

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

February 6, 2019

**Attendees**

Chairman Raj Mukherji – <b>LATE ARRIVAL</b> 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 Allison Strobel, Chief of Staff- <b>ABSENT</b> Elisheva Davidoff, Acting Chief of Staff Carmen Carrillo, Assistant Secretary to the Board Stephen Cea, Director of Development	Beatriz Terrazas, Director of Human Resources Arlyn Agustin, Comptroller/Acting CFO Patricia Ramirez, Director HCV/Section 8 Program Eileen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance
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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 6, 2019, at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. She acknowledged that the necessary notices had been published/posted and a quorum was present.

**Public Participation**

Robin Stewart, Resident at Booker T. Washington  
Sonya Coleman, Resident at Booker T. Washington

**Items for Approval**

Vice-Chairwoman Abdullah commenced the meeting by reading Items No. 1 thru 15. Once done, she requested a motion to place Item No. 1 close caucus to the end of the meeting. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call. She then requested a motion on Item No. 2 the November 2018 closed caucus minutes. Commissioner Kitchens made the motion and Vice Chairwoman herself seconded the motion. However, Commissioner Jones and Kukla were not present at the November 2018 board meeting. Vice Chairwoman Abdullah stated that the Chairman will be arriving late to the meeting, therefore he did not vote on Items No. 1 thru 7. It was also noted that Commissioner Dublin abstained on Items No. 1 thru 5 since he was not present at these previous meetings.

The Vice Chairwoman continued with Item No. 3, the November 2018 regular board minutes which were moved by Commissioner Kitchens and seconded by Vice Chairwoman Abdullah, seeing no discussion roll call was done. Vice Chairwoman requested a motion on Item No. 4 the December 2018 close caucus minutes. Commissioner Kitchens motioned and Commissioner Dublin seconded the motion, seeing no discussion/comments roll call was done. Vice Chairwoman Abdullah was not present at the December board meeting. She continued onto Item No. 5 the December regular board minutes in which Commissioner Kitchens made the motion and she seconded the motion following a roll call. Vice Chairwoman requested a motion on Item No. 7 the January 2019 regular board minutes. Commissioner Kitchens made the motion and she seconded the motion, being no discussion roll call was done. Commissioner Jones & Fuentes were not present for the January 2019 special board meeting.

The recorded reflected that Chairman Mukherji had arrived to the meeting at 6:27 by the recording secretary. Vice Chairwoman Abdullah then had Chairman continue the meeting where she left off. He requested a motion to place Items No. 8 thru 14 onto a consent agenda which were read into the record. Vice Chairwoman Abdullah made the motion and Commissioner Dublin seconded the motion, being no discussion roll call was done. He then requested a final motion on the consent agenda for Items No. 8 thru 14, since Item No. 15 had to be voted on separately. Vice Chairwoman made the motion and Commissioner Kitchens seconded the motion, being no discussion/comments roll call was done.

He continued to read Item No. 15 the Memorandum of Agreement between Liuna Residential Construction & the General Service Workers Local Union 55. Commissioner Kitchens made the motion and Vice-Chairwoman Abdullah seconded the motion. Being no discussion/comments roll call was done however, Commissioner Fuentes abstain.

A final motion was requested by the Chairman regarding Item No. 1 Close Caucus which was placed to the end of the meeting. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion. Being no discussion/comments, roll call was done.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Chairman. Once concluded, Matters of Information was closed.

Seeing no further discussions/comments Chairman then adjourn the meeting.

## **RESOLUTIONS – FEBRUARY 6, 2019**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 2018 REGULAR MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DECEMBER 5, 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON DECEMBER 5, 2018.
- ITEM #6:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JANUARY 14, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #7:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS SPECIAL MEETING HELD ON JANUARY 14, 2019.
- 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 FEBRUARY 2019.
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR LIFE STARTS.
- ITEM #10:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE BAYONNE HOUSING AUTHORITY TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES.
- ITEM #11:** RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY CONTRACT TO EASTERN DOOR SERVICE FOR FURNISHING AND INSTALLATION OF BUILDING ENTRANCE DOORS AT HOLLAND GARDENS.

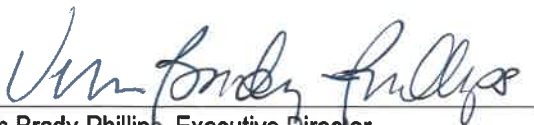
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JERSEY POWER EQUIPMENT FOR POWER EQUIPMENT REPAIR & MAINTENANCE SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #13:** RESOLUTION AUTHORIZING THE ADOPTION OF JCHA'S FY2020 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #14:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.
- ITEM #15:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXECUTE A MEMORANDUM OF AGREEMENT WHICH INCORPORATES, MODIFIES AND EXPRESSLY LIMITS THE TERMS OF THE LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL UNION 55 COLLECTIVE BARGAINING AGREEMENT (CBA) FOR THE PURPOSE OF HIRING SKILLED LABORERS ON A TEMPORARY, AS-NEEDED BASIS

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

REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, MARCH 6, 2019  
PUBLIC PORTION UPDATE FROM JANUARY BOARD MEETING  
COMMUNITY MEETINGS (FEBRUARY)  
PROPERTY PERFORMANCE REPORT FOR JANUARY  
CONGRATULATIONS LETTER FROM HUD REF: COC PROGRAM  
HOLLAND GARDENS VISIONING PROCESS

**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 6:35 p.m. The Closed Caucus Meeting followed immediately after and ended at 6:50 p.m.



Vivian Brady-Phillips, Executive Director  
Secretary to the Board