

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING – OCTOBER 7, 2015

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

COUNSEL: Mitchell Pasqual, Esquire
Chasan Leyner & Lamparello, PC

STAFF: Marvin L. Walton, Executive Director/Secretary
Patricia Madison, Deputy Executive Director
Carmen Carrillo, Assistant 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
Kenneth Pinnock, Purchasing
Vicki Guingon, Director Human Resources
Al Cenzano, Chief Engineer

Meeting commence at 6:00 p.m.

Commissioner Mukherji I called this meeting to order.

Raj Mukherji: We will rise for the Pledge of Allegiance.
Pledge of Allegiance was done.

Raj Mukherji: Can we have a roll call:

Marvin Walton: Commissioner Abdullah, here, Commissioner Fuentes, here,
Commissioner Kitchens, here, Commissioner Kukla, Vice Chairman Jones, Absent,
Chairman, Mukherji, here.

Vice Chair Jones, absent

Mr. Walton will read the Public Meetings Act.

Mr. Walton: 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. 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 announced: Thank you Mr. Walton do we have speakers schedule?

Mr. Walton, yes we have three speakers one speaker who submitted the documentation on time and I would like to take this opportunity to please again let the speakers who come before the board know that there is a required form that has to be faxed into our office 48 hours prior to the board meeting. I did receive two after that time period, I will honor them tonight. In the future, I kindly ask that we adhere to the new policies that have been placed.

The first speaker I have is Ethel Jones, Chairperson of Booker T. Washington Tenant Association— absent.

The second speaker is Robin Stewart, Trustee - Booker T. Washington – I apologize for submitting the form late. In the future I will bring this up to the RAD meeting, 48 hours prior to meeting date is not acceptable to submit form. I would like to know if the company that you sent to Booker T. Washington will be coming back to finish the other side of the site because they did an excellent job with the mice issue which was resolved thanks to you and your people.

Mr. Walton: the initial emergency contract that was done with Corbett extermination was specifically for building 8 & 9 because that was the closest one next to the train rails and that was where during conversations we felt the majority of the issues were. We didn't have any complaints at that time for any other parts of the property. However, do be advised that we have a current bid out that is going to be due on the 20th for extermination services and Corbett extermination has receive that spec as well. It is a bidding process that we have to go thru, but the plans were not to have them do the entire site. They did the most pressing at that time. That is not to say that they would not be the successfully respondent to the bid that is out now.

Mrs. Robin Stewart – today is Wednesday, did you get a response back as far as the boilers are concern?

Mr. Walton – yes, in fact, I have a group of individuals here that I would like for them to give the current status of what is going on with the boilers so that we are all on the same page. The last several board meetings I have stated all the boxes have been checked and we going have two boilers installed on this side by December 2015. They are going to give an accurate update report. We have received clearance from NJ-HMFA which is the company the Housing Mortgage Finance Agency that is going to be lending us the

money to put the nine boiler system in the nine buildings and that was the big hurdle. So all of this has been check and now there are finalizing the closing documents. The plans are to close in the month of October we just have not gotten an exact closing date. I would like for Mr. Steven Cea, Director of Development as well as the couple of others here to give us quick update so we can all be on the same page with the board.

Raj – sure why don't we do matters of information. Let us go thru the public speaking and then we will definitely want that update.

Mrs. Robin Stewart – Mrs. Madison did you hear from Allison Ford, manager regarding the heating problem because everything is shut down as far as heat. Can you tell me anything? There is no hot water on the other side of Booker T. Washington building one thru seven.

Mrs. Patricia Madison – We have some major underground steam leaks that are between four and six and also building two basement and we have crews out there right now excavating those pipes so that we can make those repairs to those pipes. We cannot put on the heat until those two repairs are completed otherwise, you know it goes thru a lobe. They all have to be fix in order to be able to provide the heat otherwise, all the water will just go all underground. I will have an update from the companies that went out there excavating and looking at the repairs and I will have an update on the status of that tomorrow.

