

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

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

Absent: Commissioner Polanco- Rodriguez

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

STAFF: Marvin L. Walton, Executive Director/Secretary
Patricia Madison, Deputy Executive Director
Arlyn Agustin, Comptroller
Joyce Worthington, Director: Dept. of Compliance & Technical Support
Patricia Ramirez, Director of Rental Assistance Program
Victoria Guingon, HR Coordinator
Kenneth Pinnock, Purchasing Agent
Eilleen Ingram-Willis, Tenancy Counsel
Donna Chandler, Asset Manager of Curries Woods
Carol Tyler, Asset Manager of Hudson and Holland Gardens
Allison Ford, Asset Manager of Booker T. Washington

MINUTES:

Executive Director Marvin L. Walton opened the meeting by asking for a roll call. Mr. Walton called the Roll, on Roll Call Vote: Commissioners Jones, Kitchens, Kukla, Vice-Chair Abdullah and Chairman Mukherji were present; absent was Commissioner Polanco-Rodriguez.

Mr. Walton opened meeting with the Annual Reorganizational Meeting

Agenda

ITEM #1: NOMINATIONS FOR AND ELECTION OF BOARD CHAIRMAN

Nominations for the Board Chairman

1. Raj Mukherji by Vice-Chair Abdullah

Executive Director Mr. Walton asked for motion to close the floor having one nomination

A motion was made by Commissioner Kitchens and seconded by Commissioner Kukla

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

Motion carries; floor is closed for nomination and election for Chairman

ITEM #2: NOMINATIONS FOR AND ELECTION OF BOARD VICE-CHAIR

Nomination for Vice-Chair

1. Abdullah by Chairman Mukherji
2. Jones by himself

Mr. Walton asked for motion to close the floor having received two nominations

A motion was made by Commissioner Jones and seconded by Commissioner Kitchens

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

Motion Carries- floor is closed for nomination for Vice-Chair

Selection was produced with an open ballot

Vice-Chair Selection

All those in favor for Abdullah for Vice-Chair would raise their right hand

Let the record reflect two votes for Abdullah

Records reflect three votes for Jones

According to Roberts Rule of Order the majority wins, Commissioner Jones is now the new Vice-Chair.

We have one Nomination for Chair

Let records reflect 5 votes for Chairmen Mukherji, he will continue to be the Board Chairman

Item#3: Resolution authorizing the adoption of the rules of order of the Housing Authority of the city of Jersey City,

Mr. Walton handed over Item #3 to Chairman Mukherji

Chairman Mukherji asked for a motion

A motion was made by Commissioner Abdullah and seconded by Vice-Chair Jones

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah, Vice-Chair Jones, Chairman Mukherji voted "Aye". Absent, Commissioner Polanco-Rodriguez

That concluded the Annual Reorganizational Meeting

Chairman Mukherji asked for a motion to adjourn

A motion was made by Commissioner Abdullah and seconded by Commissioner Kitchens

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah, Vice-Chair Jones, Chairman Mukherji voted "Aye". Absent, Commissioner Polanco-Rodriguez

Chairman Mukherji called the meeting to order at 6: 30 pm.

Pledge of Allegiance

Mr. Walton 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. He 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. Mr. Walton called the Roll, on Roll Call Vote: Commissioners Jones, Kitchens, Kukla, Vice-Chair Abdullah and Chairman Mukherji were present; absent was Commissioner Polanco-Rodriguez.

Public Speakers:

Mr. Walton informed the Board that there is a list of speakers.

Mr. Walton introduced the first speaker: Ms. Williamae Tucker, President of the Curries Wood Tenant Task Force

"Good Evening, It was brought to my attention from a resident that they have an issue with dumpsters at Curries Woods, which has scratched their cars and I was just wondering if there is anything the Housing Authority can do to address their car damage. The dumpsters were not chained or they were not locked in on the bottom so one windy day they all just took off and ran down the street and as they did they scratched the resident's cars. They said they reported it in the office and they didn't get any results so they told me about it so I brought it here to find out about, Is there a policy Housing Authority has that could repair the damages? Or at least talk to these residents to justify why issue has not been handled."

Mr. Walton

"Since this the Chairman's meeting I will ask if he will give me the authority to speak?"

Chairman Mukherji

"Of course"

Mr. Walton

"Ms. Tucker, I kindly ask if you will allow us some time to investigate the issue you have presented and we will get back to you with an answer on or before the June Board meeting."

