

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

January 6, 2016

Attendees

Chairman Raj Mukherji
Vice-Chair Reginald Jones
Commissioner Aneesah Abdullah
Commissioner Hector Fuentes
Commissioner Freddie Kitchens
Commissioner Thomas Kukla
Counsel Mitchell Pasqual, Esquire
Marvin L. Walton, Executive Director/Secretary to the Board
Patricia Madison, Deputy Executive Director
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
Samuel Moolayli, Chief Financial Officer
Steven Cea, Director of Develeopment & Design
Vicki Guingon, Director of Human Resources

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, January 6, 2016 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

Robin Stewart – Trustee – Resident - Booker T. Washington – Requested an update on the new boilers, chair-lift for seniors/disabled, mold and mice issues in the complex. Mrs. Stewart was not present at the time of the public speaking portion, she was late. However, She was allowed to speak after the Commissioners came out of closed caucus at which time she stated she did not wish to speak because Mrs. Patricia Madison, Deputy Executive Director had addressed her questions and concerns during the closed caucus session.

Richard Larsen of Fallon & Larsen did a brief presentation of the fiscal & compliance report for the year ending March 31, 2015.

Items for Approval

Chairman Mukherji requested a motion on Resolution #1, closed caucus, in which Commissioner Abdullah made the motion and Vice Chair Jones seconded, close caucus was conducted at 6:10 p.m. and was finished by 6:24 p.m. Regular Board of Commissioners meeting continued thereafter at 6:25 p.m. Chairman Mukherji also requested a motion for the approval of Resolution #2, the December 2015 Board Meeting Minutes. Commissioner Abdullah made the motion and Vice Chair Jones seconded. The vote was unanimous, without discussion; whereupon, the motion was carried. Chairman Mukherji requested a motion to place Resolutions 3 through 12 onto a consent agenda at which time Commissioner Abdullah made the

motion and Commissioner Fuentes seconded the motion. A final motion was made by Chairman Mukherji for approval of Resolutions 3 through 12 on the consent agenda which was read for the record. Commissioner Kukla made the motion and Commissioner Fuentes seconded. The consent agenda was open for questions or comments or discussion. Being no further discussion, it was close by unanimous consent. Mukherji clearly stated that a correction to the previous transcripts from December 2015, Resolution #12 which was pulled should be noted in the transcripts as "withdrawn" not tabled for the record. It was also mentioned that Mukherji, Abdullah and Kitchens will serve on the procurement committee for the Jersey City General Counsel.

RESOLUTIONS – JANUARY 6, 2016

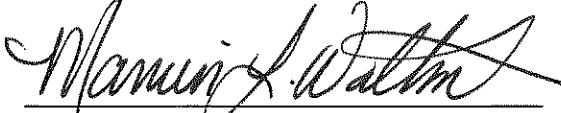
- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING DECEMBER, 2015.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2016.
- ITEM #4:** RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2015.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES FROM JEWEL ELECTRIC SUPPLY COMPANY FOR ALL JCHA OWNED DEVELOPMENTS.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAM.
- ITEM #7:** RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2016 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #8:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2016.
- ITEM #9:** RESOLUTION CONFIRMING THE REVISED FLAT RENT SCHEDULE FOR JCHA PUBLIC HOUSING DEVELOPMENTS PURSUANT TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) MCMANIMON SCOTLAND & BAUMAN, 2) ERIC M. BERNSTEIN & ASSOCIATES, LLC. 3) NIXON PEABODY/WONG FLEMING, AND 4) RENO & CAVANAUGH, PLLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #11:** RESOLUTION ADOPTING THE PROPOSED JCHA TRAVEL POLICY AND PROCEDURES MANUAL.
- ITEM #12:** 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 Board of Commissioners meeting will be held on Wednesday, February 3 of 2016. A status on the boiler installation at Booker T. Washington was submitted by Steven Cea. Mr. Cea & Mr. Walton went to HMFA in Trenton, New Jersey and closed on the 8.2 million dollar loan from HMFA. Jersey City Housing Authority is also applying for ten million dollars for Marion Gardens to do similar things that were done at Booker T. Washington. In addition to that, the January community calendar has been posted and the December Board meeting updates were presented as well. 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 6:45 pm.

A handwritten signature in cursive script, appearing to read "Marvin L. Walton". The signature is written in black ink and is positioned above a horizontal line.

Marvin L. Walton, Executive Director
Secretary to the Board