Mrs. Robin Stewart – I will be calling you, can you also tell me about the surface on the basketball court?

Mrs. Patricia Madison – so the surface for the basketball court has been stalled and the reason why because of the prices that we have been receiving. At first we wanted to resurface the basketball court surface and it was thru a few vendors and the prices were just outrageous to the above of what we were able to allocate toward that. So then we were going to seal the surface, which was not a problem. Sealing the surface is within reason in which we can do that eliminating those cracks and grass growing up between the cracks. The problem after that is actually painting the lines in and that seems to be very expensive. So now its two different contractors, we have a contractor for sealing the surface and we are trying to secure someone as soon as it gets sealed to come in and paint lines and give us a reasonable price. We are still searching for a contractor to give us a reasonable price on that.

Mrs. Robin Stewart – At this time of the year pretty soon the snow is coming so we should just wait into the New Year so that the lines would be fresh. I think that would be better it is only a suggestion.

Mrs. Patricia Madison – I appreciate that, that could be adding to the cost of it so maybe it is seasonal.

Mrs. Robin Stewart – Our phone service at Booker T. Washington is horrific and the answering with the two people who are there is not enough to answer the phone. I am not talking about myself but other tenants that call the office sometimes it takes the next day before we get an answer or get thru or we have to go there in person. We have tenants that cannot go but that is another problem because no one is working on that lift or trying to get it into that handicap lift. We need that repair as soon as possible because our manager forgot about it because she asked the senior to come to her office and I told her is she going to carry the senior into her office because there is no way the senior is able to go up all the stairs to the office.

Mrs. Patricia Madison – we do have a company for the repair of the lift, however I am not sure if the manager placed the paperwork to have the lift fixed. I will follow up with her.

Mrs. Robin Stewart – is there any way we can have another clerk at the office to answer the phones? There is no money for that either? Just to answer the phone? My understanding is if there are doing re-certifications or are in meeting with a resident they are not going to interrupt and answer the phones. Excuse me it can be an emergency. I do not like that procedure so we need to talk about that.

Mrs. Patricia Madison – the issue with the phones is that at all of our properties there are times and this is a standard management practice that the phones are not going to be answered every time that it rings. That is you leave a message they will return your call they may be in the middle of re-certification where they need to focus on that calculation or they may handling an emergency with someone. So absolutely if you telling me you leave messages and they are not calling you back in a timely manner then that is a different story.

Mrs. Robin Stewart – Well I'm telling you they don't even get the messages sometimes. I got message of them closing the office that was perfect but as far as me calling them and telling them a work order or a problem that I may have or reporting something they may need to know they can't get it. I'm serious, I call from the time I wake up in the morning till the evening and no answer.

Mrs. Patricia Madison – are you leaving a message?

Mrs. Robin Stewart – sometimes you do not get the part that says leave a message. That part does not come on all the time.

Mrs. Patricia Madison – I will check into it.

Mrs. Robin Stewart – please you need to look into it, that is my complaints for this month. Thank you.

Our next speaker is Sonya Coleman- resident at Booker T. Washington- Hello I would like to speak about in the back where the railroad track is. On the side of the railroad track you have cars parked there (those are the teacher's from Beloved) which is fine but then you have people who parked in the parking lot this is a very narrow street. You have buses coming from Beloved coming thru and you have Hudson County Technology coming thru there as well. I am trying to back out to go to work there is a big traffic jam now back there too many buses coming thru there. I am saying this because the garbage can (incinerator) that sits there that is a blind spot. You cannot see the little children if you are coming in from Bright Street, something is going to help because that is too much traffic that is not a main street it's too narrow. You have Coleman street parking and Booker T. parking and street is narrow, something is going to happen.

Raj: that will conclude our public speaking portion.

Raj: do we have a motion to move item #1 to the conclusion of the end of the Agenda.