Williamae Tucker

"I have pictures"

Mr. Walton

"Sure, that's fine. We will be happy to take those if you have them with you."

Williamae Tucker

"It's on my phone"

Mr. Walton

"Ok, Ms. Madison will reach out to you to get those pictures and they will be a part of our investigations."

Williamae Tucker

"I have other issues, the residents and no disrespect to anyone in this room, they seem to think that it could have been handled at home, like an in house thing but they were kind of push to the side and I wasn't there so I don't know if they didn't have a meeting with the manager and that's not a good thing. Because if they went to the manager she could have gave them a solution, to the point where she could have told them the car shouldn't have been parked there or that there is nothing that Housing Authority could do, to further director them maybe go see the Incinerator Authority. But the dumpsters were on Curries Woods site so I think Curries Woods should handle that.

Another thing, the rental of the halls, I have requested a list of those who rented the hall as being the president, I do get an email when the hall will be used but I also need the name to go with the date for my records. We need to have more communication with our manager, I don't have that, I get answers but I don't get an update when things are happening, I am trying to update, where as the residents have to wait until the community meeting to get information and we the Board feel rejected because we didn't get informed first, we get it the same day

as the residents. If that is a problem maybe that should be in writing. I think that's all".

Ok oh, another thing, I don't know what the board is missing at this point because I thought if they were going to be incoming residents or transfer, if the Board asked why we cant get a yes or no, not to get detailed information about a family but to just who is moving from a different site to our site and I think the Board should have a list of who is moving on their site so they know who these spaces are."

Mr. Walton

"We have to check the HUD Regulations to see if the information you are requesting is allow to be provided to the Tenant Task Force. If it is allowable, we have no problem sharing it. This would involve disclosing a tenant's personal information and I am not sure if the Housing Authority is allowed to do it per the federal regulations. We will check and get back to you and the Task Force."

Willimae Turker

"There were times when a new resident was moving in and it was oh a new resident was moving in and there name is whatever."

Mr. Walton

"Let us check on that, the solution will be whatever the federal regulations state we can do."

Williamae Tucker

"And the Board desires to have the same input that Housing Authority has on the rentals. They would like to know the rental, that's it."

Mr. Walton

"Know the rentals? Please help me understand what you are requesting? Are you saying, who is renting the facility?"

Williamae Tucker

"Yes and we would like to have input the Board, Thank You.

Next Speaker: Betty Martin, Vice President of the Curries Woods Tenant Task Force

Betty is unavailable to speak at this meeting.

Next Speaker: Sarah Thompson, applicant/potential resident of Booker T, Washington

“Good Evening, My name is Sarah Thompson, I been on the list for housing for 21 years, Booker T. reached out and they said she had a two bedroom apartment. I went first to see the apartment, I saw the apartment and I didn’t want the apartment because I never put Booker T. down on my list and she said that was the only site down on my list. She said to sign the paper; I signed the paper because I didn’t want that apartment and I wanted to know if I’m still on the list? That is why I’m here and why is that it’s been 21 years and I didn’t get an apartment yet. It was Hudson Gardens, Arlington Gardens, Montgomery when it was up running, those where the three sites and all of a sudden I got a notice from Booker T. stating they have a two bedroom apartment for me. I was never on the list for Booker T.”

Commissioner Abdullah

“What day did you get the notice?”

Sarah Thompson

“I went to see the apartment Friday, this past Friday. They sent two letters, both were sent to the wrong place and when I called the Housing Authority, she said she would talk to the manager and update it. But Booker T. manager called me telling she had a two bedroom apartment less than a week later and she made me sign a paper. I want to know if that paper was taken me off.”

Chairman Mukherji

“We don’t have a specific answer for your case but if you want to stay around and give us your contact information. Ms. Madison will take it on behave on the Director. We will look into your case and check what the situation is and we will discuss that privately. Thank you.”

Next Speaker: Robin Stewart, Trustee, Booker T. Washington

“Good evening everyone, Ms. Madison I didn’t have a chance to speak to you or call you, I know you have been busy. But before you went on vacation, we were trying to set up a meeting with you to come to our board meeting and try to resolve some of the problems. One of the problems was the apartments, how to rent them or come up with an idea. Maybe split them with people who already live there but we need men to work there. I believe you gave us day workers, we

do have some. I know we are getting inspected in July and there is a lot of work that needs to get done and I want to know if we are going to have gates put back up that are missing throughout the site ? And I'm still looking for the plastering man to stay on our site to fill up the holes for of the tenants that have mice issues. Nothing has been done about that, it seems like I talked about that for a year. I'm looking for an answer about the men coming to our site since we are getting inspected in July. Are we going to have more men?"

