

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JANUARY 14, 2020**

Attendees

Chairman Raj Mukherji - ABSENT Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones - ABSENT Commissioner Hector Fuentes - ABSENT Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold – CALL IN Cheyne R. Scott, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources - ABSENT Arlyn Agustin, Comptroller/CFO - Patricia Ramirez, Director HCV/Sec. 8 Program - ABSENT Eileen 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 Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE – ABSENT Donna Olivera, Asset Management - ABSENT
--	--

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 Tuesday, January 14, 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 Dublin 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. However, Items 2 & 3 were PULLED and could not be voted on because Vice Chairwoman Abdullah was not present at the December Board of Commissioners' meeting.

The Vice Chairwoman then requested a motion to place Items# 4-16 onto a consent agenda that she read for the record. Commissioner Kitchen made the motion and Commissioner Dublin seconded the motion, following a roll call. However, Commissioner Dublin wanted clarification on Item #15 Resolution authorizing the executive director/or designee to attend Dwight Street Closing and execute all documents required to transfer title from the Jersey City Housing Authority to the buyer. Commissioner Dublin was briefed on Item# 15 and had no further questions. Having no further questions/comments, the Vice Chair requested a final motion on Items # 4-16 that were placed onto the consent agenda. Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion following a roll call.

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 Kitchens made the motion and Commissioner Dublin 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. Good night and thank you, meeting was adjourn.

RESOLUTIONS – JANUARY 14, 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 BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2020.
- ITEM #5:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO B&B EXCAVATING FOR EMERGENCY REPAIRS TO HEAT LINES AT MARION GARDENS.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS FOR MARION GARDENS, HUDSON GARDENS, BOOKER T. WASHINGTON AND BERRY GARDENS.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LS ENGINEERING ASSOCIATES FOR THE PHYSICAL NEEDS ASSESSMENT & ENERGY AUDIT AT VARIOUS JCHA SITES.
- ITEM #8:** RESOLUTION AUTHORIZING AN INCREASE TO CONTRACTS AWARDED TO LOTHROP ASSOCIATES AND REMINGTON & VERNICK ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES ON AN “AS NEEDED” BASIS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO HAIG SERVICE CORPORATION FOR FIRE ALARM INSPECTION MAINTENANCE & REPAIR FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #10:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA’S FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2020.
- ITEM #11:** RESOLUTION AUTHORIZING APPROVAL OF THE JCHA’S 2020 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR WORKERS COMPENSATION INSURANCE COVERAGE FOR A PERIOD OF TWO YEARS.
- ITEM #13:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO NATHAN LANE AGENCY, INC. FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR.
- ITEM #14:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.
- ITEM #15:** RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR VIVIAN BRADY-PHILLIPS, OR HER DESIGNEE, TO ATTEND THE 109 DWIGHT STREET CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED TO TRANSFER TITLE FROM THE JERSEY CITY HOUSING AUTHORITY TO NORMA AND FREDERICK PINCKNEY.

ITEM #16: RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2021 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, FEBRUARY 5, 2020
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR DECEMBER 2019 BOARD MEETING
3. COMMUNITY CALENDAR FOR JANUARY 2020
4. PROPERTY PERFORMANCE REPORT FOR DECEMBER 2019
5. FSS GRANT AWARD
6. HUD – PUBLIC HOUSING ASSESSMENT SYSTEM SCORE REPORT

Adjournment

There being no further business to come before the Board of Commissioners, The Vice Chairwoman adjourn the Board of Commissioners meeting at 6:30 p.m. The closed caucus meeting was held at 6:35 p.m. and ended at 6:45 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board