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

Commissioner Abdullah I make a motion...Moved by Commissioner Abdullah, second by Commissioner Kitchens...seeing no discussion we will close 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.

Chairman Mukherji: do I have a motion to place Items #2 thru 18 on this evening's agenda and moved onto the consent agenda.

A motion was made by Commissioner Abdullah and seconded by Commissioner Kitchens to move items #2 thru 18 onto a consent agenda.

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

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 OCTOBER, 2015.

ITEM #4: RESOLUTION CONFIRMING THE EXECUTION OF AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL ACCOUNTING SERVICES BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND BDO PHA FINANCE, LLC.

ITEM #5: RESOLUTION AUTHORIZING THE EXTENSION OF THE SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY TO PROVIDE OFF-DUTY POLICE

OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS FOR A ONE (1) YEAR PERIOD.

ITEM #6: RESOLUTION AUTHORIZING AN AMENDMENT TO THE JCHA PROCUREMENT POLICY REGARDING AN INCREASE IN THE NEW JERSEY STATE PROCUREMENT PUBLIC BIDDING THRESHOLD.

ITEM #7: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO REED & PERRINE SALES INC. FOR THE FURNISHING AND DELIVERY OF ICE MELTING MATERIALS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.

ITEM #8: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO BEUCLER TREE SERVICES LLC. FOR AERIAL TRUCK RENTAL SERVICE FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.

ITEM #9: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND ACCESSORIES "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.

ITEM #10: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO EAST RIVER ENERGY INC. FOR THE FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR.

ITEM #11: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO CONTROL SYSTEMS SERVICES INC. FOR BOILER AND COMPACTOR CHUTE REFRACTORY REPAIR/REPLACEMENT SERVICES "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.

ITEM #12: RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND GREATER BERGEN COMMUNITY ACTION INC. TO LEASE SPACE AT HOLLAND GARDENS.

ITEM #13: RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE JERSEY CITY BOARD OF EDUCATION TO LEASE SPACE AT CURRIES WOODS.

ITEM #14: RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND PARTNERSHIP OF MATERNAL AND CHILD HEALTH OF NORTHERN NEW JERSEY TO LEASE SPACE AT CURRIES WOODS.

ITEM #15: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO TCI, SMAC AND CONSTRUCTION PROS FOR VACANT APARTMENT ALTERATIONS "AS NEEDED" BASIS AT VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.

ITEM #16: RESOLUTION PROPOSING TO ADOPT THE NEW FY2016 “FAIR MARKET RENTS” AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.

ITEM #17: RESOLUTION AUTHORIZING THE USE OF PRE-2004 ADMINISTRATIVE FEE RESERVES FOR OTHER PUBLIC HOUSING PURPOSES.

ITEM #18: RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

Raj: those are the items onto 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 that we read.

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

Raj: The consent agenda is open for questions or comments or discussion. That is item 2 thru 18 on this evenings' agenda.

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: consent agenda carries. Reminder the next board meeting is scheduled for November 4, 2015. I am going to take the matters of information out of order to accommodate the public so that we can take the closed caucus and conclude on the closed caucus. If you would have Mr. Walton have Mr. Cea give the update on the boilers.

Mr. Steve Cea – good evening so the last time we spoke which was at the annual kick off I had no information on behalf of NJ-HMFA. They have approved the insurance we have everything. They told me that as of Friday, we are having our conference call and on that day which should have our closing date, but they are preparing a document as we speak

and we should close in October 2015. Basically, that would be the end of it. Now I have with me today Mr. Laracco who is the President of Excelsior that are actually the company who actually installing the stuff and he has been graciously enough to have actually been doing the work there pending us getting the money. He has not been getting paid for it. We sat down and spoke about what needs to be done and has to be done. It is my understanding and sir (Mr. Walton) you didn't know this before the boilers are in fact created by the manufacture but this other parts that have to get put and have to get approved it will be one week from Monday you going start doing all the things you have to do.