Mr. Walton

"Ms. Stewart if you allow me, you started that you would like to meet with Ms. Madison to discuss those issues and you would prefer her to come to the Booker T. Washington apartments to meet. I would suggest that we consider doing that instead of tasking care of it here at the Board Meeting. I have full confidence that Ms. Madison can and will address the issues that you have and if not I'm available to address them."

Ms. Stewart

"Another issue, what happened to the Tenant Participation Funds? Are we going to get any of that?"

Mr. Walton

"We are currently doing the analysis. As long as your Resident Council is in compliance with your By-Laws and has held elections for officers, we are on target to award the full \$25 in Tenant Participation Funds to all Resident Councils. Remember, they have to be in compliance you will receive the funds.

Ms. Stewart

"That's so good. June, July?"

Mr. Walton

"As soon as we can, we would like to disburse the funds before the June board meeting."

Ms. Stewart

"Ok, did you all come up with anything about sending the residents to conferences using our funds from the rentals, did you guys agree on giving us any money to help send the residents to conference?"

Chairman Mukherji

"We have a draft, based on a proposal that one of our commissioners made at the last meeting that we are waiting on with regards to looking at the overall policy, we are looking to allow one resident representative (one TAB representative) to be reimbursed by the Agency and then the tenant participation fund will be used for that if based on the federal guidelines from HUD".

Ms. Stewart

"That's a little hopeful, I'm happy today, ya'll have a good evening."

Next Speaker: Ethel Jones, Chairperson Booker T. Washington

"I'm the chairperson; I have a resident that wants to speak."

Tyest Bryant- RMC member

"Hello, I came to this meeting because I do have proof of the funding. It has been told to us throughout the years that we don't have enough funding in the budget, we don't have no funding. With our boilers in Booker T. being no good, it states right here that Jersey City Housing Authority ceased 6 millions dollars and it was award for 6 millions dollars for the boilers, which we don't have as of right now. And our boilers are very bad. It also states in this packet right here as far as the funding. I'm sick of the money, every time you turn around there is no money in the budget but I have proof from articles in the Jersey Journal stating that the JCHA has received a lot of money, with the employment is gone, on this page they were suppose to hire 5 people, then they were suppose to hire 15 more. They have Trina, Kevin and Curly who were hired, still missing two people, but the funding of this money is gone as well. I would like answers to where is all this money, they money is being spent but they are suppose to be breaking it down to us and this goes back to 2009, I have proof from 2009 to 2013, there still has not been anything done about it and we keep asking for answers and I would like to know when we are going to get answers? Can I pass these packets out to the commissioners?"

In that package it states from the March 13th, 2014 when they came, you can see we have our agenda broken down of what we discussed. Alright down here, where they said that they would break it down to us and at the time Ms. Maria Maio but she is no longer here, that was not talked about, it was never discussed, I feel like the boilers in Booker T., we have to go the whole summer with our heat on in order for us to have hot water and but then you want to charge for the AC's."

Commissioner Abdullah

"Ms. Bryant can you tell us exact date that you guys were told that the heat has to stay in the summer in order to have hot water?"

Ms. Bryant

"It was told to us at the last meeting. "

Allison Ford, Asset Manager Booker T. Washington

"April 14th"

Ms. Bryant

"Yes April 14th"

Commissioner Abdullah

"Did you get anything in writing?"

Ms. Bryant

"No, we don't ever get anything in writing but we do ask and they don't give us anything in writing"

Commissioner Abdullah

"One thing at a time, who was this told you to by?"

Ms. Bryant

"Our Manager, but our manager got it from here."

Commissioner Abdullah

"So nothing was put in writing that in order to have hot water that the boiler has to stay on all summer, you are saying the entire heating system has to be on all summer."

Robin Stewart

"The important part that I'm questioning is, is that we should not be charged for air conditioning, I don't want to see our manager forced to charge us for A.C"

Mr. Walton

"If the Chairmen would allow me to respond to your statement?"

