

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
DECEMBER 4, 2019**

**Attendees**

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| Chairman Raj Mukherji<br>Vice-Chairwoman Aneesah Abdullah - <b>ABSENT</b><br>Commissioner Reginald Jones<br>Commissioner Hector Fuentes<br>Commissioner Freddie Kitchens<br>Commissioner Jeffrey Dublin<br>Commissioner Amy Herbold<br>Cheyne R. Scott, Legal Counsel<br>Vivian Brady-Phillips, Executive Director/Secretary to the Board<br>Carmen Carrillo, Assistant Secretary to the Board | Doreen Tucker, Director of Human Resources - <b>ABSENT</b><br>Arlyn Agustin, Comptroller/CFO - <b>ABSENT</b><br>Patricia Ramirez, Director HCV/Sec. 8 Program - <b>ABSENT</b><br>Eilleen Ingram-Willis, In-House Counsel<br>Nehru Nadella, Director of IT<br>Kenneth Pinnock, Director of Purchasing<br>Antoin Evans, Regional Director of Asset Management<br>Luz Santana, Director of Compliance<br>Stephen Cea, Director of Development<br>Trena Hinton, Assistant Director of RECE - <b>ABSENT</b><br>Donna Olivera, Asset Management<br>Rosa Kohler, Compliance |
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**Call to Order**

Chairman Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:03 p.m. on Wednesday, November 6, 2019, at 73 Dales Avenue (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**

No Public Participation – However, Rosa Kohler who will be retiring December of 2019, was presented with a plaque for her 31 years of service to JCHA.

**Items for Approval**

Chairman Mukherji requested a motion to place Item# 1 “Closed Caucus” until the end of the meeting. Commissioner Kitchens made the motion and Commissioner Herbold seconded the motion, following a roll call.

Chairman requested a motion on Item# 2 & 3 the “Close Caucus Minutes” & the “Regular Board Minutes” of October 2, 2019. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion on both Items# 2 & 3 following a roll call. However, Commissioner Fuentes & Herbold abstain, since they were not present at the October Board of Commissioners’ meeting.

Chairman then continue to read Item# 4 the “Close Caucus Minutes of November 6, 2019, Commissioner Kitchens motion and Commissioner Jones seconded the motion following a roll call. He then read Item #5 the November 6, 2019 “Regular Board Minutes”, Commissioner Jones made a motion and Commissioner Herbold seconded the motion, following a roll call. However, Commissioner Dublin, Fuentes & Mukherji abstain for both, since they were not present at the November Board of Commissioners’ meeting.

The Chairman then requested a motion to place Items# 6-10 & 12-16 onto a consent agenda that he read for the record. However, he stated that Item #11 will be pulled. Commissioner Dublin made the motion and Commissioner Fuentes seconded the motion, following a roll call. Being no further questions/discussion, the Chair requested a final motion on Items #6-10 & 12-16 that were placed onto the consent agenda. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Chair. Once concluded, Matters of Information was closed. Chairman then requested a motion on Item# 1 "Closed Caucus" which was placed at the end of the meeting. Commissioner Jones made the motion and Commissioner Fuentes seconded the motion, following a roll call.

The Chairman then stated that they will not be returning to conduct any further business in the public portion of tonight's meeting. Good night and thank you, meeting was adjourn.

## **RESOLUTIONS – NOVEMBER 6, 2019**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE OCTOBER 2, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 2, 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 NOVEMBER 2019.
- ITEM #5:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2019 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #6:** RESOLUTION AUTHORIZING CONTRACT EXTENSIONS OF PROJECT BASED HOUSING ASSISTANCE PAYMENT CONTRACTS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO 782-784 OCEAN LLC, DWIGHT STREET URBAN RENEWAL AND STEGMAN APTS JC LLC.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO T-MOBILE FOR CELLULAR SERVICES.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR ARLINGTON GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR THE MODERNIZATION OF ELEVATORS AT BERRY GARDENS.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PROFESSIONAL REPRODUCTIONS, INC. FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN "AS NEEDED" BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #11:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO REED & PERRINE SALES, INC. FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.

### **MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, DECEMBER 4, 2019
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR OCTOBER 2019 BOARD MEETING
3. COMMUNITY MEETINGS FOR NOVEMBER 2019
4. PROPERTY PERFORMANCE REPORT FOR OCTOBER 2019
5. RENT CONTROL & HCVP/SECTION 8
6. LETTER FROM HUD – SEPTEMBER 2019 ACTION PLAN

7. ROSS ANNUAL REPORT NARRATIVE SUMMARY
8. UPDATES -FLYERS:  
JERSEY CITY ART & STUDIO  
JCHA DIGITAL LITERACY CLASS  
BBBS BOWLING TRIP FOR MARION AND BOOKER T.  
YEAR UP/JCHA INFO SESSION
9. CLPHA FALL 2019 MEMBERSHIP MEETING UPDATE
10. QUARTERLY RESIDENT RELOCATION INFORMATION SESSION AT HOLLAND GARDENS FLYERS IN ENGLISH/SPANISH VERSION.

**Adjournment**

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:17 p.m. The closed caucus meeting was held at 6:20 p.m. and ended at 6:45 p.m.



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Vivian Brady-Phillips, Executive Director  
Secretary to the Board