Mr. Laracco – one week from Monday we going mobilize a crew start installing in the basement and also what I am going to be working on going forward is getting ready to get in other buildings and demolishing those apartments. There was some other work that needed to be done from before.

Mr. Stephen Cea – our architect did receive word today that the lead has been abated and that buildings 8 & 9 are asbestos free, so they ready to start doing to do what they have to do to get this stuff installed. The bad news candidly is that it is probably take longer than anticipated to get the first set of the month. Now I learn today because we actually sat down with Siemens and they should have been here tonight and their not.

Raj – What is Siemens excuse! Mr. Cea replied “I don't know they were supposed to be here” and they are just not here.

Raj – let us find out what there is excuse is?

Mr. Steve Cea – I don't know what it is, Commissioner Abdullah stated the traffic is bad today.

Raj - don't volunteer that let see if they have an honest excuse because I have beef with those bulbs.

Mr. Steve Cea – what I have learned is we have three main boilers and there is one loop the problem is that by the time the steam gets to 8 & 9 it is no longer steam its water there of course not working properly. When the new boilers come and I was under the impression that the boilers get put into the building and that building has its own loop and the rest of the building work off that same loop. That is not how it works. What happens is the new boilers get put into that building they get put into that loop so what it looks like is you have 3 boilers the steam comes thru and when it becomes water these new boilers kick in and finish the loop. So 8 is actually going to wind up having heat while this stuff is

pending. So even though 9 gets them first and 9 will have heat it will also help 8 because it is going right into that loop. When everything is installed that is when they all get cut off and they will have their own loop. That is actually good news on your part. But they are telling me that those boilers will not be installed and this is worst case scenario, this is what I was told don't anticipate being up and running until January 2016. This is the first I heard of it.

Sonya Coleman – how long do you think we are supposed to be cold? Last year I froze, so you telling me now I have to buy a portable heater because we can't live there and be cold like that.

Mr. Marvin Walton – it is not what Mr. Cea is saying and Al you can speak to that or Steve unless you have the information. He is going to share with you what we are doing now that should prevent last year's issue from happening this year.

Al Cenzano - unfortunately, from the storms it did impact much more heavily and we repaired the system for the moment years ago, but from the salt water corrosion it is showing corrosion points again. As you are well aware we have multiple leaks at the present time there is a major leak in building 2 that is the main feed in the system, there is a major leak on building 4 & 6 we are excavating now to replace all the underground lines which will enhance the feed to the end of the loop. Once that is done even if the new boiler is not in I hope to say that you will get heat.

Sonya Coleman – see what was happening last year once it runs thru that whole site 8 and 9 (which they call it the annex is not on there) they just added the annex on so by the time the heat gets to us.

Al Cenzano – anticipate, but we did put a new connecting system in years ago between building 3 & 4 which enhance the heat a little bit.

Sonya Coleman – I am telling you last year it was like we were living outside.

Al Cenzano – again, because of the storm which compounded the situation from the corrosion and every time you repair one spot, it will pop up in another spot. I mean it is totally forest underground we are trying to patch as we go along. Unfortunately, if you patch one area it just pushes it into another spot. So at this point what I am doing is changing the whole line. I am going to do building to building and I am going to do a direct burial which is quicker in the hopes of having the new system up and running we are getting back to gear. We would have to rely on the old system as a back-up. The old system will not be cut off from the new system because that is my back-up. If there is a

problem with the new system the old system is there to back-up this is the best we can do.

Sonya Coleman: last year the system didn't work and you are saying there is a possibility that this is going to work; so you are telling me this is October, you telling me this is coming in on January, by this time me and my daughter would have frozen. My daughter has asthma she cannot be in a cold apartment so I cannot stay there I would have to go and stay somewhere else because we would need heat.