Ms. Bryant, thank you for your information provided. Please give the opportunity to do my investigation. Let me just say this, and sometimes the public isn't aware

but whenever you see articles in the paper about JCHA successfully receiving grants, in most circumstances, the funds are usually earmarked for a specific purpose. The funder (In this case HUD) don't give JCHA the luxury of deciding how to spend the funds. For example, the \$6.0 million that everyone keeps hearing about, we are almost there in receiving these funds from the New Jersey Housing and Mortgage Finance Agency (NJHMFA) for the replacement of the boilers at Book T. Washington. I just signed paperwork last Monday that should bring us to closing on these funds soon. Please be mindful that when we get the \$6.0 million in funds, it's only going to fix half the problem. We are almost there, I know you have to put your heat on to get hot water but you are going to have to bear with us for a moment until we can get things right."

Ms. Bryant

"I understand what you're saying and I'm patient. I'm going back to 2009 with the funding, the stimulus money of 7.8 million is that money still being waited on?"

Mr. Walton

"The stimulus funding, I can tell you but I haven't check the records but if it's not spent we would have to return it to the federal government but I'm almost certain that this agency has spent these funds because there was a timeline on that funds. The funds had to be spent in full; obligated within 2 years and spent within 3 years. I will let you all know when I begin to attend the community meetings next week. We will share with you the information that we have. On another note, I wanted to bring to your attention that every five years, HUD requires that the JCHA conduct a Physical Need Assessment (PNA) for every property. The JCHA has \$175.0 million dollars in physical needs. Annually, HUD gives us \$4.0 million dollars to address this \$175 million dollar situation, so when you do the math, it doesn't add up. Housing Authorities have to cherry pick the items that will be addressed at its properties as to where the \$4.0 million will make the biggest impact. We are not overlooking the things that need to be done at the properties, we just we don't get enough funds to address the all the immediate needs. That number you probably did not know, I discovered that the first day I got here. I wanted to know the results of the physical needs assessment. When you break down the \$175.0 million across the properties some of it needs to be done immediately, some within the next 5-20 years. The challenge we have as a Housing Authority is trying to determine how do what we can with the \$4.0 million and get the biggest bang, it's difficult, extremely challenging because that \$4.0 million is then segregated on a property basics. Even if we need to go out and do something at Booker T., but if the money was

assigned to Holland, I have to treat Holland, I can't take Holland money and do stuff at Booker T unless we do a budget revision.

Mr. Bryant

"Did you just say you can't take Holland money to fix Booker T.?"

Mr. Walton

"Correct, unless we request a budget revision from HUD."

Ms. Bryant

"So why did they take Booker T, money to finish Montgomery?"

Mr. Walton

"Make sure you understand my statement, if an Agency is receiving Capital Funds, JCHA has to prepare a plan for spending those funds at the property level. Capital funds earmarked for a particular property should be used at that property unless we submit a budget revision to HUD. However, the Operating Subsidy funds are allocated at the property level, the Housing Authority spends those dollars at the designated properties.

Ms. Bryant

"You just made a statement that if the money needs to be used for something major at another facility then it will be, Booker T. was under water, we are major. We are mice infested, our walls are breaking down, we really need repairs, I understand what you're saying, but I want you to get what I'm saying. I have been a board member since 1996.

Mr. Walton

"I hear you loud and clear. It is not easy what we do but again we will keep the communication open so you will understand what it is we are doing. Thank You."

Next Speaker Ethel Jones: Chairperson, Booker T,

"Like I told Patricia before, I don't blame her, Maria is not here, that's the one I use to give it to, because she empty 9 apartments for these boilers. We are so upset because at these meetings she told us you have to get out these apartments right away because the boilers are coming in. They were suppose to experiment with one building in the summer. In that one summer the rest had to be emptied, nothing was done, now all of a sudden they starting to do the boilers. My problem is and the residents, are that we get so frustrated because at a

meeting when the Chair tells you you're getting this to the residents and you waiting and waiting and the next year Chair tells you you're getting this and you still don't get anything. So now you see how we feel. Patricia is not you, but it was Maria. And I gave Maria a hard time because we wanted to know where this money was and why the residents had to leave because that is taking revenue from us, we need all the revenue we can get.

Number Two, Patricia at one of the meeting you said you were going to send some guys down here, you promised some men down here."

Ms. Madison

"Yes, I have been sending"

Ms. Jones

"How many did you send?"

Unknown Person

"We didn't get anyone yet."

Ms. Madison

"You are talking about your REAC inspections?"

