

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
March 6, 2019**

Attendees

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| Chairman Raj Mukherji Vice Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes - ABSENT Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - ABSENT Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Allison Strobel, Chief of Staff - ABSENT Elisheva Davidoff, Acting Chief of Staff Carmen Carrillo, Assistant Secretary to the Board Stephen Cea, Director of Development | Beatriz Terrazas, Director of Human Resources - ABSENT Ariyn 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 - ABSENT |
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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 6, 2019, 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

Robin Stewart, Resident at Booker T. Washington Family Self Sufficiency Program (FSS) presented a check to FSS graduate Toya McClary who successfully graduated from the program.

Items for Approval

Chairman Mukherji requested a motion to go into closed caucus right after the public guest speaker. Vice Chairwoman Abdullah made the motion and Commissioner Dublin seconded the motion following a roll call. Chairman Mukherji stated that there will be a short recess while they entered into closed caucus. Once concluded, closed caucus ended and the regular board meeting resume at 6:41 p.m.

Chairman Mukherji requested a motion to place Items No. 1 thru 12 onto a consent agenda which were read into the record. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion, being no discussion roll call was done. He then requested a final motion on the consent agenda for Items No. 1 thru 12, Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion. Being no discussion/comments, roll call was done.

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

Seeing no further discussions/comments Chairman requested a motion to adjourn the meeting. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion following a roll call.

RESOLUTIONS – MARCH 6, 2019

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FEBRUARY 6, 2019 CLOSED 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 FEBRUARY 6, 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 MARCH 2019.
- ITEM #5:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO THYSSENKRUPP ELEVATOR CORP. FOR ELEVATOR MAINTENANCE & REPAIR SERVICES FOR VARIOUS JCHA SITES.
- ITEM #6:** 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 #7:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2019.
- ITEM #8:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2018 – 3/31/2019.
- ITEM #9:** RESOLUTION AUTHORIZING ADOPTION OF A SIGNIFICANT AMENDMENT TO THE JCHA'S 2019 ANNUAL AND 5-YEAR PUBLIC HOUSING PLANS TO INCLUDE RAD CONVERSION SPECIFICATIONS FOR BARBARA PLACE TERRACE, WOODWARD TERRACE, PACIFIC COURT, LAFAYETTE VILLAGE, LAFAYETTE SENIOR LIVING CENTER, AND GLENNVIEW I PURSUANT TO REQUIREMENT OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #10:** RESOLUTION AUTHORIZING THE ADOPTION OF A SIGNIFICANT AMENDMENT TO JCHA'S 2019 ANNUAL AND 5-YEAR PLAN TO INCLUDE A POLICY REGARDING OVER-INCOME TENANTS IN THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN AS MANDATED BY SECTION 103 OF THE HOUSING OPPORTUNITIES THROUGH MODERNIZATION ACT.
- ITEM #11:** RESOLUTION APPROVING THE OPENING OF A NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR PAYMENT OF UTILITIES AT VARIOUS SITES.
- 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:

REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, APRIL 3, 2019
PUBLIC PORTION UPDATE FROM FEBRUARY 6, 2019 BOARD MEETING
COMMUNITY MEETINGS (MARCH 2019)
PROPERTY PERFORMANCE REPORT FOR FEBRUARY 2019
CONNECTHOMEUSA GITHUB MICROGRANT AGREEMENT
FSS GRADUATE TOYA MCCLARY
LETTER FROM HUD: SUBJECT APPROVAL OF ANNUAL PHA PLAN FOR JCHA
JCHA DIGITAL INCLUSION

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 6:48 p.m. The Closed Caucus Meeting was conducted at 6:33 p.m. and ended at 6:41 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board