Al Cenzano – it is off and it has to be off in order for it to be repaired

Steven Cea – but Mrs. Coleman if I may and I gave you what I've been told worst case scenario I am hoping that is not the case in January and I am hoping that it is sometime in early December. That the system is up and running, for me to come and say to you don't worry by the end of November its' in I do not want to do that to you. Okay, so Mr. Laracco is here and he is going to do everything he can to get them in as soon as possible. We are going to get the group together and when that one building is on you should have heat. Now it is just a matter of me getting on top of Siemens, Mr. Laracco getting on top of Siemens making sure they do what they got to do so that Mr. Laracco can finish, but he already started without getting paid candidly. But that is where we are at.

Robin Stewart – what you are saying is so hopeful but I been thru it and I'm not going to cry to tell what I went thru last year but I know for a fact when you put new things in it needs time for it to work thru, and I know you have been working so that they can start as soon as possible but the questions we still have these buildings hold 16 units per entrances and we have five entrances between 8 & 9 and that is a lot of people without heat and what you saying about patch up things the last year to make this one work. Right now it is down but by the heat being down the others buildings do not have hot water. What do I tell these tenants that need hot water early morning and hot water to cook in? What do I tell them? First thing they are going to say is we pay our rent we want our heat and hot water no matter how much we pay in each unit we are looking for it, and what you are saying is that you cannot do no more then what you are doing. But the question is going to be what do we do what do we get back for suffering with no heat? I have no issues I'm leaving to Puerto Rico in November for ten days however, know I have tenants that are worried about heat. So I need something, I need to go back to tell them something. And I don't even know where to start right now and we don't even want to bring up Siemens, I thought they had nothing to do with it. So just with their name, I know you don't want to hear it Mr. Walton but Seamen's name alone is bad news.

Mr. Walton – thank you guys for your presentation and this how I will respond to you remember I had the opportunity to read from the minutes the board meetings from last year; trust me it almost brought tears to my eyes to hear the things that happen and I have been here approaching five to six months and I have said in every board meeting that if it was within my power I will have all 9 put in at one time and they already have told me how ridiculous that is and was told Marvin we cannot do this even if you went out and got new contractors and so forth. We are doing everything within our power and trust me I know and I understand when the residents come to you and say what do we do and you tell them hey to have hot water you are going to have to boil it for now. I know that is unacceptable but that is the real deal. There is nothing else I can tell you because I cannot do anything else. I can't bring in a portable water heater and tell people go out ahead and get hot water from the portable heater. Those things we can't do but you guys have been extremely patient and all I kind of ask is that you continue to be patient with this. This all back when I had this conversation with you all at the community meeting Booker T. property is an issue and something that we are going to have to deal with and with the board support we going to have to come up with a plan. But you may not have what you have now so you really need to reminisce your unit that you have now because the future of Booker T. will not look like you have it now and that is just the reality of it. We are investing over 8 million dollars to put boilers in the individual building and the building has 30 plus million dollars in physical needs that are required to bring it to current standards. So you have to patch it up because the families living there but again that is not the long term solution. I know what I am saying is not music to your ears, I just have to be real and say just be patient with us. We are doing all we can. We are not sitting back and watching we hired another company to come and excavate because similar issue and it is not Booker T. but Marion here has the same issues, in fact my office was cold yesterday, so trust me I know what you are going thru we did not have heat in this building.

Commissioner Abdullah – it is coming down.

Robin Stewart – Commissioners I told my residents that I believe in you so you been here because everything that Mr. Walton has promised has been done. So I have that faith and the commissioner you have been working along with us and I have faith and all of you and you are going to get it done. Just like you said we have to have a little patience. I am going to keep them having patience.

Mr. Walton – I appreciate that thank you.

Raj: can we move a motion on item no #1 which is:

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

Commissioner Abdullah I make a motion...Moved by Commissioner Abdullah, second by Commissioner Kitchens...seeing no discussion we will close 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: We will not be returning to conduct any business in the public portion that would conclude our meeting we will see everyone in November's meeting. Happy Holidays thank you

Meeting ended at 6:54 p.m.