joseph Garcia, 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 Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Luz Santana, Director of Compliance Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE
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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, December 2, 2020, via online/conference call. Executive Director Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted.

Via Online/Conference Call - Participation

NONE

Items for Approval

Vice Chairwoman Abdullah requested if Executive Director Brady-Phillips can read all resolutions on her behalf. She commenced the meeting by requesting a motion to place Item #1, Resolution authorizing closed caucus at the conclusion of the agenda for the convenience of the public. Vice Chairwoman Abdullah motion and Commissioner Jones second the motion.

The executive director then requested a motion on Item #2 The November 4, 2020, regular board minutes in which Commissioner Kitchens made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call. Commissioner Herbold abstain since she was not present at the November 4th Board of Commissioners' meeting.

Executive Director Brady-Phillips then requested a motion on Item #3 The November 4, 2020, "closed caucus" minutes in which Commissioner Jones made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call. Again, Commissioner Herbold abstain since she was not present at the November 4th Board of Commissioners' meeting. At that point, Chairman Mukherji joined the meeting stating that he would like to vote on Item #1 thru #3 with a yes vote on his behalf.

Chairman Mukherji then continue the meeting by requesting a motion to place Items #4 thru Item #12 on this evening's agenda onto a consent agenda that he will read for the record. Commissioner Jones made a motion on the consent agenda and Vice Chair Abdullah seconded the motion, following roll call with yes votes. The Chairman asked if there were any questions/concerns following items he read onto the record.

Having no further questions/comments, the Chairman requested a final motion on the consent agenda comprised of Items #4 thru #12. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion. Being no further discussion roll was called and the consent agenda was passed.

Executive Director Brady-Phillips was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Chairman stated having no further questions, the regular board meeting will end/close. Therefore, they will not be returning to conduct any further business in the public portion of tonight via online meeting. He then requested a motion to end the meeting, Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion with all Commissioners in favor with voice vote. The regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – DECEMBER 2, 2020

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON NOVEMBER 4, 2020.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON NOVEMBER 4, 2020.
- 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 DECEMBER 2020.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY GIACOBBE ALFIERI JACOBS, LLC AND ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR GENERAL COUNSEL LEGAL SERVICES.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BEUCLER TREE EXPERTS LLC FOR AERIAL TRUCK RENTAL SERVICES TO BE USED "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #7:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO UNIQUE GLASS & DOORS LLC FOR GLASS REPLACEMENT AND RELATED SERVICES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO STARPLAST INC. FOR THE FURNISHING AND DELIVERY OF JANITORIAL SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JEWEL ELECTRIC FOR FURNISHING OF ELECTRICAL SUPPLIES AS NEEDED FOR ALL JCHA DEVELOPMENTS.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO RUDERMAN & ROTH, LLC. (2) CHASAN LAMPARELLO MALLON & CAPPUZZO (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, AND (4) LITE DEPALMA GREENBERG, LLC; (5) ERIC BERNSTEIN & ASSOCIATES; AND (6) RAINONE, COUGHLIN MINCHELLO FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) MCMANIMON SCOTLAND BAUMANN, LLC (2) RENO & CAVANAUGH, PLLC AND (3) NEE PLATA LAW, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) MILBER MAKRIS PLOUSADIS & SEIDEN, LLP 2) NEE PLATA LAW, LLC AND 3) RAINONE, COUGHLIN, MINCHELLO AND 4) ERIC M. BERNSTEIN & ASSOCIATES, L.L.C., FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.

Adjournment

There being no further business to come before the Board of Commissioners, The Executive Director adjourn the Board of Commissioners meeting at 6:30 p.m. Closed Caucus was conducted separately online virtual following the regular board meeting.



Vivian Brady-Phillips, Executive Director
Secretary to the Board