

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING – MARCH 4, 2015

PRESENT: Chairman Raj Mukherji
Vice-Chair Aneesah Abdullah
Commissioner Reginald Jones
Commissioner Freddie Kitchens
Commissioner Thomas Kukla
Commissioner Polanco-Rodriguez

COUNSEL: Mitchell Pascual, Esq
Chasan Leyner & Lamparello, PC

STAFF: Patricia Madison, Acting Executive Director
Arlyn Agustin, Comptroller
Joyce Worthington, Director of Compliance
Patricia Ramirez, Assistant Director of Rental Assistance Program
Victoria Guingon, HR Coordinator
Kenneth Pinnock, Purchasing Agent
Eilleen Ingram-Willis, In House Tenancy Counsel
Carol Tyler, Asset Manager Hudson/Holland Gardens

MINUTES:

Chairman Mukherji called the meeting to order at 6:15 pm.

Pledge of Allegiance

Ms. Madison opened the meeting by stating that in accordance with the requirements of the Open Public Meetings Law this Meeting was advertised in, the Jersey Journal, the Hudson Reporter, the City Clerk's office and the JCHA Website. She stated for the record that the minutes of this regular meeting reflect that adequate notice of this meeting has been announced as is required by the Open Public Meetings Act.

Chairman Mukherji opened the meeting by asking for a roll call. Ms. Madison called the Roll, on Roll Call Vote: Commissioners Jones, Kitchens, Kukla, Polanco-Rodriguez, Vice-Chair Abdullah and Chairman Mukherji were present.

A Presentation was made by Carol Tyler; she presented Certificates of Appreciation to two residents of Hudson Gardens, Monique Green and Julia Royster.

Ms. Madison informed the Board of resident speakers scheduled to speak tonight: Robin Stewart, Ethel Jones, Tammy Jones, Sonya Coleman.

Chairman Mukherji asked the public to try and keep their comments to a few minutes.

Ms. Stewart was the first speaker to come forward. She asked if we received word from HUD on the revisions on the rents.

Ms. Madison asked if she was referring to the Agency Plan and explained that no, the JCHA had not yet received HUD approval of the Agency Plan which will be effective April 1st. Once approval is received she will revise the ACOP and put it on the website by April 1st.

Ms. Stewart continued by stating that they need more men at BTW because they can't keep up with cleaning the hallways in the buildings, the garbage and the vacancies. We need the vacancies fixed so we can get money – rental money into the site. Some can't be rented (because they are so bad).

Ms. Madison explained that it is a matter of the budget and we don't have final budgets for the AMPs yet. A discussion continued regarding how many maintenance workers there are at BTW.

Ms. Stewart asked when are they going to get the community room rentals back. She also wants a trip for the families at each site by June or July. She concluded her remarks by stating that she won't discuss basketball poles because Ms. Madison is coming to the community meeting to discuss that and other issues.

Chairman Mukherji asked Ms. Stewart to make sure she brings these issues up at the community meeting because it's not related to policy and shouldn't discuss it here. He asked Ms. Madison to provide a report to the Board after she attends the community meeting. Ms. Madison agreed.

Ms. Ethel Jones added that the vacancies do need to get fixed. Some families need to be split. We need the revenue. When are we going to get an Executive Director? This is a shame. It's been 8 months! The Housing Authority has never gone this long without an Executive Director.

Chairman Mukherji stated that he couldn't discuss it because the Board is still negotiating a contract but that the JCHA should be making an announcement soon.

Tammy Jones did not attend the meeting and Ms. Coleman decided not to speak.

Ms. Madison asked if there was anyone else who wanted to speak and Mr. Rodney Jones raised his hand and stood up. He introduced himself as the on-site man at Marion Gardens and said he was told his rent would be free but now he is getting taxes.

