

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

January 3, 2018

## **Attendees**

Chairman Raj Mukherji  
Vice Chairwoman Aneesah Abdullah  
Commissioner Reginald Jones  
**Commissioner Hector Fuentes - Absent**  
Commissioner Freddie Kitchens  
Commissioner Thomas Kukla  
Commissioner Amy Herbold  
Joseph A. Garcia, Esquire  
Marvin L. Walton, Executive Director/Secretary to the Board  
Carmen Carrillo, Assistant Secretary to the Board - Absent  
Beatriz Terrazas, Director of Human Resources  
Samuel Moolayil, Chief Financial Officer  
Eileen Ingram-Willis, In-House Counsel  
Steven Cea, Director of Development & Design  
Nehru Nedella, Director of IT  
Kenneth Pinnock, Director of Purchasing  
Patricia Ramirez, Director of Section 8  
Antoin Evans, Regional Asset Manager  
Luz Santana, Director of Compliance  
Sammy Motanya, Asset Manager Curries Woods  
Louranett George, Assset Manager Booker T. Washington

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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 3, 2018 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. He acknowledged that the necessary notices had been published and posted. A quorum was present.

## **Public Participation**

Sonya Coleman, Resident & President of Booker T. Washington Resident Council had concerns regarding the heat at Booker T. Washington and the excess utility charges.

Connie Marshall, Resident at Curries Woods had concerns regarding handicap parking and 2<sup>nd</sup> hand smoking at facility.

## **Items for Approval**

Chairman Mukherji requested a motion to place Resolution #1, Close Caucus to the end to the meeting. The motion was made by Vice Chairwoman Abdullah and seconded by Commissioner Jones following a roll call.

Chairman Mukherji requested a motion to place Resolutions 2 thru 12 onto a consent agenda, at which time Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion. A final motion was made by Vice Chairwoman Abdullah and seconded by Commissioner Kitchens for the approval of Resolutions 2 thru 12 on the consent agenda which was read into the record. 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. He then introduced Matters of Information in which Executive Director Marvin Walton read his report. Once concluded, Matters of Information was closed.

Chairman Mukherji then requested a final motion on Resolution #1, Close Caucus which was left to the end of the meeting in which Commissioner Kitchens motioned and Commissioner Jones seconded the motion. He then stated that this concluded the public portion of the evening's meeting, being no further discussion he requested to adjourn the meeting.

## **RESOLUTIONS – January 3, 2018**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DECEMBER 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON DECEMBER 2017.
- 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 2018.
- ITEM #5:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2018.
- ITEM #6:** RESOLUTION AUTHORIZING AN AMENDMENT TO INCREASE THE CONTRACT AWARDED TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHINGS AND INSTALLATION OF SECURITY CAMERAS FOR MARION GARDENS AND HOLLAND GARDENS.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHINGS AND DELIVERY OF ELECTRICAL SUPPLIES TO JEWEL ELECTRIC SUPPLY COMPANY FOR ALL JCHA OWNED DEVELOPMENTS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A 36 MONTH CLOSED END LEASE CONTRACT TO ACME AUTO LEASING, LLC FOR TWO FORD E-350 CUTAWAY UTILITY TRUCKS.
- ITEM #9:** RESOLUTION CONFIRMING ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA FOR THOMAS J. STEWART APARTMENTS, AND AUTHORIZING STEPHEN F. CEA, DIRECTOR OF DEVELOPMENT AND IN-HOUSE COUNSEL TO ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR AWARD IN AMOUNT NOT TO EXCEED \$1,500,000.
- ITEM #10:** AWARD OF CONTRACT TO GREATER BERGEN FOR MARION GARDENS HEAD START.
- ITEM #11:** RESOLUTION AUTHORIZING CONTRACT AWARD TO BROWN & BROWN METRO FOR INCREASING DENTAL BENEFITS COVERAGE FROM \$1200 TO \$3000 THROUGH DELTA DENTAL OF NEW JERSEY FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A PERIOD OF 16 MONTHS.
- 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:**

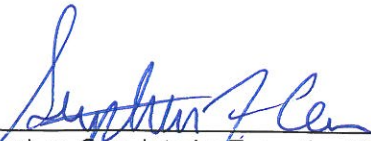
The next Board meeting is scheduled for Wednesday, February 7, 2018.

The community calendar has been published and a copy has been provided in your Board packets as well as a copy of the property performance report.

That concludes matters of information.

**Adjournment**

There being no further business to come before the Board of Commissioners, Chairman Mukherji asked to adjourn the meeting and roll call was done, thus ending the meeting at 7:03 p.m. Close Caucus was conducted at 7:05 p.m. and ended at 9:00 p.m.

  
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Stephen Cea, Interim Executive Director  
Secretary to the Board