

**THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES**

December 2, 2015

Attendees

Chairman Raj Mukherji
Vice-Chair Reginald Jones
Commissioner Aneesah Abdullah
Commissioner Freddie Kitchens
Commissioner Thomas Kukla
Counsel Mitchell Pasqual, Esquire
Marvin L. Walton Executive Director/Secretary to the Board
Carmen Carrillo Assistant Secretary to the Board
Eilleen Ingram-Willis In-house Legal Counsel
Joyce Worthington Director Dept. of Compliance & Technical Support
Kenneth Pinnock Director of Purchasing
Patricia Ramirez Director Section 8 Rental Assistance

Absent

Commissioner Hector Fuentes

Chairman Mukherji called the regularly scheduled meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:00 p.m. on Wednesday, December 2, 2015 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. He acknowledged that the necessary notices had been published and posted. A quorum is present.

Public Participation

Ethel Jones – Chairperson Booker T. Washington Resident Counsel- Discussed new boilers and community centers.

Items for Approval

Chairman Mukherji requested a motion to move Resolution #1, closed caucus to the end of the meeting. Commissioner Abdullah moved and Vice Chair Jones seconded. Chairman Mukherji also requested a motion for approval of Resolution #2 the November 2015 Board Meeting Minutes. Commissioner Abdullah moved and Vice Chair Jones seconded the motion. The vote was unanimous, without discussion; whereupon, the motion was carried. Chairman Mukherji stated that Resolution #12 was being pulled from the agenda and requested a motion on Resolutions 3 through 11 and 13 thru 15 for approval as a group. Commissioner Abdullah moved and Commissioner Kitchens seconded the motion. The motion was carried and Resolutions 3 through 11 and 13 thru 15 were approved for a vote as a group. A final motion was requested on Resolution #1 closed caucus which was placed at the end of the meeting in which it was moved by Commissioner Abdullah and seconded by Vice Chair Jones.

RESOLUTIONS – DECEMBER 2, 2015

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING NOVEMBER, 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 DECEMBER, 2015.
- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING COST ALLOCATION POLICY.
- ITEM #5:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO NATHAN LANE AGENCY INC. FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE YEAR.
- ITEM #6:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE POLICIES AND PROCEDURES.
- ITEM #7:** RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2016 AGENCY ANNUAL PLAN FOR PUBLIC HOUSING AND THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS, PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #8:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO B&B EXCAVATING FOR EMERGENCY REPAIRS AT BOOKER T. WASHINGTON APTS.
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR LIFE STARTS.
- ITEM #10:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOUSING AUTHORITY OF BAYONNE HOUSING AUTHORITY TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACTS TO WALDER HAYDEN, P.A. AND FLORIO PERRUCCI STEINHARDT & FADER, LLC. FOR LEGAL SERVICES AS A DEVELOPMENT COUNSEL.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MCMANIMON, SCOTLAND & BAUMANN FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #13:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO E&G EXTERMINATORS, INC. FOR PEST CONTROL SERVICES AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL (2) YEARS.
- ITEM #14:** RESOLUTION AUTHORIZING ADOPTION OF A SIGNIFICANT AMENDMENT TO THE JCHA'S FY2015 ANNUAL PLAN TO INCLUDE THE RAD CONVERSION OF THOMAS J. STEWART APARTMENTS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE FINAL SIGNIFICANT AMENDMENT TO HUD.
- ITEM #15:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

Executive Director's Matters of Information:

Mr. Walton shared that the next Commissioners meeting will be held on Wednesday, January 6 of 2016. In addition to that the December community calendar has been posted and the November 4th Board meeting updates were presented as well. It was also disclose that December 11th is the annual JCHA Christmas party for its employees. This concluded the matters of information.

Adjournment

There being no further business to come before the Board of Commissioners, Chairman Mukherji asked for a motion to adjourn the Regular meeting. Commissioner Abdullah moved and Vice Chair Jones seconded. Whereupon, the motion was unanimously carried and the meeting adjourned at 6:30 pm.

Marvin L. Walton
Secretary/Executive Director