Ms. Jones

"Yes, when is that going to happen?"

Ms. Madison

"We have to test them to make sure that they can perform the work, that they can make the repairs. They are being tested this week and then they will be right there, and we also sent you another day worker and we have made some people permanent for you.

Ms. Jones

"Okay now we have some housing workers that use to work for housing, they don't want to come back? Because I know a lot of them who had to get on the welfare line?"

Ms. Madison

"We have recalled almost everyone; we have recalled all the repairers that we have layoff previously and also brought back the grounds men as well. Not just for Booker T., but Housing Authority wide, so as I said the two skilled people are

being tested this week to see what their skills are so when we send them to you one can repair this and the other can repair that, we need to find out what their strengths are.”

Tammy Jones introduces herself and speaks

“Patricia when you were at our meeting last month, you stated about the guys coming down here, you told us that April 14th that they were in the process of being tested then, it’s going to be a whole other month.”

Ms. Madison

“Do you know what happen? The foreman, your foreman who was suppose to be scheduling testing went out sick, so I had to have another foreman from another site do the testing that’s why.”

Ms. Jones

“To you Roger, I know Robin mentioned about the conference, we know we are suppose to use our tenant participation money which we sent other residents out of that money, but you can’t send two people from each site to pay for their registration? It was done a couple of times before.”

Mr. Walton

“May I please speak to that? The problem we have is that the HUD Regulations doesn’t require that JCHA use its funding for that purpose. Tenant Participation funds are to be used by the Resident Council and you should have an itemized budget for those funds. The Housing Authority is not required to fund tenant services activities outside of the Tenant Participation funds. I only have been here for 6 days and in my review thus far of the finances of the agency, I can go on the record to say that we do not have the necessary of funds to send Residents to the conference. The Chairman has stated the JCHA will support one member from TAB to attend the conference and outside of that it needs to come from your Tenant Participate funds regardless of what has happened in the past. We have a serious financial issues here at JCHA and I will be addressing those issues as we move forward and I am hoping the Chairman supports what I am saying because as I will be looking property by property. In case you didn’t know JCHA only got 1 out of 25 possible points on its financial report card from HUD which is not good so we have to fix that and we can’t fix it if we don’t identify our issues. Simply put, I can’t come to my first Board meeting and commit to spending funds that we don’t have on hand. If we have the funds I’m sure we are willing to work with the Resident Councils and help to the greatest

extend possible but as I look at you now we don't have the level of funds to do just that. We want to keep the doors open, keep you in your units and even despite of what you're stating we want to give you a place to live and I know some areas are not as good as others but we are going to do our very best to try and make it better."

Ms. Jones

"Mr. Walton what day would you be able to have a meeting with Booker T., I am not worried about anyone else?"

Mr. Walton

"Here is my approach that I have shared with the Chair that I plan to do, I have thought about this and then as I am getting here and I'm learning, and I understand you the community meetings are with the Resident Council meetings and they are held monthly. My plans are to instead of waiting after 30 days of being on the job; I will be getting out to the properties and appear at the community meetings in May to meet the Resident Councils and tenants at the properties. I will also be available to set-up separate meetings if necessary. I have full confidence in Ms. Madison that she and her staff can take care of the issues at the properties, she can and will be bring issues to my attention as well. I am going to be at your monthly meeting in May, and I am only coming to the first one and then I'll maybe circle back around and I want to hear what's going on at the properties. I'm a different type of Executive Director in that I do get out and see my tenants because if it wasn't for you we wouldn't have jobs. "

Ms. Jones

"You know our meeting is May 12th, just making sure you don't have any other meetings that day."

Mr. Walton

"For the record, I drive through there everyday to go home."

Chairman Mukherji

"How many do we have left? We are over the time."

Mr. Walton

"Just one."

Next speaker: Sonya Coleman, Resident Booker T, Washington

“I wanted to speak about this washer, dryer, deep freezer, I don’t understand where is this money, I need someone to explain to me where this money going.”

Mr. Walton

“Any revenues that are collected at the properties, including excess utilities are then put back into the operations of the property.”

Ms. Coleman

“I have to research that and I’ll get back to you.”

Mr. Walton

“Okay, sure. And I will be happy to share our records with you because we don’t take it in the Central Office; it goes back to the property.”

