

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
FEBRUARY 5, 2020**

Attendees

Chairman Raj Mukherji – ABSENT 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 - ABSENT Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel - ABSENT Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance - ABSENT Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE Donna Olivera, Asset Management
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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, February 5, 2020, at 400 US Highway #1 (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

Items for Approval

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

Vice Chairwoman requested a motion on Item# 2 & 3 the “Close Caucus Minutes” & the “Regular Board Minutes” of December 4, 2019. Commissioner Dublin motion and Commissioner Kitchens seconded the motion on Item #2 the “December Close Caucus Minutes” following a roll call. Item #3 the “December Regular Board Minutes” were motion by Commissioner Kitchens and seconded by Commissioner Fuentes following a roll call as well. Vice Chairwoman Abdullah abstain since she was not present at the December Board of Commissioners’ meeting.

Vice Chairwoman then requested a motion on Item# 4 & 5 the “Close Caucus Minutes” & the “Regular Board Minutes” of January 14, 2020. Commissioner Kitchens motion and Commissioner Dublin seconded the motion on Item #3 the “January Close Caucus Minutes” following a roll call. Item #4 the “January Regular Board Minutes” were motion by Commissioner Kitchens and seconded by Commissioner Jones following a roll call as well. However, Commissioner Jones & Fuentes abstain since they were not present at the January Board of Commissioners’ meeting.

The Vice Chairwoman then continued to request a motion to place Items# 6-16 onto a consent agenda that she read for the record. Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion, following a roll call. However, Executive Director Brady-Phillips wanted to brief a little more regarding Hands 4 Youth, a summer camp program that is agreeing to provide monies for summer camp/other services to Jersey City. The Housing Authority will be making a contribution as well to provide a better range of summer camp options to young people across the JCHA sites. She pointed out that Items# 14, 15 & 16 the

City had originally awarded JCHA funding for all projects from the Affordable Housing Trust Fund. The City Council reprogrammed some of those dollars to come from CDBG. Although, they are not new dollars but reprogrammed dollars from the City. Having no further questions/comments, the Vice Chairwoman requested a final motion on Items # 6-16 that were placed onto the consent agenda. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion with all voting in favor of yes.

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

The Vice Chairwoman then stated that they will not be returning to conduct any further business in the public portion of tonight's meeting and requested a motion to adjourn meeting. Commissioner Jones motion and Commissioner Kitchens seconded the motion following roll call. Meeting was adjourn.

RESOLUTIONS – FEBRUARY 5, 2020

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DECEMBER 4, 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 DECEMBER 4, 2019.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JANUARY 14, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JANUARY 14, 2019.
- 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 FEBRUARY 2020.
- ITEM #7:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO LIFESTATION, INC. FOR INSTALLATION, MONITORING & MAINTENANCE OF WIRELESS CALL-FOR-AID SYSTEM AT BERRY GARDENS FOR A PERIOD OF THREE (3) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #9:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO INDEPENDENT HARDWARE FOR THE FURNISHING AND MONTHLY DELIVERY OF LOCKS AND DOOR HARDWARE TO ALL JCHA SITES FOR A PERIOD OF TWO (2) YEARS.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GARDEN STATE BUILDING SUPPLY FOR THE FURNISHING AND DELIVERY OF SOLID CORE BIRCH DOORS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO CITY ELECTRIC SUPPLY LLC FOR THE FURNISHING AND MONTHLY DELIVERY OF ELECTRICAL SUPPLIES TO ALL JCHA SITES.

- ITEM #12:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO PEST SHOP SUPPLY FOR THE FURNISHING AND DELIVERY OF EXTERMINATING SUPPLIES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #13:** RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HANDS IN 4 YOUTH TO PROVIDE SUMMER CAMP AND SCHOOL-YEAR RETREATS TO YOUTH HOUSING AUTHORITY RESIDENTS.
- ITEM #14:** RESOLUTION CONFIRMING AUTHORIZATION OF THE JCHA TO ACCEPT AN AWARD OF CDBG FUNDS FROM THE DIVISION OF COMMUNITY DEVELOPMENT FOR THE THOMAS J. STEWART APARTMENT REFURBISHMENT WHICH WAS ORIGINALLY SOURCED FROM THE AFFORDABLE HOUSING TRUST FUND BUT REPROGRAMMED IN PART AS CDBG FUNDS.
- ITEM #15:** RESOLUTION CONFIRMING AUTHORIZATION OF THE JCHA TO ACCEPT AN AWARD OF CDBG FUNDS FROM THE DIVISION OF COMMUNITY DEVELOPMENT FOR MONTGOMERY FAMILY I WHICH WAS ORIGINALLY SOURCED FROM THE AFFORDABLE HOUSING TRUST FUND BUT REPROGRAMMED IN PART AS CDBG FUNDS.
- ITEM #16:** RESOLUTION CONFIRMING AUTHORIZATION OF THE JCHA TO ACCEPT AN AWARD OF CDBG FUNDS FROM THE DIVISION OF COMMUNITY DEVELOPMENT FOR GLENNVIEW WHICH WAS ORIGINALLY SOURCED FROM THE AFFORDABLE HOUSING TRUST FUND BUT REPROGRAMMED AS CDBG FUNDS.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, MARCH 4, 2020
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR JANUARY 14, 2020 BOARD MEETING
3. COMMUNITY CALENDAR FOR FEBRUARY 2020
4. PROPERTY PERFORMANCE REPORT FOR JANUARY 2020
5. PUBLIC HOUSING AUTHORITY 101 TRAINING – PRESENTED TO THE JERSEY CITY RESIDENT RESPONSE CENTER STAFF IN JANUARY 2020
6. PRESENTATION TO TAB REGARDING UPCOMING RESIDENT COUNCIL ELECTIONS AND TAB OFFICER SELECTION
7. SAVE THE DATE – KICK OFF RECEPTION FOR THE JERSEY CITY PUBLIC HOUSING ORAL HISTORY PROJECT AT THE FIVE CORNERS BRANCH LIBRARY LOCATED ON 678 NEWARK AVENUE IN JERSEY CITY, NEW JERSEY
8. COMPUTER LAB HOURS OF OPERATION AT THE FIVE FAMILY SITES; BOOKERT T, CURRIES WOODS, MARION, HUDSON & HOLLAND GARDENS

Adjournment

There being no further business to come before the Board of Commissioners, The Vice Chairwoman adjourn the Board of Commissioners meeting at 6:17 p.m., closed caucus meeting followed after.



Vivian Brady-Phillips, Executive Director
Secretary to the Board