

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
MAY 6, 2020**

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 Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Comptroller/CFO Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. - ABSENT Luz Santana, Director of Compliance Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE - ABSENT Donna Olivera, Asset Management - 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 6:00 p.m. on Wednesday, May 6, 2020, via online/conference call. 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 remove Item #1 "Closed Caucus" from the agenda. However, Joseph Garcia, Legal Counsel for the board stated, do we need to conduct close caucus? Executive Director Brady-Phillips stated that she did not believe a closed caucus was necessary. Vice Chairman Mukherji stated that they will withdraw Item #1 and request a motion. Vice Chairwoman Abdullah motion and Commissioner Jones seconded the motion following a roll call of yes voice votes.

The Chairman then requested a motion on Item #2 The April 1st Regular Board minutes in which Vice Chairwoman Abdullah motion and Commissioner Jones seconded the motion following a roll call. Commissioner Dublin & Herbold abstain, since they were not present at the April 1, 2020 Board of Commissioners' meeting.

The Chairman then continued to request a motion to place Items #3-10 onto a consent agenda that he read for the record. Commissioner Jones made the motion and Commissioner Kitchens seconded the motion, following a roll call. However, Commissioner Dublin had a question regarding Item #9 Award of Contract to Kronos Saashr, Inc. for a management system & payroll services for the JCHA Human Resources. He asked if they are the present company handling the payroll services for the Housing Authority. Executive Director Brady-Phillips stated no, currently ADP is handling payroll, but this is really for our HRIS system for Human Resources. We do not have an HRIS system and JCHA never had one in place. Therefore, this is something that is needed and will allow us to stop using manual processes. Commissioner Dublin was satisfied with the response.

Having no further questions/comments, the Chairman requested a final motion on Items #3-10 that were placed onto the consent agenda. Vice Chairwoman Abdullah made the motion and Commissioner Fuentes 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.

The Chairman stated that they will not be conducting any further business in the public portion of tonight's via online/conference call meeting. Chairman requested a motion to end the meeting. Commissioner Jones made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call of yes voice votes. The regular board of commissioners' meeting was then adjourn.

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

The Executive Director Vivian Brady-Phillips then turn the meeting back to Chairman Mukherji. The Chairman then requested a nomination for Vice Chairperson, Commissioner Kitchens nominated Vice Chairwoman Abdullah and Commissioner Herbold seconded the nomination following a roll call of yes votes with the Vice Chair abstaining. Vice Chairwoman Abdullah was once again nominated. Chairman then requested a motion to end the reorganization meeting, Commissioner Jones motion and Vice Chairwoman seconded the motion following a voice vote of yes and roll call. The reorganization meeting was then adjourn. Both the chairman and the vice chairwoman were congratulated.

BOARD RESOLUTIONS – MAY 6, 2020

- 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 MEETING HELD ON APRIL 1, 2020.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF MAY 2020.
- ITEM #4:** RESOLUTION AUTHORIZING THE EXECUTION OF THREE MEMORANDUMS OF UNDERSTANDING FOR THE LIVE UNITED PROGRAM, THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.
- ITEM #5:** RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2020 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITES) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #6:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY REPAIRS OF HEAT LINES AT MARION GARDENS AND HOLLAND GARDENS.
- ITEM #7:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SUPERIOR WELDING FOR EMERGENCY REINSTALLATION OF BOILER TUBES ON BOILER #2 AT BERRY GARDENS.

- ITEM #8:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO ROYAL EMERGENCY DISASTER RECOVERY INC. FOR EMERGENCY SEWERAGE CLEANING AT MARION GARDENS BUILDING #4.
- ITEM #9:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SAASHR, INC. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF THREE (3) YEARS, WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #10:** 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.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, JUNE 3, 2020
2. THERE WERE NO PUBLIC SPEAKERS, THEREFORE NO PUBLIC PORTION UPDATE FOR APRIL 1, 2020 BOARD MEETING
3. NO COMMUNITY CALENDAR FOR MAY 2020
4. PROPERTY PERFORMANCE REPORT FOR APRIL 1, 2020
5. RECE MEMO: UPDATES/GRANT APPLICATIONS FOR APRIL 2020
 - HANDS IN 4 YOUTH WAS AWARDED A \$10,000 GRANT FROM PROVIDENT BANK TO SUPPORT/SEND 10 YOUTHS TO SLEEPAWAY CAMP THIS SUMMER. (SUMMER CAMP IS ON HOLD PENDING LOCAL HEALTH/GOVERNMENT).
6. JCHA HCVP POLICIES – COVID-19 PUBLIC HEALTH EMERGENCY
7. PRESS RELEASE – COVID-19 TESTING TO ALL JCHA RESIDENTS

Adjournment

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:20 p.m. and the reorganization meeting immediately followed ending at 6:25 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board