

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

January 14, 2019

Attendees

Chairman Raj Mukherji – LATE ARRIVAL Vice Chairwoman Aneesah Abdullah Commissioner Reginald Jones- ABSENT Commissioner Hector Fuentes- ABSENT Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Interim Executive Director/Secretary to the Board Allison Strobel, Chief of Staff- ABSENT Elisheva Davidoff, Acting Chief of Staff Carmen Carillo, Assistant Secretary to the Board – ABSENT Stephen Cea, Director of Development	Beatriz Terrazas, Director of Human Resources Arlyn Agustin, Comptroller/Acting CFO Patricia Ramirez, Director HCV/Section 8 Program Eilleen 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 Donna Olivera, Regional Asset Manager Coordinator Trena Hinton, Assistant Director, RECE Timisha Walcott, Senior Accountant Francisco River, Payroll Supervisor Candice Johnson, Principal HRIS Clerk (Recording Secretary)
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Call to Order

Vice-Chairwoman Abdullah called the special meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:00 p.m. on Monday, January 14, 2019, at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. She acknowledged that the necessary notices had been published and posted and a quorum was present.

Public Participation

Robin Stewart, Resident at Booker T. Washington
Sonya Coleman, Resident at Booker T. Washington
Leah Bell, Resident at Curries Woods – NO SHOW

Items for Approval

Vice-Chairwoman Abdullah commenced the meeting by reading Items No. 1 thru 17 and requesting a motion to move Item No. 1 to end of the meeting. Legal Counsel Joe Garcia stated that a motion should be made for Items No. 8 thru 17 on a consent agenda. He mentioned that the board/caucus minutes should be voted on individually because some of the Commissioners were not present at previous meetings and newly appointed Commissioner Jeff Dublin had to abstain on all. Commissioner Kitchens made the motion and Commissioner Herbold seconded the motion. Interim Executive Director Vivian Brady-Phillips started to do roll call, however, Chairman Mukherji then arrived to the meeting (late). Chairman Mukherji then took over the meeting and requested a motion to place Items No. 8 thru 17 which were read into the record, however, Legal Counsel Garcia stated that a motion was already on the table for Items No. 8 thru 17. Chairman Mukherji requested a final motion on the consent agenda for Items No. 8 thru 16 instead, since Item No. 17 had to be passed after the closed caucus. Commissioner Herbold made the motion and Commissioner Kitchens seconded the motion, seeing no other questions or comments, the matter was closed by unanimous consent and roll call was done.

Chairman Mukherji requested a motion on Item No. 2 regarding the October 4, 2018, regular board minutes. Commissioner Herbold made the motion and Commissioner Kitchens seconded the motion, being no discussion/comments roll call was done. However, Commissioner Dublin and Chairman Mukherji abstain. The Chairman then continued with Item No. 3, October 4, 2018 closed caucus minutes which were moved by Commissioner Kitchens and seconded by Vice Chair Abdullah. Seeing no discussion roll call was done. Again, Commissioner Dublin and Chairman Mukherji abstained.

Legal Counsel Garcia stated that the November 7th closed caucus minutes have to be pulled to the next meeting until Commissioner Fuentes is present. Chairman Mukherji stated that they cannot achieve four votes since the fourth of four Commissioners present at the regular meeting of the closed caucus October meeting was no longer a Commissioner (Thomas Kukla). Under the advice of counsel, they were going to proceed and accept three votes in order to pass the resolution and call the roll, thus both Commissioner Dublin and Chairman Mukherji abstain.

Chairman Mukherji then stated he was going to pull Items, four, five, six and seven from the evening's agenda and carry them onto the next board meeting for February 2019, leaving Item No. 1, regarding a closed caucus session in which Vice Chairwoman Abdullah motion and Commissioner Kitchens seconded the motion following a roll call. (a short recess was held while all went into close caucus). Once concluded, regular board meeting was called back into order. The Chairman requested a motion on Item No. 17, resolution ratifying and adopting JCHA Executive Director hiring committee in selecting Vivian Brady-Phillips for the permanent position of JCHA Executive Director and authorizing the hiring committee to submit her credentials to the NJ Department of Community Affairs to negotiate her employment contract for a term not to exceed one year. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion. Mukherji asked if there were any discussions, comments or questions with respect to resolution no. 17. Seeing none, he then asked Stephen Cea to speak regarding the extensive search/process of hiring an Executive Director. Once done, Commissioner Dublin expressed that he had a chance to work with Ms. Brady-Phillips as a Deputy Director of Department of Public Works and he highly commended her work and he looks forward to working with her as Executive Director of the JCHA.