Next Speaker: Barbara Wise, Curries Woods Tenant Task Force

“I would like to set up a meeting with you, the Chair and Vice-Chair. It was something said about the conference about sending one person from the TAB. We would have this problem solved because we have our community center, which was nonfederal money and we are looking to get something back, that money right there is nonfederal money, we would have no problem sending Chair and the Vice and couple other residents, that’s the money that lets us be independent, so we do not have to be dependent on Housing Authority, so when we set up a meeting so we can sit down and talk with all the chairs.”

Mr. Walton

“My responds is going to be a similar responds to what you just heard. Again, I can’t speak to what was done in the past; I can just speak to how we are going to move in the future. I’ve been told as I sat with staff and they have explained to me, but I can tell you now the funds that come into that property will not be going to the Tenant Task Force, it will be placed into the operations of that property. So we can have more conversations about it and that goes for any Resident Council, just please be advised.

Dorry Gladnee: Representing the communities at Lafayette Task Force (Tax Credit Site)

“My name is Dorry Gladnee from Lafayette Village and I have with me Sandra Bryant, Willie Wayde, Larry and Linda Kennedy, so our Resident Council Board is slightly different than the norm because we are a mixed income development, I

have been in communications with Ms. Patricia, I am also in communications with Raj, Aneesah, and Reggie in regards with the rejection letter that was sent to us. We have two non-housing residents that makes up a ten people board, given the fact that they are non-housing Ms. Patricia stated that we are not compliant or eligible to receive tenant participation funding and what I'm asking you as well as Raj, Aneesah and Reggie to review the communications that I sent to you in March 19th as well as a video with supporting details as to why we should receive funding, so I want to appeal the process, maybe you can brief him as far as your letter. I think it would be fair."

Commissioner Abdullah

"When you address the commissioner young lady, I mean Dorry, please address all five commissioners because you left out Commissioner Kitchens and Kukla."

Ms. Gladnee

"With that said, Does Mr. Kitchen have email?"

Commissioner Abdullah

"Well there is a way, if you send it to Housing Authority, the Executive Director or the Assistant Director they will make sure he gets it. Please just address all of us on the Board."

Ms. Gladnee

"Ok, Understood. The reason I only sent it to you three is because I only know your three emails."

Towards Commissioner Kitchens

"I will touch base with you as far as your method of communication. And if there are others that are on your board, if they can give me their email because everyone is getting the same message. That will be great."

Chairman Mukherji

"First of all it's a pleasure to associate a face with the name. I also did watch the You tube, the reference proportion of the video with all respect didn't address the regulations that Patricia had quoted in the excerpts she sent to us, which is we very much would like to distribute funds to you. As a mixed income site it would be possible under limited circumstances and based on the make up of the board, that was the lack of compliance that prevented us from be able to do so, that was based on the HUD regulations, not our own. If you reconstitute your board in order to be complaint."

Ms. Gladnee

"You're basically saying that if we reconstitute our board and remove the two people who are not housing and have a board of all housing, correct?"

Commissioner Abdullah

"Who said so?"

Ms. Gladnee

"Based on her, to be fair to Ms. Patricia too, based on her evaluation that's how it perceived, that is what was being understood."

Commissioner Abdullah

"Ms. Madison is there any By-Laws or rules in the Sunshine Law stating that has to be the way it is?"

Ms. Madison

"Well I sent the HUD regulations regarding tenant participation funds to Ms. Gladnee, which I will share with the Executive Director for his review but as I stated in my letter, I gave her a letter that if she disagreed with me she could take that letter to HUD and asked for further guides from HUD in Newark so I provided all the regulations and everything for you so you would have that information and at the end of that letter I said by all means if HUD agrees than I have misinterpret the regulations and they should let me know that. And I have not heard anything further on that."

Ms. Gladnee

"The reason why we didn't go to HUD in Newark is because I'm about prodacall, so I thought we should take it to the commissioners allow them to review it, to deny it or approve it, appeal it, then come to us with an answer and let us know to now go to Newark. So with that being said can we get a time frame, two weeks, three weeks or a month?"

Mr. Walton

"If you will give me date I will get right back to you, trust me I will and I can also call the Newark office to confirm our interruption."

Ms. Gladnee

"Thank you."

Unidentified speaker from Pacific Court

“I was just wondering if there were anymore splits, I have two grown sons living in a two bedroom apartment and they work hard and I understand they need their privacy. My son had filled out an application out two years ago but they kept sending it back and I kept sending it back. They were saying he didn’t make the gross but now he is making the gross. I just wanted to know what is going with that.”

