

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

December 5, 2018

Attendees

Chairman Raj Mukherji Vice Chairwoman Aneesah Abdullah- ABSENT Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Thomas Kukla Commissioner Amy Herbold Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Interim Executive Director/Secretary to the Board Allison Strobel, Chief of Staff- ABSENT Elisheva Davidoff, Acting Chief of Staff Carmen Carillo, Assistant Secretary to the Board - ABSENT	Stephen Cea, Director of Development Beatriz Terrazas, Director of Human Resources Arlyn Agustin, Comptroller/Acting CFO Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Asset Manager Maria Serrano, Asset Manager, Curries Woods Trena Hinton, ROSS Coordinator Madeline Malcolm, Acting, Asset Manager, Booker T. Patricia Ramirez, Director, HCV/Section 8 Program Candice Johnson, Human Resources (Recording Secretary)
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Call to Order

In the absence of both the Chairman and Vice-Chair, Commissioner Jones called the scheduled meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at approx. 6:10 p.m. on Wednesday, December 5, 2018 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey.

Public Participation

Robin Stewart, Resident at Booker T. Washington Apts.
Sonya Coleman, Resident at Booker T. Washington Apts.
Willamae Tucker, Resident at Curries Woods Apts.
Belinda Council, Resident at Holland Gardens
Connie Marshall, Resident at Curries Woods Apts.

Items for Approval

Commissioner Jones called the meeting to order, followed by the pledge of allegiance and reading of the Open Public Meeting notice by Vivian Brady-Phillips, Interim Executive Director. Following roll call, Mrs. Brady-Phillips stated, for the record, that Commissioner Abdullah was on vacation, and Chairman Mukherji was not present. Legal Counsel, Joe Garcia, asked for a first and second motion to nominate a chairperson pro tempore. A motion was made by Commissioner Fuentes and seconded by Commissioner Kukla. Chairman Mukherji joined the meeting during the public speaking portion, at which time Commissioner Jones then turned the meeting over to him. At the conclusion of the public speaking portion of the meeting, Chairman Mukherji requested a motion to move Item 1 to the conclusion of the evening's agenda. Commissioner Kitchens made the motion and Commissioner Kukla seconded the motion. Seeing no discussion, Mrs. Brady-Phillips called the roll. Commissioner Herbold interjected and asked if the closed caucus session was needed today. Mr. Garcia said he didn't have anything, but the Board can keep it (even if they don't need it). The roll was called again, and the motion was carried for Item 1. Chairman Mukherji asked for a motion on Item 2. Commissioner Jones made the motion and Commissioner Kitchens seconded it, followed by the roll call. The motion was carried. The Chairman read Item 3, and a motion was made by Commissioner Kitchens and was seconded by Commissioner Kukla. Seeing no discussion, the Chairman closed the discussion, the roll was called and the motion was carried. The Chairman stated that Items 4 thru 7 would be pulled from the agenda (for lack of board quorum). He then clarified that Items 8 thru 18 that would be the items voted onto a consent agenda. He then read the Items 8 thru 18. Commissioner Jones made the motion and it was seconded by Commissioner Kitchens. With no further discussion, the roll was called and the motion to move the items onto a consent agenda was carried. Chairman Mukherji then requested a motion on the consent agenda (previously read into the record). Commissioner Kitchens made the motion and Commissioner Fuentes seconded it. Chairman Mukherji then closed the discussion, the roll was called, and the consent agenda was passed.

At this point in the meeting, Interim Executive Director Vivian Brady-Phillips discussed Matters of Information. Once concluded, Matters of Information was closed.

The Chairman requested a motion on Item 1. The motion was made by Commissioner Kitchens and seconded by Commissioner Kukla. The Chairman then announced that the public portion of the meeting will be concluded after this vote and wished everyone a very, very happy holiday season. He stated the Board would reconvene in the New Year. Seeing no further discussion, Chairman Mukherji asked for the roll call. The meeting was adjourned at 7:40pm.

RESOLUTIONS – DECEMBER 5, 2018

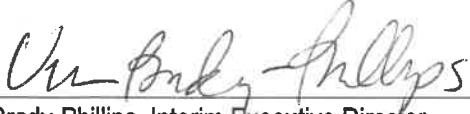
- ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY
- ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS' REGULAR MEETING HELD ON SEPTEMBER 5, 2018
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 2018 CLOSED 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 OCTOBER 4, 2018
- ITEM #5: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE OCTOBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS
- ITEM #6: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS' REGULAR MEETING HELD ON NOVEMBER 7, 2018
- ITEM #7: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS
- ITEM #8: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF DECEMBER 2018
- ITEM #9: RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH BRIDGEWAY REHABILITATION SERVICES TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 811 MAINSTREAM VOUCHER PROGRAM
- ITEM #10: RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR 100 VOUCHERS UNDER THE CITY OF JERSEY CITY'S OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)
- ITEM #11: RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2018 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS
- ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SCIENTIFIC WATER CONDITIONING CO. INC. FOR BOILER CHEMICAL WATER TREATMENT FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS
- ITEM #13: RESOLUTION AUTHORIZING A CONTRACT TO STARPLAST INC. FOR THE FURNISHING AND DELIVERY OF JANITORIAL SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL (2) YEARS
- ITEM #14: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EXCELSIOR PLUMBING CO., INC. FOR EMERGENCY REPAIRS AT HOLLAND GARDENS
- ITEM #15: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EMPHYASYS COMPUTER SOFTWARE TO ADD MYHOUSING PORTALS, eDOCS, AND WORKORDER TOUCH MODULE IN THE PROPRIETARY ELITE SOFTWARE TO ENHANCE USE OF SOFTWARE FOR ALL JCHA PUBLIC HOUSING PROPERTIES AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM
- ITEM #16: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO NEW HORIZONS COMPUTER LEARNING CENTERS FOR ONSITE TRAINING FOR JCHA EMPLOYEES ON MICROSOFT OFFICE SUITE
- ITEM #17: RESOLUTION AUTHORIZING AN AMENDMENT TO INCREASE THE CONTRACT AWARDED TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR BOOKER T. WASHINGTON, BERRY GARDENS AND HUDSON GARDENS
- ITEM #18: RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2019 AGENCY ANNUAL PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

Interim Executive Director's Matters of Information:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, JANUARY 2, 2019
2. PUBLIC PORTION UPDATE FROM NOVEMBER 7, 2018 BOARD MEETING
3. COMMUNITY MEETINGS (DECEMBER)
4. PROPERTY PERFORMANCE REPORT FOR NOVEMBER
5. JCHA HOLIDAY PARTY FLYER
6. HEALTHIER JC MENTAL HEALTH FIRST AID TRAINING FLYER

Adjournment

There being no further business to come before the Board of Commissioners, Chairman Mukherji made a motion to adjourn the public portion of the Board of Commissioners meeting at 7:40pm. The Closed Caucus Meeting was conducted beginning at 7:45 pm and ended at approximately 8:00pm.



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