Ms. Madison asked if he received a 1099 tax form and he said yes. Mr. Jones showed Ms. Madison the form and Ms. Madison asked a staff member to make a copy for her. Ms. Madison explained that under IRS rules, Mr. Jones performs a service and is considered an independent contractor. She further stated that the JCHA is required to send a 1099 tax form to anyone who earned \$600 or more during 2014. Mr. Jones stated that it was a rent credit and he didn't get paid. Ms. Madison said that the IRS considers it payment for services he provided but she would speak to the Comptroller to confirm it. Mr. Jones asked if Ms. Madison would call him with the answer. Ms. Madison agreed.

There were no other speakers.

AGENDA:

ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY

Chairman Mukherji asked for a motion to placed Item #1 at the end of the agenda.

A motion was made by Vice-Chair Abdullah and seconded by Commissioner Kitchens to move this item to the end of the Agenda.

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Polanco-Rodriguez, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON FEBRUARY 4, 2015

Chairman Mukherji read aloud this Resolution authorizing the acceptance of the minutes of the Board of Commissioner regular meeting held on February 04, 2015.

A motion was made by Commissioner Kitchens and seconded by Commissioner Polanco-Rodriguez to approve this resolution as submitted.

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Polanco-Rodriguez, and Chairman Mukherji voted "Aye." Commissioners Kukla and Vice-Chair Abdullah abstained.

Chairman Mukherji asked for a motion to place Items #3 - #12 onto a consent agenda and read each resolution onto the record.

A motion was made by Commissioner Kitchens and seconded by Commissioner Kukla to move items #3 - #12 onto a consent Agenda.

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, and Chairman Mukherji voted "Aye." Commissioners Polanco-Rodriguez and Vice-Chairwoman Abdullah voted "No."

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 MARCH, 2015

Vice-Chair Abdullah questioned several accounts payable checks as follows:

Checks #1729, 1734, 1738 – 1751, 1755, 1756, 1764, 1772, 1786, 1789, 1793, 1816, 1819, 1821, 1822, 1831 – 1833, 1848, 1856 – 1858, 1866, 1875 and 3071.

Vice-Chair Abdullah specifically asked about checks #1740 - #1751 to East River Energy – why all different amounts? Check #1786 to PDQ Supply Incorporated – what is the company? Check #1789 in the amount of \$28,392.76 and check #1866 in the amount of \$13,934.96 to PSE&G – different amounts. Check #1819 in the amount of \$152.77 to Joan Pollock –

she already left why is she getting a check? Checks #1856 - #1858 to the Jersey City Police Dept. – again, all different amounts.

Ms. Madison stated that all of the checks, along with the check stubs indicating what the payment was for was provided on the CD given to the Commissioners the prior week with the Pre-Board packages. She asked if Vice-Chair Abdullah had received the CD.

Vice-Chair Abdullah said she had received the CD but she still had questions and needed additional information regarding the checks.

Ms. Madison stated that she did not have that information at the time since it was previously provided but she would get the information and forward it to Vice-Chair Abdullah.

ITEM #4: RESOLUTION APPROVING AMENDMENTS TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND INDEPENDENT SERVICE WORKERS OF AMERICA (ISWA) FOR THE THREE YEAR PERIOD OF APRIL 1, 2014 THROUGH MARCH 31, 2017

No questions or comments

ITEM #5: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO RICCIARDI BROS., INC. FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

No questions or comments

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, 2015 THROUGH MARCH 31, 2016

No questions or comments

ITEM #7: RESOLUTION AUTHORIZING THE SUBMISSION OF THE JCHA'S 2015 CAPITAL FUND PROGRAM (CFP) AND REPLACEMENT HOUSING FACTOR (RHF) ANNUAL STATEMENTS AND ANNUAL CONTRIBUTION CONTACT (ACC) AMENDMENTS TOTALING \$4,541,428 TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Vice-Chair Abdullah asked Ms. Madison to expand on the resolution and explain exactly what Capital Fund money was used for.

Ms. Madison explained that Capital Fund Program (CFP) funds are received from HUD and used for big ticket items such as roof repair or boilers. It can also be used to fund other contracts and to pay for forced account labor such as JCHA Electricians, Rehab vacancies and other skilled trades.