Mrs. Brady-Phillips was honored to accept and thanked the entire JCHA staff and Commissioners as well as residents for their tremendous support. Mukherji then thanked the new Executive Director. Seeing no further questions/discussions he close and ask for roll call.

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

Chairman then requested a motion to adjourn meeting. Moved by Commissioner Herbold and seconded by Commissioner Kitchens. By voice vote, all in favor say aye (whereupon, everyone vote in favor). Meeting was adjourned.

RESOLUTIONS – JANUARY 14, 2019

- 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 HELD ON OCTOBER 4, 2018.
- ITEM #3** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE OCTOBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #4** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON NOVEMBER 7, 2018.
- ITEM #5** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #6** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON DECEMBER 5, 2018.
- ITEM #7** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DECEMBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- 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 JANUARY 2019.
- ITEM #9** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH NATIONAL TENANT NETWORK 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 #10** RESOLUTION AUTHORIZING REVISIONS TO THE UTILITY ALLOWANCE SCHEDULE FOR TENANT PAID UTILITIES FOR THE JERSEY CITY HOUSING AUTHORITY (JCHA) HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.

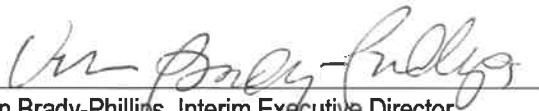
- ITEM #11** RESOLUTION AUTHORIZING THE RENEWAL OF A MEMORANDUM OF UNDERSTANDING WITH GARDEN STATE EPISCOPAL (GSEDC) TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FINALLY HOME I AND II PROJECTS.
- ITEM #12** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO KITCHENS & ASSOCIATES, AND REMINGTON & VERNICK ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.
- ITEM #13** RESOLUTION AUTHORIZING THE SUBMISSION OF A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SPECIAL APPLICATIONS CENTER FOR THE DEMOLITION OF 563 AND 567 MONTGOMERY STREET IN CONNECTION WITH THE MONTGOMERY GARDENS REDEVELOPMENT PLAN.
- ITEM #14** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXPLORE POTENTIAL STRATEGIES FOR THE REVITALIZATION OF HOLLAND GARDENS, COMMISSION KITCHENS & ASSOCIATES UNDER THE JCHA'S ARCHITECT AND ENGINEERING SERVICES CONTRACT TO ASSIST IN THE VISIONING PROCESS, AND CREATE A VISIONING PLAN.
- ITEM #15** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY2020 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #16** RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS TO APPROVE THE PROJECTED FISCAL YEAR 2020 COMPREHENSIVE BUDGET FOR THE ASSET MANAGEMENT PROJECTS (AMPs), THE CENTRAL OFFICE COST CENTER (COCC) AND THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCVP).
- ITEM #17** RESOLUTION RATIFYING AND ADOPTING THE FINDINGS OF THE JCHA EXECUTIVE DIRECTOR HIRING COMMITTEE IN SELECTING VIVIAN BRADY-PHILLIPS FOR THE PERMANENT POSITION OF JCHA EXECUTIVE DIRECTOR, AUTHORIZING THE HIRING COMMITTEE TO SUBMIT HER CREDENTIALS TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, AND TO NEGOTIATE HER EMPLOYMENT CONTRACT FOR A TERM OF ONE (1) YEAR.

Interim Executive Director's Matters of Information:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, MARCH 6, 2019
2. COMMUNITY MEETINGS (FEBRUARY)
3. PROPERTY PERFORMANCE REPORT FOR JANUARY 2019

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 6:50 p.m. The Closed Caucus Meeting was conducted as well.



Vivian Brady-Phillips, Interim Executive Director
Secretary to the Board