

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING – AUGUST 5, 2015

PRESENT: Chairman, Raj Mukherji
VICE CHAIRMAN, Reginald Jones
COMMISSIONER, Aneesah Abdullah
Commissioner, Hector Fuentes
Commissioner, Freddie Kitchens
Commissioner, Thomas Kukla

COUNSEL: Joe Garcia, Esquire
Chasan Leyner & Lamparello, PC

STAFF: Marvin L. Walton, Executive Director/Secretary
Patricia Madison, Deputy Executive Director
Carmen Carrillo, Secretary to the Board
Sam Moolayil, Chief Financial Officer
Steven Cea, Director of Development & Design
Eilleen Ingram-Willis In-house Legal Counsel
Joyce Worthington, Director: Dept. of Compliance & Technical Support
Arlyn Agustin, Accounting
Vicki Guingon, Director Human Resources

Vice Chair Jones, Absent

Meeting commence at 6:00 p.m.

Commissioner Mukherji stated to Mr. Walton if he wanted to open with the Public Meetings Act and then commence the Pledge of Allegiance.
Pledge of Allegiance was done.

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.

Raj Mukherji: Can we have a roll call:
Commissioner Abdullah, here, Commissioner Fuentes, here, Commissioner Kitchens, here, Commissioner Kukla, Vice Chairman Jones, Absent, Chairman, Mukherji, here.

Raj Mukherji announced: Public speaking

Mr. Walton, yes we have two that signed up for the public participation portion of the meeting.

The first speaker is Robin Stewart Trustee Booker T. Washington

Good evening would like to thank Patricia and Commissioners for the giving us the basketball court with the polls. I am also pleased with the summer trips that you have awarded us for the children and the bus that Commissioner Abdullah provided for us for this trip. Also, I would like to discuss two items in which the site has a problem. We had a handicap lift leading to the office which was sealed. The seniors have a problem because they cannot access their mail as well as visit the manager's office with concerns. They are not happy about calling the office since no one answers the phone at the site and Patricia Madison was made aware of this. Is there any way that they are going to be able to repair the handicap ramp for our disable seniors or anyone that is handicap to get into the office?

Patricia Madison responded by letting Mrs. Stewart know that one of the resolution being approved tonight is for a two year period KONE, which is an elevator repair company that will continue to come out and repair and fix the elevators as well as the handicap chair lift at Booker T. Washington.

Second issue the mice are all gone in my apartment however, there are so many tenants that have mice in Booker T. I know of a family that cannot stay there and sleep because there are too many mice and has the son staying at the grandmother house because of this. Mr. Walton responded that he was aware of the situation. Booker T. needs to be repaired as well I spoke to my Chairperson, Ethel Jones and let her know that Booker T. has always been the fall guy in which all residents at various sites Duncan, Lafayette, Montgomery are moved into our site until their site is repaired. Why can't we be relocated while our site is repaired as well?

Mr. Walton responded by saying can I give you an update on the mice situation? As I promised I did come out myself a couple of days following last board meeting to look at two of the units and yours as well and was able to see the issue with the mice entering from behind the kitchen counter. I have signed an emergency contract with Corbett Exterminations who should begin Friday. They have a plan to address the problem. This is a very replicable company that help eradicate this issue at the Newark Housing Authority. So we are hoping to do the same thing here. Just bear with us a week or so, but we will have them on the ground starting next week for sure and they will be putting different devices and also looking at the point of entrance and installing additional devices that will hopefully keep the mice out. The goal is to eradicate them, and that is what they are going to be working on. We have authorized the access for them necessary to address the issue. We just have to step back and watch them do their work.

Mrs. Stewart: replied with a thank you. I would to state that since Mr. Walton came aboard Patricia Madison you were great also. But I am so happy with this entire board Mr. Mukherji because I am getting answers and task are being accomplished. I don't want to eliminate anyone but I am here to give Mrs. Commissioner Abdullah this plaque on behalf of the residents of Booker T. Washington in appreciation for your outstanding dedication and commitment to Booker T. Washington Apartments. From the resident of Booker T and myself we do appreciate you and you will be recognize by our board as well. We love you! Keep doing the good work.

