

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MONTHLY MEETING
& ANNUAL REORGANIZATION MEETING SCHEDULE**

PLEASE NOTE: THE ANNUAL REORGANIZATION MEETING HELD ON WEDNESDAY, MAY 11, 2016, HELD BOARD OF COMMISSIONERS ELECTION IN WHICH RAJ MUKHERJI WAS ELECTED CHAIRPERSON AND REGINALD JONES WAS ELECTED VICE-CHAIRPERSON.

THE REGULAR BOARD OF COMMISSIONERS MEETING AND THE ANNUAL REORGANIZATION MEETING DATES FOR THE FOLLOWING TWELVE (12) MONTHS ARE AS FOLLOWS:

WEDNESDAY, MAY 11, 2016
WEDNESDAY, JUNE 8, 2016
WEDNESDAY, JULY 6, 2016
WEDNESDAY, AUGUST 3, 2016
WEDNESDAY, SEPTEMBER 7, 2016
WEDNESDAY, OCTOBER 5, 2016
WEDNESDAY, NOVEMBER 2, 2016
WEDNESDAY, DECEMBER 7, 2016
WEDNESDAY, JANUARY 4, 2017
WEDNESDAY, FEBRUARY 1, 2017
WEDNESDAY, MARCH 1, 2017
WEDNESDAY, APRIL 5, 2017
WEDNESDAY, MAY 3, 2017 (ANNUAL REORGANIZATION MEETING & REGULAR MEETING)

ALL MEETINGS WILL BE HELD AT 6:00 P.M. IN THE CENTRAL OFFICE, 400 U.S. HIGHWAY #1 (MARION GARDENS), THIRD FLOOR CONFERENCE ROOM, JERSEY CITY, NEW JERSEY. THE ANNUAL REORGANIZATION MEETING WILL BE HELD IMMEDIATELY FOLLOWING THE REGULAR MEETING IN MAY, TO VIEW AGENDA ITEMS PLEASE GO TO WWW.JCHA.US.

ANY MEMBER OF THE PUBLIC WHO WISHES TO SPEAK AT THE BOARD MEETING IS REQUIRED TO SUBMIT A WRITTEN REQUEST TO THE JCHA **48 HOURS PRIOR** TO THE BOARD MEETING.

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

April 12, 2016

Attendees

Chairman Raj Mukherji – Via Telephone
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
Samuel Moolayli, Chief Financial Officer
Nehru Nadella, Director of Information Technology
Allison Ford, Manager, Booker T. Washington
Patricia Madison, Deputy Executive Director
Patricia Ramirez, Director of Section 8
Monise Princilus, Director of Human Resources

Vice-Chair Reginald Jones – Absent
Commissioner Hector Fuentes - Absent
Steve Cea, Director of Development & Design – Absent
Kenneth Pinnock, Director of Purchasing – Absent

***Please note that the regularly scheduled April 6th Board of Commissioners' meeting was cancelled due to not having a quorum of four. However, meeting was rescheduled for April 12, 2016.**

Chairman Mukherji called the re-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, April 12, 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 boilers and the basket ball court as well as the status of the chair-lift for seniors/disabled at the main office. She stated that there is no hot water in buildings 8 & 9 at the facility.

Sonya Coleman – Resident – Booker T. Washington – Requested clarification regarding excess utility charges and its rules.

Items for Approval

Chairman Mukherji requested a motion on Resolution #1, closed caucus to be moved till the end of meeting. Commissioner Abdullah made the motion and Commissioner Kitchens seconded. Chairman Mukherji requested a motion to place Resolution 2 thru 18 onto a consent agenda, at which time Commissioner Abdullah made the motion and Commissioner Kitchens seconded the motion. A final motion was made by Chairman Mukherji for the approval of Resolutions 2 thru 18 on the consent agenda which was read for the record. Commissioner Abdullah made the motion and Commissioner Kitchens 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 18 were approved for a vote as a group. Chairman Mukherji also requested a final vote on closed caucus which was placed at the end of the meeting. Commissioner Kitchens made the motion and Commissioner Abdullah seconded. Chairman Mukherji stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn. However, close caucus commenced thereafter and ended at 6:40 p.m.