Mr. Walton

“Here is the situation with splits, it is allowable per the HUD regulations however the ACOP of the Agency guidelines, the language is rather strict there, understand what happens when we approve a split, we approve split we are basically giving up a vacant unit to someone else who has been subsidized already and therefore the next person on the waiting list has been neglected because now they have to wait until another unit becomes available. We examine splits on a case by case basis. It’s challenging for the Housing Authority to grant a split to a family that is already being subsidized, not to say we don’t do it, we just don’t encourage it. To the greatest extend possible we try to pull applicants off of the waiting list. So splits are not easy, it’s on case by case basics. I know my responds is ambiguous but it is as truthful as I can be, so its challenging because there is more than 13,000 people on the waiting list waiting to be housed and in this situation your not over housed, with the amount of bedroom but now you are looking at the age of the individuals, Its understandable again, very difficult decision to make and not neglect the waiting list.

Unknown Speaker

“What about the application? They said they don’t put the application on the waiting list anymore.

Mr. Walton

“Well we don’t put applications on the waiting list but any of your kids can apply and be placed on the waiting list once the JCHA opens the waiting list. But there is no waiting list for splits. None of the waiting lists are opened, so I’m not sure which application he filled out.”

At this point the public comment select of the meeting was over, there were no other speakers.

Chairman Mukherji introduced and welcomed Marvin L. Walton, our new Executive Director.

“Mr. Walton was most recently the Deputy Executive Director at the Newark Housing Authority and previously to that he was the CFO there and previously to that he was CFO/CIO in three of the nation’s largest Housing Authority. He was in the Chicago Housing Authority and in the Cook Housing Authority. He has years of experience in public housing leadership, we are very lucky to have him come here to help with the needs of our tenants and our resident community at a tough time for public housing nationally when it comes to in the way it which public is being short changed as a result of tight federal dollars which subsidizes our operations. So while we cant say it will be easy, we can promise it will be challenging, we can also reassure you since you are a Jersey City resident, that are community is beautiful and our resident are fantastic people and it will be very fulfilling for you to take on the challenges of running a Housing Authority in tough times and we in turns are short changing our tenants because we are getting short changed by the federal government in terms of subsidizes and dollars. We are not doing the best that we can do in terms of living up to what they deserve in terms of safe and decent affordable housing, but we are doing the best we can and we want you to make sure you can steer our ship and keep it headed in the right direction.”

Mr. Walton

“Thank you Chairman and the Board members; I want to say thank you all for trusting that I was your candidate to help steer the ship. I am looking forward to it and working with the residents and the staff. I don’t mind rolling up my sleeves, staff will probably tell you Patricia primarily, day one I was talking numbers, doing budgets, and the works. I am an “in the weeds” type of guy when necessary. We are going to get things done at the JCHA to the greatest extend possible where we have the financial resources to do so we are going to do that. I don’t make promises, I can tell you one thing for sure we are going work, make things happen. I don’t have the money making machine but the little that we get we will try to make the biggest impact. So again I would like to thank the Board for allowing me the opportunity to be the head of this organization and I am looking forward to working with you and making these things happen.”

Chairman Mukherji

“I would like to recognize and acknowledge and thank on behalf of the entire Board of Commissioners Ms. Madison for her hard work and her services for the Housing Authority.”

Ms. Madison

“I would like to thank the Board for your confidences in my leadership skills and my technological expertise over the last 10 months to keep the agency moving forward, made some significant process on many different fronts and I also want to welcome Mr. Walton as our new Executive Director, I look forward to working with him, continuing to keep the agency moving forward. Even before Mr. Walton come to the Housing Authority officially, we were in contact very often and he wanted to make sure he understood how our Housing Authority worked and where we can work together to move forward, so again, I am very please to be able to work with Mr. Walton and I thank the Board for your confidence in me over the last 10 months, and as Mr. Walton said we are going to continue to move forward and we do have work to do and I think between the both of us we will make a hell of a team.”

At this point the public comment select of the meeting was over, 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 place Item #1 at the end
Of the agenda

A motion was made by Commissioner Kitchens and seconded by
Commissioner Abdullah

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah Vice-Chair Jones and Chairman Mukherji voted “Aye”
Absent Commissioner Polanco-Rodriguez.

ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING APRIL 8, 2015

Chairman Mukherji read aloud this Resolution authorizing the acceptance of the minutes of the Board of Commissioner regular meeting held on April 08, 2015.