Marvin: Commissioner while you are standing there is there something you would like to say? Commissioner Abdullah replied with I don't even know what to say! Good evening everyone. We had our board meeting last month and we had a closed caucus meeting and we were discussing the funds that we don't have in housing that we use to do for the children. Booker T. is my passion so I volunteer to donate a bus for the children to go on a summer trip to Bear Mountain. When you come from a complex from housing you know what the struggle is your entire life and the struggle never stops. So my passion is to try and do as much as I can. I hope you have a spot for me in the bus because I would love to go, just kidding I will follow you in my Mercedes. On behalf of my family and the Commissioners as well we thank you for allowing us to help you.

Raj Mukherji: Before we call the next speaker and on the positive note in the spirit of the evening I am just pointing out with regards to the extermination and the other issues that were raised at the previous board meeting that update is also now in the matters of information as we discuss the May meeting. The staff has done a great job in putting together an update and on a going forward basis what the speakers discuss or member of public discuss at one board meeting you will find the update at the next board meetings agenda so that we can at least stay on top of the status of the concern resident.

Next speaker: Ethel Jones, President of Booker T. Washington Tenant Council. I am happy that we are receiving feedback from a lot issues that we have had. As I mentioned to you previously Mr. Walton, I received an update on the boilers and the other issue I will be discussing with you. But I would like to let you know we are having a clean sweep the 22nd of August at 10:00 am. in which all residents participate and all are welcome. We do this with no income. We use to have cook outs for the children and other activities, however we still have the lunch program which all the sites have and we do movie night for the children.

Marvin Walton: Mr. Chair I would like to give an update on the boilers for Booker T. I just got off the phone prior to coming to the meeting 30 minutes ago speaking with John Murray who is the Senior Director with HMFA, seems we have checked off all our boxes, he's confirming the insurance piece "there was some misunderstanding on the side of our vendors Siemens" that we are working with. HMFA staff was requiring Simmons to list HMFA as an additional insurer on all their insurance policies and even their international policies which we found very hard to believe but they were pushing us and John Murray confirm for me that is not the case. The primary one that we had to submit was actually list them as an additional insured on our insurance "The Housing Authority Insurance"

and we provided that to them already, so all things being equal I am hoping to get all thumbs up tomorrow and if we received that we will move towards a closing date to start the installation of the boilers at Booker T. Washington. So that concludes the public participation section on the agenda.

Raj:

We will move on to start the Agenda do we have a motion to move item no# 1 out of convenience to the public motion to move item #1 which is a close caucus to the end of the Agenda...Commissioner Abdullah I make a motion...Moved by Commissioner Abdullah, second by Commissioner Kitchens...seeing no discussion we will close it by unanimous consent.

Please call the ROLL:

There being no questions, comments, or discussion Mr. Walton took the roll. Commissioner Abdullah, yes Commissioner Fuentes, yes, Commissioner Kitchens, yes, Commissioner Kukla, yes and Chairman, Mukherji, yes.

Raj:

ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING JULY 1ST, 2015

Chairman Mukherji read aloud this Resolution authorizing the acceptance of the minutes of the Board of Commissioner regular meeting held on July 1, 2015. Do we have a motion on the minutes?

Commissioner Abdullah, I make a motion on the minutes...

Raj: Moved by Commissioner Kitchens

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

There being no questions, comments, or discussion on the minutes we will close it and call it a roll.

Mr. Walton took the roll. On Roll Call Vote, Commissioner Abdullah, yes, Commissioner Fuentes, yes, Commissioner Kitchens, yes, Commissioner Kukla, yes, and Chairman, Mukherji, abstain...

Chairman Mukherji: do I have a motion to place Items #3 - #17 which are all the remaining items on this evening's agenda, and moved to a consent agenda.

A motion was made by Commissioner Kitchens and seconded by Commissioner Abdullah to move items #3 - #17 onto a consent agenda.