Ms. Madison noted that Replacement Housing Factor (RHF) funds are typically used for construction and can be used to rehab vacant units. She noted that the 2015 funds were a 2.56% decrease from 2014 but the 2014 funds were an increase of 2.1% from 2013. In essence, the 2015 CFP/RHF funds represent about the same funding levels as 2013.

ITEM #8: RESOLUTION AUTHORIZING THE SALE OF VACANT LAND AT 136-138 STEGMAN STREET TO 136 STEGMAN, LLC.

Vice-Chair Abdullah asked about the sale of the vacant land – how large is the size of the lot, how did we go about selling it, and did we get an appraisal?

Ms. Madison explained that the lot at 136-138 Stegman was previously occupied by a two-family ranch style townhouse as part of the Dwight Street Homes which was destroyed by fire. HUD gave the JCHA approval to demolish the buildings and sell the land. The JCHA did get an appraisal and contracted with a realtor who sold the land for the JCHA at a good price. Ms. Madison did not know the size of the lot but said she would get the information to Vice-Chair Abdullah.

ITEM #9: RESOLUTION AUTHORIZING THE EXECUTION OF A DEMOLITION SERVICES AGREEMENT WITH MICHAELS DEVELOPMENT COMPANY FOR 565,569 AND 571 MONTGOMERY STREET IN CONNECTION WITH THE DEVELOPMENT OF

MONTGOMERY FAMILY PHASE 1 ON-SITE DEVELOPMENT AS PART OF THE
MCGINLEY SQUARE-MONTGOMERY CORRIDOR CHOICE NEIGHBORHOOD
TRANSFORMATION PLAN

Ms. Madison explained that this resolution is authorizing the demolition of the first phase of Montgomery, contracted with Michael's.

Vice-chair Abdullah:

"Michael's is having more and more problems with their projects through out the country, if you go online and read up on Michael's many are not happy with their work, I understand we are in a contract. But when Housing Authority does new contracts I hope for the future they do research on the new company they choose to do business with and I hope it's not Michael's. Michael's been having problems on our sites more or less than Texas, California and Tennessee, and if you go online you can see they are having issues. Their projects are not too pleasing with me, they just look good, and the material is horrible. They are having a lot of problems down at the Lafayette site, the senior citizen building. They admitted the other day they needed 1.7 million dollars to reconstruct, they are having structural problems and I am very concerned about the residents and I did not even know the residents had a meeting with Michael's and the residents brought the problem to their attention and Michael's assured them they were going to look into it and they did admitted they were having some problems. Lafayette, a few residents have moved out quick because they are kinda like having split floors and the floors are coming up and they have to move them real quick. What they do is, I guess they do the best that they can to try and fix it but they one persons is fixed now she has to move back out again because the floors in splitting again and so you know I'm not too pleased with Michael's, Michael's work".

Ms. Madison responded to Vice Chair Abdullah that many problems arose a couple years after Sandy and that Booker T. is facing the same problems. As a result of, the salt water which has permeated the grounds, which is now corroding the grounds.

Vice Chair Abdullah:

"You can't compare Booker T. to Lafayette, Patricia number one Booker T. has been around a very long time and that was a Michael's project. Booker T. has been around a very long time and that is what you call brick, Michael's is a whole other type of material now and the structure is different."

Ms. Madison informs Vice Chair that underground was affected at both properties. Resulting to the problems they are facing now.

Chairmen Mukherji suggested we ask Michael's for an update

Vice Chair Abdullah:

"My biggest concern is that senior citizen building; they did say when they were down here a couple weeks ago. that they gonna have to remove every senior citizen out the building and cause they are having a sewage problem and find out how they can restructure that building, lifted and get down there to fix the problem, so you know that the building won't have any more serious problems.

Ms. Madison states her understanding is that the sewer line is underneath the first floor and runs straight down the hallway. Residents cannot be in the building, due to the fact they have to pull up the floor in order to address the problem. She understands that there is a smell because of the sewage. Ms. Madison informs the Board she will get an update and report back.

