

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
May 1, 2019**

Attendees

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah 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 Allison Strobel, Chief of Staff - ABSENT Carmen Carrillo, Assistant Secretary to the Board	Candice Johnson, Principal HRIS Clerk Arlyn Agustin, Comptroller/CFO Patricia Ramirez, Director HCV/Section 8 Program Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing - ABSENT Antoin Evans, Regional Director of Asset Management Luz Santana, Director of Compliance Stephen Cea, Director of Development Donna Olivera, Asset Management Trena Hinton, RECE
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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 6:00 p.m. on Wednesday, May 1, 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

Items for Approval

Chairman Mukherji requested a motion to place Item No. 1 closed caucus to the end of the meeting. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion following a roll call. Chairman Mukherji requested a motion on Item No. 2, the acceptance of the April 3, 2019, closed caucus minutes in which Vice Chairwoman Abdullah motioned and Commissioner Dublin second the motion, following a roll call. He then continue to read Item No. 3 the acceptance of the April 3, 2019, regular board of commissioner's minutes requesting a motion, Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion, following a roll call. However, Commissioner Fuentes and Herbold abstained on Items No. 2 & 3, because they were absent at the April 3, 2019, board of commissioners' meeting to vote.

Chairman Mukherji requested a motion to place Items No. 4 thru 12 onto a consent agenda which were read into the record. Commissioner Dublin made the motion and Vice Chairwoman Abdullah seconded the motion, being no discussion roll call was done. He then requested a final motion on the consent agenda for Items No. 4 thru 12 which were previously read into the record. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion. Being no further 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.

Chairman requested a motion on Item No. 1 closed caucus which was placed at the end of the meeting. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion. Being no further discussion/comments, roll call was done. He then requested to adjourn the meeting in which Commissioner Kitchens motion and Commissioner Fuentes seconded the motion following a roll call. When chairman ended the meeting, the Board of Commissioners then proceeded to enter into close caucus. Upon their return from close caucus the reorganization meeting was held.

Chairman Mukherji then turn the meeting over to Executive Director Vivian-Brady-Phillips who called the meeting to order. She proceeded with the following board agenda items, nominations for an election of board chairperson and vice chairperson. Commissioner Kitchens nominated Raj Mukherji for chairman, Vice Chairwoman Abdullah seconded the nomination following a roll call. Raj Mukherji was nominated for chairman once again. Executive Director Vivian Brady-

Phillips then turn the meeting back to Chairman Mukherji. Chairman then requested a nomination for Vice Chairperson, Commissioner Jones nominated Vice Chairwoman Abdullah and Commissioner Herbold seconded the nomination. Vice Chairwoman Abdullah was again nominated, following a roll call. However, Commissioner Fuentes abstain. The meeting was ended, both the chairman and the vice chairwoman were congratulated.

RESOLUTIONS – MAY 1, 2019

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE APRIL 3, 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 APRIL 3, 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 MAY 2019.
- ITEM #5:** RESOLUTION REJECTING BIDS AND AUTHORIZING A CONTRACT AWARD TO BROWN & BROWN METRO FOR DENTAL BENEFITS COVERAGE THROUGH DELTA DENTAL OF NEW JERSEY, INC. FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #6:** RESOLUTION CONFIRMING A (1) ONE YEAR EXTENSION TO HD SUPPLY SOLUTIONS FOR THE FURNISHING, DELIVERY & INSTALLATION OF WINDOW SCREENS "AS NEEDED" AT BERRY GARDENS & BOOKER T WASHINGTON.
- ITEM #7:** RESOLUTION AUTHORIZING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #8:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANET SUPPORTIVE HOUSING PROGRAM.
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #10:** RESOLUTION CONFIRMING AN AMENDMENT TO THE CONTRACT AWARDED TO CONSTRUCTION PROS FOR VACANT APARTMENT ALTERATIONS ON AN "AS NEEDED" BASIS AT VARIOUS JCHA DEVELOPMENTS.
- ITEM #11:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.
- ITEM #12:** RESOLUTION AUTHORIZING EXECUTION OF EMPLOYMENT CONTRACT WITH VIVIAN BRADY-PHILLIPS.

Executive Director's Matters of Information:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, JUNE 12, 2019
2. PUBLIC PORTION UPDATE FROM APRIL 3, 2019 BOARD MEETING
3. COMMUNITY MEETINGS (MAY 2019)
4. PROPERTY PERFORMANCE REPORT FOR APRIL
5. CERTIFICATE OF ACHIEVEMENT AWARDED TO JCHA FOR EXCELLENT FINANCIAL REPORTING FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION
6. U.S. DEPARTMENT OF HUD – RAD APPROVAL FOR JCHA 5YR AND ANNUAL PHA PLAN

Adjournment

There being no further business to come before the Board of Commissioners, Chairman adjourn the Board of Commissioners meeting at 6:45 p.m. The closed caucus meeting was held at 6:31 p.m. and ended at 6:39 p.m. The reorganization meeting was held at 6:41 p.m. and ended at 6:45 p.m.


Vivian Brady-Phillips, Executive Director
Secretary to the Board