A motion was made by Commissioner Kitchens and seconded by Commissioner Abdullah

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Abdullah Vice-Chair Jones and Chairman Mukherji voted "Aye" Commissioner Kukla "Abstained". Absent Commissioner Polanco-Rodriguez.

Chairman Mukherji asked for a motion to place Items #3 - #10 onto a consent agenda and read each resolution onto the record.

A motion was made by Commissioner Abdullah and seconded by Commissioner Kitchens to move items #3 - #10 onto a consent agenda.

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah Vice-Chair Jones and Chairman Mukherji voted "Aye" Absent Commissioner Polanco-Rodriguez.

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, 2015

No questions or comments

ITEM #4: RESOLUTION APPROVING AN ADDITIONAL SIGNATORY TO THE JCHA'S BANK ACCOUNTS

No questions or comments

ITEM #5: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES FOR A PERIOD OF ONE YEAR

No questions or comments

ITEM #6: RESOLUTION AUTHORIZING THE ADOPTION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

No questions or comments

ITEM #7: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HEWLETT PACKARD/COMPORT TECHNOLOGY SOLUTIONS TO PROVIDE AND INSTALL SERVERS AND SOFTWARE FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM

No questions or comments

ITEM #8: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ABCON SALES CORPORATION FOR THE FURNISHING AND DELIVERY OF KITCHEN CABINETS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE(1) YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR

No questions or comments

ITEM #9: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO EMPTY BUILDING SECURITY FOR THE RENTAL OF SECURITY WINDOW SCREENS AND DOORS FOR MONTGOMERY GARDENS FOR A PERIOD OF ONE YEAR

No questions or comments

ITEM #10: RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

No questions or comments

Chairman Mukherji

“Consent agenda open for discussion, any item is open for questions, comments and discussion. I would like to take a moment to single out under Ms. Madison leadership, Is Patricia Ramirez in the house? Okay, we consistently challenging every year our Section 8 staff to do more with less and to make sure that in addition to administering the voucher the best that we can that we are tough on our landlords in the Jersey City community, we are tough when it comes to the housing quality standards inspections, tough in meeting very criteria that our scores are based upon as results of which for at least the last 8 years we have

been a high performer, and that's thanks to our Section 8 staff and I would like to give them a roll of applause. And on top of that when we hit scores of 100 or 103 percent, where are at 99 percent this year, it tough to beat our own score when you topped out but we have consistently done so and 6 of the last year we have the highest scores of any similar sized Public Housing Authority in the states, we have surpassed our own records. Maybe we will have one of those again this year; we will see when we compare the other Housing Authority. But we are very pleased with being a high performer again and we want to thank our staff for being able to do so. Is there an other items for discussions?"

Mr. Walton

"I have one, I just want to bring to the attention of the commissioners on resolution 10, that there is a revised schedule that is different than the one that was mailed to you guys, so there are a couple of additions on there."

Chairman Mukherji

"Is there any other discussion about any item on the consent agenda, see none we close it on unanimous consent."

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah Vice-Chair Jones and Chairman Mukherji voted "Aye" Absent Commissioner Polanco-Rodriguez.

Chairman Mukherji

"I will take out the matters of information so that when we go into closed caucus the public doesn't have to wait through it, and we will end on the closed caucus, so matters of information."

Mr. Walton

"You should have in your packets a letter address to the Chair of the Board in reference to being removed from the troubled list but being placed on the substandard financial list and as I stated earlier that is something we are working on as I speak, the other document you have is because of substandard status, so you have a copy of that report in your package and you also have the community calendar for the community meetings, the ones I stated I will be attending to next week, I look forward to seeing Curries Woods 5:30 p.m on the 11th and one last thing is the announcement that June Board Meeting will be June 3rd, 2015."

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 Abdullah and was seconded by Vice-Chair Jones

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."

There being no questions, comments, or discussion Mr. Walton took the roll. On Roll Call Vote, Commissioner Kitchens, Kukla, Abdullah Vice-Chair Jones and Chairman Mukherji voted "Aye" Absent Commissioner Polanco-Rodriguez.

At this point, the Board went into Closed Caucus.

MATTER OF INFORMATION

1. MEMO: NEXT BOARD MEETING ON JUNE 3RD, 2015
2. MAY 2015 COMMUNITY MEETING CALENDAR