Vice Chair Abdullah

"The smell, termites because of the water under the foundation, let's just put it out there because of the water under the foundation they are now suffering with termites flying around their apartments and stuff. One senior citizen thought it was a fruit bug, I was like fruit bug and so this one senior citizen had her own special inspector come, and she spent her own \$300 and had her place inspected and they told her it was termites, so there is a serious problem there so I'm not to pleased with Michael's, I'm not."

ITEM #10: RESOLUTION AUTHORIZING AMENDMENT #3 TO THE ENERGY PERFORMANCE CONTRACT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND SIEMENS INDUSTRY, INC., TO INCLUDE ADDITIONAL ENERGY EFFICIENT IMPROVEMENTS AT THE BOOKER T. WASHINGTON APARTMENTS

No questions or comments

ITEM #11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MULTI-PHASE ELECTRICAL SERVICES, INC., FOR ELECTRICAL PANEL REPLACEMENT AND RELOCATION AT BOOKER T. WASHINGTON APARTMENTS

No questions or comments

ITEM #12: RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES

Vice-Chair Abdullah asked Ms. Madison to explain the resolution. Ms. Madison stated that Item #12 is a resolution authorizing the Board and staff to attend conferences and training and a chart is attached to the resolution indicating who is going where and the purpose.

Vice-Chair Abdullah asked Ms. Madison about going on overnight travel and did she change it from being limited to two times. The Travel Policy was out into place several years ago as a result of budget restraints. Ms. Madison clarified that Vice-Chair Abdullah was not speaking about the resolution but asking about the Travel Policy.

Vice-Chair Abdullah acknowledged that she wanted Ms. Madison to change the policy. She knows the policy is from 'you know who' when they did it back in 2007. It isn't right that Commissioners are limited to two conferences per year and the residents should be able to go to conferences. It isn't right that they can't attend things.

Ms. Madison handed out a copy of the JCHA Travel & Meeting Policy as she spoke and said that the policy limits travel to two **overnight** stays because of budget reasons. But those Commissioners can attend more than two conferences or trainings if they are not overnight. And, the JCHA also encourages travel within driving distance to save money. Ms. Madison stated that she does not make policy the Commissioners do. She handed out the policy so that the entire Board could review it, mark it up and advise her of any revisions. Ms. Madison would then prepare a resolution with the Board's revisions for a vote at the next Board meeting. Further discussion regarding the policy took place and the Board decided to discuss it among themselves at another time.

Chairman Mukherji asked for a motion to vote on the consent agenda comprised of Items #3 - #12. A motion was made by Commissioner Kitchens and seconded by Commissioner Kukla.

There being no further questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, and Chairman Mukherji voted "Aye." Commissioner Polanco-Rodriguez abstained and Vice-Chairwoman Abdullah voted "No."

Chairman Mukherji asked Ms. Madison to go over the Matters of Information, before Closed Caucus.

After the Matters of Information, the Chairman asked for a motion on Item #1, Resolution authorizing a Closed Caucus regarding Personnel Matters, Litigation and Grant Strategy. A motion was made by Commissioner Polanco-Rodriguez and was seconded by Vice-Chair Abdullah.

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Polanco-Rodriguez, Chairman Mukherji voted "Aye", Vice-Chair Abdullah "No"

Chairman Mukherji stated, "We will not be returning to conduct business for the public portion of the meeting after the Closed Caucus so we can adjourn the public portion of this meeting. Thank you everybody."

At this point, the Board went into Closed Caucus.

MATTERS OF INFORMATION:

1. MEMO RE: NEXT BOARD MEETING ON APRIL 1ST – AFTER DISCUSSION MEETING WAS CHANGED TO APRIL 8, 2015
2. MEMO TO BOARD RE: RECOMMENDED HUD TRAINING WEBSITE
3. NOTICE FROM HUD RE: JCHA AWARD OF ROSS GRANT
4. NOTICE FROM HUD RE: PHAS SCORE FOR 3/31/14 OF SUBSTANDARD FINANCIAL STATUS
5. MARCH 2015 COMMUNITY MEETING CALENDAR