

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

January 4, 2017

**Attendees**

Chairman Raj Mukherji .  
Vice Chairman Reginald Jones  
Commissioner Aneesah Abdullah  
Commissioner Hector Fuentes  
Commissioner Freddie Kitchens  
Commissioner Thomas Kukla  
Counsel Joe Garcia, Esquire  
Marvin L. Walton, Executive Director/Secretary to the Board  
Carmen Carrillo, Assistant Secretary to the Board  
Patricia Madison, Deputy Executive Director  
Samuel Moolayil, Chief Financial Officer  
Eilleen Ingram-Willis – In-house Counsel  
Steven Cea, Director of Development & Design  
Nehru Nedella, Director of IT  
Kenneth Pinnock, Director of Purchasing  
Jill Corin, Director of Compliance  
Patricia Ramirez, Director of Section 8  
**Antoin Evans, Regional Asset Manager - Absent**

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Chairman Mukherji called the scheduled 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, January 4, 2017 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. He acknowledged that the necessary notices had been published and posted. A quorum is present.

**Public Participation**

There were two public participants, Robin Stewart, Resident at Booker T. Washington spoke on behalf of the residents regarding the boilers and hot water issues as well as keeping & needing a plasterer on site. Sonya Coleman spoke regarding here knobs not working properly on her radiators in her apartment. After Public Participation was concluded Chairman Mukherji had Samuel Moolayil, Chief Financial Officer present the Operating Budget for 2017-2018 for JCHA.

**Items for Approval**

Chairman Mukherji requested a motion on Resolution #1, closed caucus to be moved till the end of meeting. Commissioner Kitchens made the motion and Vice Chairman Jones seconded. A motion was made by Chairman Mukherji to place Resolutions 2 thru 12 onto a consent agenda, at which time Vice Chairman Jones made the motion and Commissioner Kitchens seconded the motion. A final motion was made by Chairman Mukherji for the approval of Resolutions 2 thru 12 on the consent agenda which was read for the record. Commissioner Kitchens made the motion and Commissioner Abdullah seconded. The consent agenda was open for questions/comments or discussion. Being no further discussion, it was close by unanimous consent. The motion was carried and Resolutions 2 thru 12 were approved for a vote as a group. Chairman Mukherji introduce Matters of Information in which Executive Director Marvin Walton read his report. Once concluded, matters of information was closed. Chairman Mukherji requested a final vote on closed caucus which was placed at the end of the meeting, Vice Chairman Jones made the motion and Commissioner Kitchens seconded. Chairman Mukherji stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn.

## RESOLUTIONS – January 4, 2017

- 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 DECEMBER 2016.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2017.
- ITEM #4:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2017.
- ITEM #5:** 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 #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NATIONAL TENANT NETWORK TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT & CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING & HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM & PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES AND SIMULTANEOUS VOICE CALL CAPACITY THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE AGENCY WIDE TELEPHONE SYSTEM.
- ITEM #8:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT FOR JCHA AGENCY WIDE VOICE OVER IP TELECOMMUNICATIONS SYSTEM, AND NETWORK INFRASTRUCTURE TO MILLENNIUM COMMUNICATIONS GROUP INC.
- ITEM #9:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2016 - 3/31/2017.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INTERBORO PACKAGING CORP. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS, FOR ALL JCHA OWNED DEVELOPMENTS "SEMI-ANNUALLY" FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS APPROVE THE PROJECTED FISCAL YEAR 2018 COMPREHENSIVE BUDGET FOR THE ASSET MANAGEMENT PROJECTS (AMPs), THE CENTRAL OFFICE COST CENTER (COCC) AND THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCVP).
- ITEM #12:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING, WORKSHOPS AND CONFERENCES.

### Executive Director's Matters of Information:

- The next Board meeting is scheduled for Wednesday, February 1, 2017.
- The January 2017 Community Meeting Calendar has been published.
- The 2017 Agency Annual Plan will be submitted to HUD this week.
- The Jersey City Housing Authority were the receipt of \$3.2 Million in grants from the Federal Home Loan Bank of New York, these grants will support the creation of 245 units of affordable housing units at montgomery Family Phase I, Glenview Townhomes Phase II and Catherine Todd Senior Living Center. These awards were done in conjunction with Michaels' Development Company.
- Included in your Board packets is the Current Fiscal Year's Budget vs. Actual Expenditure Report as of September 30, 2016. In sum, the FY2017 Comprehensive Budget was estimated at \$74.8M. The budget as of 09/30/2016 was \$37.4M and the actual expenditures were \$35.7M which has resulted in a \$1.6M surplus. This largely due to season activity that has not happened as of 09/30/20.
- Lastly, we are proud to present an improved JCHA Website. The new website is user friendly and more informative for our residents and stakeholders. We will conduct a quick demo of the new website.

That concludes the matters of information.

### Adjournment

There being no further business to come before the Board of Commissioners, Chairman Mukherji asked to adjourn the meeting calling for a roll call. Whereupon, the motion was unanimously carried and the meeting adjourned at 6:45 p.m. However, close caucus commenced at 6:47 p.m. and ended at 7:20 p.m.



Marvin L. Walton, Executive Director  
Secretary to the Board