Raj: reading items 3-17 for the record.

- 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 JULY, 2015
- ITEM #4:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO THE NELROD COMPANY FOR A PERIOD OF ONE (1) YEAR TO CONDUCT HOUSING CHOICE VOUCHER RENT REASONABLENESS COMPARABILITY STUDIES.
- ITEM #5:** RESOLUTION RATIFYING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) FAMILY SELF-SUFFICIENCY PROGRAM.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING CHOICE VOUCHER PROGRAM ACTIVITIES IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT TO ENTER INTO HOUSING ASSISTANCE PAYMENT CONTRACT (AHAP) TO PROVIDE PROJECT-BASED RENTAL ASSISTANCE VOUCHERS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO THE REDEVELOPMENT AGENCY AND THE UNITED WAY.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A 60-MONTH LEASE CONTRACT FOR A DIGITAL MAIL MACHINE TO PITNEY BOWES FOR PROCESSING OF ALL OUTGOING MAIL FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF CONTRACTS FOR LABOR AND EMPLOYMENT COUNSEL.
- ITEM #10:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO FALLON & LARSEN LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/14 - 3/31/15.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES TO KONE FOR A PERIOD OF TWO (2) YEARS.
- ITEM #12:** RESOLUTION AUTHORIZING THE APPOINTMENT OF THE JCHA FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2015.

ITEM #13: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GRANT SUPPLY COMPANY, INC. FOR THE FURNISHING AND DELIVERY OF TUB WALLS AND WINDOW KITS "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS, FOR A PERIOD OF ONE (1) YEAR.

ITEM #14: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BAYWAY LUMBER FOR THE FURNISHING AND DELIVERY OF SOLID CORE LUAN DOORS, FOR VARIOUS JCHA OWNED DEVELOPMENTS, FOR A PERIOD OF ONE (1) YEAR.

ITEM #15: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO JETCO UNLIMITED, INC. FOR TUCKPOINTING/ BRICKWORK REPAIR AND MAINTENANCE "AS-NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.

ITEM #16: RESOLUTION AUTHROZING AMENDMENT OF PREVIOUS RESOLUTION #6 ADOPTED UNE 4, 2014 WHICH AUTHORIZED ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA, TO CONFIRM THAT MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, SHALL ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR GRANT APPLICATION.

ITEM #17: RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

Raj: those are the items being moved to the consent agenda, seeing no discussion we will call the roll.

Mr. Walton took the roll. On Roll Call Vote, Commissioner Abdullah, yes, Commissioner Fuentes, yes, Commissioner Kitchens, yes, Commissioner Kukla, yes, and Chairman, Mukherji, yes...

Raj: do we have a motion on the consent agenda items 3 thru 17 on this evening meeting agenda, the items were previously read into the record.

Raj: Motion on the consent agenda: Moved by Commissioner Abdullah and seconded by Commissioner Kitchens.

Raj: The consent agenda is open for questions or comments or discussion.

Being no discussion, we will close it by unanimous consent and call the roll:

Mr. Walton took the roll. On Roll Call Vote, Commissioner Abdullah, yes,

Commissioner Fuentes, yes, Commissioner Kitchens, yes, Commissioner Kukla, yes, and Chairman, Mukherji, yes...

Raj: do we have a motion on item number 1 which was moved to the conclusion of the Agenda:

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

Commissioner Abdullah would like to make a motion:

Raj: Moved by Commissioner Abdullah and seconded by Commissioner Kitchens.

Open for discussion seeing none we will close by unanimous consent. We will call the roll:

Chairman Mukherji stated, "We will not be returning to conduct business in any public portion of the meeting, this will conclude the public portion of this evenings meeting. We thank the public for attending.

Mr. Walton took the roll. On Roll Call Vote, Commissioner Abdullah, yes, Commissioner Fuentes, Commissioner Kitchens, yes, Commissioner Kukla, yes, and Chairman, Mukherji, yes...

Meeting ended at 6:50 p.m.