

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

February 3, 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
Carmen Carrillo, Assistant Secretary to the Board
Eileen Ingram-Willis, In-House Legal Counsel
Joyce Worthington, Director Dept. of Compliance & Technical Support
Kenneth Pinnock, Director of Purchasing
Samuel Moolayli, Chief Financial Officer
Steven Cea, Director of Develeopment & Design
Vicki Guingon, Director of Human Resources
Nehru Nadella, Director of Information Technology
Allison Ford, Manager, Booker T. Washington

Patricia Madison, Deputy Executive Director – Absent

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 6:10 p.m. on Wednesday, February 3, 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, the continuing mice issues in the complex and and reminded the board that spring is near and the basketball court needed to be completed.

Eleanor Mixon – President – Resident – Berry Gardens – had one of her resident speak on behalf of the entire site Mrs. Lorraine Pitts of 14 years stated the shortage of maintenance workers & supplies, lack of heat (parts needed to be ordered) and elevators not working bounding wheelchair persons & seniors home missing doctors appointments, “substandard living conditions”, and stated that a signed petition was submitted to the executive director requesting to keep their manager Ms. Louranett George.

Items for Approval

Chairman Mukherji requested a motion on Resolution #1, closed caucus to be placed at the end of the meeting, Commissioner Abdullah made the motion and Commissioner Kitchens seconded. Being no discussion the motion was carried. Chairman Mukherji requested a motion to place Resolution 2 thru 8 onto a consent agenda, at which time Commissioner Abdullah made the motion and Commissioner Jones seconded the motion. A final motion was made by Chairman Mukherji for the approval of Resolutions 2 thru

8 on the consent agenda which was read for the record. Commissioner Abdullah 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. The motion was carried and Resolutions 2 thru 8 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. Mukherji stated that this concluded the public portion of this evening's meeting being no discussion meeting was adjourn. Board of Commissioners proceeded to close caucus which ended at 7:15 p.m.

RESOLUTIONS – February 3, 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 JANUARY 2016.
- 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 FEBRUARY 2016.
- ITEM #4:** 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 4/1/15 - 3/31/16.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO APPLIANCE BROKERS LIMITED, INC. FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES FOR ALL JCHA LOCATIONS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR INSPECTION AND TESTING OF ALL FIRE ALARM EQUIPMENT AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #7:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO JUPITER ENVIRONMENTAL SERVICES, INC. FOR ASBESTOS REMOVAL "ON DEMAND" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #8:** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

Executive Director's Matters of Information:

Mr. Walton shared that the next Board of Commissioners meeting will be held on Wednesday, March 2 of 2016. In addition to that, the January community calendar has been posted and the January Board meeting updates were presented as well. He discussed that last year HUD stated that our PHAS score was at 60 however since we have been here our score has gone up seven points as of March 31, 2015, to 67% passing (substandard & financial) that meaning that eventually we are moving in the right direction to bringing up that score eventually to 90 as it may take years. He discussed the year end statistics from the legal side of the house as sad as it may sound with residents losing their housing, 3 were evictions for lease violations & 3 for one strike and 11 for nonpayment. For Section 8 vouchers there were 12 one strikes and 28 lease violations however, we have a program to run and we have to do it in accordance with our ACOP, Section 8 Administration Plan and HUD regulations. He thanked the staff for doing as HUD is requiring us to do in monitoring these two subsidized programs. He thanked Eileen Willis in-house counsel for her fine job in these matters. Lastly, he introduced the newest member of JCHA, Nehru Nadella, Director of Information Technology. That concluded 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 6:35 pm.

A handwritten signature in black ink, appearing to read "Marvin L. Walton". The signature is written in a cursive style with a large, sweeping initial "M".

Marvin L. Walton, Executive Director
Secretary to the Board