

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
MARCH 4, 2020**

**Attendees**

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah - <b>ABSENT</b> 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 Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Comptroller/CFO - <b>ABSENT</b> Patricia Ramirez, Director HCV/Sec. 8 Program - <b>ABSENT</b> Eilleen Ingram-Willis, In-House Counsel - <b>ABSENT</b> Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance - <b>ABSENT</b> Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE Donna Olivera, Asset Management
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**Call to Order**

Chairman Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:18 p.m. on Wednesday, March 4, 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**

Chairman Mukherji requested a motion to place Item# 1 "Closed Caucus" until the end of the meeting. Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion, following a roll call.

The Chairman requested a motion on Item# 2 & 3 the "February Close Caucus Minutes" & the "Regular Board Minutes" of February 5, 2020. Commissioner Kitchens motion and Commissioner Jones seconded the motion on both Items# 2 & 3 following a roll call. Chairman Mukherji abstain since he was not present at the February 5, 2020 Board of Commissioners' meeting.

The Chairman then continued to request a motion to place Items# 4-9 onto a consent agenda that he read for the record. Commissioner Kitchens made the motion and Commissioner Fuentes seconded the motion, following a roll call. Having no further questions/comments, the Chairman requested a final motion on Items # 4-9 that were placed onto the consent agenda. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion, following a roll call.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Chairman requested a motion on Item# 1 "Closed Caucus" which was placed at the end of the meeting. Commissioner Kitchens made the motion and Commissioner Fuentes seconded the motion, following a roll call.

The Chairman stated that they will not be returning to conduct any further business in the public portion of tonight's meeting. Meeting was adjourn.

## **RESOLUTIONS – MARCH 4, 2020**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FEBRUARY 5, 2020 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 FEBRUARY 5, 2020.
- 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 MARCH 2020.
- 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 CONTINUE TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM.
- ITEM #6:** RESOLUTION RE-AUTHORIZING THE PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY ("JCHA") TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2020 THROUGH MARCH 31, 2021.
- ITEM #7:** RESOLUTION AUTHORIZING RESCINDING THE AWARD OF A CONTRACT TO DOMESTIC FIRE PROTECTION LLC AND AWARDS OF CONTRACT TO ALLIED FIRE & SAFETY EQUIPMENT CO., INC. FOR FIRE PUMP INSPECTION, MAINTENANCE AND REPAIR SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY REPAIRS TO HEAT LINE AT MARION GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO KITCHEN & ASSOCIATES, LAN ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND REMINGTON & VERNICK ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.

### **MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, APRIL 1, 2020
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR FEBRUARY 5, 2020 BOARD MEETING
3. COMMUNITY CALENDAR FOR MARCH 2020
4. PROPERTY PERFORMANCE REPORT FOR FEBRUARY 2020
5. SAVE THE DATE – KICK OFF RECEPTION FOR THE JERSEY CITY PUBLIC HOUSING ORAL HISTORY PROJECT AT THE FIVE CORNERS BRANCH LIBRARY LOCATED ON 678 NEWARK AVENUE IN JERSEY CITY, NEW JERSEY
6. FY 03/2019 – FISCAL & COMPLIANCE AUDIT REPORT: 254 BERGEN & ARLINGTON GARDENS

### **Adjournment**

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:35 p.m., closed caucus meeting followed after.

  
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Vivian Brady-Phillips, Executive Director  
Secretary to the Board