RESOLUTIONS – April 12, 2016

<u>ITEM #1:</u>	RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
<u>ITEM #2:</u>	RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING MARCH 2016.
<u>ITEM #3:</u>	RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF APRIL 2016.
<u>ITEM #4:</u>	RESOLUTION ADOPTING THE JCHA ANNUAL BUDGET & CAPITAL BUDGET FOR FISCAL YEAR 2016 FOR THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) SUBMISSION.
<u>ITEM #5:</u>	RESOLUTION ADOPTING THE JCHA ANNUAL BUDGET & CAPITAL BUDGET FOR FISCAL YEAR 2017 FOR THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) SUBMISSION.
<u>ITEM #6:</u>	RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RESIDEX FOR THE FURNISHING AND DELIVERY OF EXTERMINATING SUPPLIES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
<u>ITEM #7:</u>	RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO RICCIARDI BROS., INC., FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
<u>ITEM #8:</u>	RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR THE FY'16 SET ASIDE FUNDING.
<u>ITEM #9:</u>	RESOLUTION APPROVING THE FFY' 2016 CAPITAL BUDGET/RHF BUDGETS (ACC ADMENDMENTS) AND ORIGINAL BUDGET SUBMISSION FOR HUD PURPOSES.
<u>ITEM #10:</u>	RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNT RECEIVABLES (TARS) BALANCES IN THE AMOUNT OF \$366,030.91 FOR PUBLIC HOUSING TENANTS THAT HAVE VACATED THE PROPERTY.
<u>ITEM #11:</u>	RESOLUTION AUTHORIZING CONTRACT AWARD TO BROWN & BROWN METRO FOR DENTAL BENEFITS COVERAGE THROUGH DELTA DENTAL OF NEW JERSEY, INC. FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A THREE-YEAR PERIOD.
<u>ITEM #12:</u>	RESOLUTION AUTHORIZING THE TRANSFER OF AN UNUSED VACANT LOT TO BELOVED COMMUNITY CHARTER SCHOOL FOR USE AS A MIDDLE SCHOOL SERVING THE LAFAYETTE VILLAGE COMMUNITY.
<u>ITEM #13:</u>	RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO KITCHEN & ASSOCIATES AND REMINGTON, VERNICK & ARANGO ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.
<u>ITEM #14:</u>	RESOLUTION CONFIRMING AN AWARD OF AN EMERGENCY CONTRACT TO JUPITER ENVIRONMENTAL SERVICES, INC. FOR THE REMOVAL OF FLOOR TILES CONTAINING ASBESTOS AND MASTIC ABATEMENT IN UNITS 201, 304, AND 613 AT BOOKER T. WASHINGTON APARTMENTS.
<u>ITEM #15:</u>	RESOLUTION CONFIRMING THE EXTENSION OF AN EXISTING CONTRACT IN ACCORDANCE WITH A ONE YEAR OPTION PROVISION FOR FATHER & SON MOVING & STORAGE, INC. FOR ALL JCHA DEVELOPMENTS ON AN "AS NEEDED" BASIS.
<u>ITEM #16:</u>	RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) FOR THE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) FAMILY SELF-SUFFICIENCY PROGRAM.
<u>ITEM #17:</u>	RESOLUTION ADOPTING THE PROPOSED JCHA VEHICLE USE AND DRIVER RESPONSIBILITIES POLICY.
<u>ITEM #18:</u>	RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

Executive Director's Matters of Information:

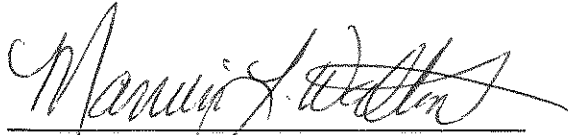
- The next Board meeting is scheduled for Wednesday, May 4, 2016.
- The April 2016 Community Meeting Calendar has been published.
- The Jersey City Recreation Department Teen Mentoring Program for Girls ages 12-17, that took place at our Curries Woods Development, completed its initial six weeks program. The graduation was held at the New Jersey City University on Thursday, March 31st. Some of the Teen graduates were from the JCHA developments.
- As of Friday, April 1st, the vacancy turnover project stands at 114 completed units of the 177 vacant unit the JCHA had across the portfolio as of 11/5/2015. This yields a 64% completion rate.
 - **Construction Pros LLC** (Curries Woods – Tower & Berry Gardens)
 - **SMAC Corporation** (Currie Woods – Townhomes & Marion Gardens)
 - **TCI Construction & Management & Management Company** (BTW & Holland).
- The JCHA had only two (2) REAC inspection for fiscal year end 03/31/2016. Both inspections were completed during the month of March 2016:
 - Lafayette Village and it received a 91b (No health and safety).
 - Hudson Gardens and it received a 78c (Health and Safety Issues).
- The JCHA received a written response from HUD on Friday, March 4th stating that it must repay \$8.2M in overpayment of Phase-Down Operating Subsidy funds received for Fiscal Years 2004-2006. The JCHA has

been instructed to enter into a repayment agreement with HUD by Monday, April 18th. The JCHA will be sending a letter to HUD to begin the negotiation process for the repayment agreement.

- That concludes 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 meeting. Commissioner Kitchens moved and Commissioner Abdullah seconded. Whereupon, the motion was unanimously carried and the meeting adjourned at 6:25 p.m.

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