

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

May 11, 2016

Attendees

Chairman Raj Mukherji
Vice Chairman 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
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
Louranette George Manager, Booker T. Washington
Patricia Madison, Deputy Executive Director
Patricia Ramirez, Director of Section 8
Monise Princilus, Director of Human Resources
Steven Cea, Director of Development & Design
Kenneth Pinnock, Director of Purchasing

***Please note that the regularly scheduled May 4th Board of Commissioners' meeting was rescheduled for May 11, 2016 per Chairman Mukherji.**

Chairman Mukherji called the re-scheduled & reorganization 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, May 11, 2016 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. He acknowledged that the necessary notices had been published and posted at which time the meeting commence with the election of a new chairperson and vice chairperson be elected to the Jersey City Housing Authority Board of Commissioners. A quorum was present to nominate and elect. The floor was open with Mr. Walton asking for nominees for Vice-Chairman position. Commissioner Abdullah nominated Commissioner Reginald Jones for Vice Chairperson and Commissioner Kitchens seconded. Therefore, Reginald Jones became Vice Chairperson again with all showing hands of vote. Again, Mr. Walton requested for nominees for Chairman position. Commissioner Abdullah nominated Commissioner Raj Mukherji for Chairperson and Commissioner Fuentes seconded. Commissioner Raj Mukherji became Chairperson again with all showing hands of vote. The reorganization meeting was adjourn at 6:10 p.m. Chairperson Mukherji re-convene regular scheduled meeting at that time.

Public Participation

Robin Stewart – Trustee – Resident - Booker T. Washington – Requested an update on the boilers and the basket ball court (patch job was not done properly) as well as summer activities for the children. The chair-lift for seniors/disabled at the main office was up and running in which Ms. Stewart tested it.

Sonya Coleman – Resident – Booker T. Washington – Requested clarification on building 8 & 9 which are having water issues and complained about the placing speed bumps and no parking at the site (illegal parked cars taking up space).

Items for Approval

Chairman Mukherji requested a motion on Resolution #1, closed caucus to be moved till the end of meeting. Commissioner Kitchens made the motion and Commissioner Abdullah seconded. Chairman Mukherji requested a

motion on Resolution #2, Approval of April 12, 2016 minutes, Commissioner Kitchens motion and Abdullah seconded, all voted accepting except Jones & Fuentes who were absent. Chairman Mukherji requested a motion to place Resolutions 3 thru 10 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 3 thru 10 on the consent agenda which was read for the record. Commissioner Jones made the motion and Commissioner Abdullah 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 3 thru 10 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 Abdullah made the motion and Commissioner Jones seconded. Chairman Mukherji stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn.

RESOLUTIONS – May 11, 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 APRIL 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 MAY 2016.
- ITEM #4:** RESOLUTION AUTHORIZING THE ADOPTION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #5:** RESOLUTION AUTHORIZING THE ADOPTION OF REVISED FY2016 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #6:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AGREEMENTS WITH VERIZON OF NEW JERSEY INC. FOR INFRASTRUCTURE UPGRADES AT MARION GARDENS.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MOOSEWOOD TREE SERVICE TRIMMING AND RELATED SERVICES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH OPTION FOR ADDITIONAL TWO YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AGREEMENT WITH COMCAST OF JERSEY CITY, LLC FOR INFRASTRUCTURE UPGRADES AT VARIOUS JCHA DEVELOPMENTS.
- ITEM #9:** RESOLUTION CONFIRMING THE SUBMISSION OF A FY2016 EMERGENCY SAFETY AND SECURITY GRANT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON BEHALF OF HUDSON GARDENS.
- ITEM #10:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

Executive Director's Matters of Information:

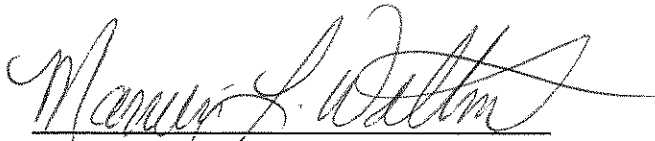
- The next Board meeting is scheduled for Wednesday, June 8, 2016.
- The May 2016 Community Meeting Calendar has been published.
- The Waiting List at Berry Gardens was advertised to begin accepting Applications beginning Tuesday, May 17th. The list will remain open until further notice. Berry Gardens has studios, One and Two Bedroom apartments.
- As of Friday, May 6, 2016, the vacancy turnover project stands at 133 completed units of the 177 vacant unit the JCHA had across the portfolio as of 11/5/2015. This yields a 75% completion rate. We have 44 vacancy remaining.
 - **Construction Pros LLC** (Curries Woods – Tower & Berry Gardens)
 - **SMAC Corporation** (Currie Woods – Townhomes & Marion Gardens)
 - **TCI Construction & Management & Management Company** (BTW & Holland).
- The JCHA has begun negotiations with HUD to reach an agreement on the terms to repay \$8.2M in overpayment of Phase-Down Operating Subsidy funds the agency received for Fiscal Years 2004-2006.
- The JCHA received notification from HUD for another over payment of "Asset Repositioning Fees" in the amount in the amount of \$1,779. This amount dates back to Fiscal Year 2008. This amount was derived from a mathematical error in the subsidy calculation.

- On Thursday, April 28th, the JCHA hosted Twenty-four (24) children ages 2-21 . This was in recognition of "Take Our Daughters and Sons to Work Day" here at the JCHA. It was a fun filled day for the children and they were given an overview of the JCHA, participated in mock interviews and spend the balance of the day with their parent(s) in the JCHA work environment.
- As a result of findings of contamination at the multiuse soccer near BTW, the DEP has offered to conduct air sampling in the basement of Building #1.
- Lastly, I am pleased to announce that the JCHA Comprehensive Annual Financial Report for the Fiscal Year ending March 31, 2015 received a Certificate of Achievement for the Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

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 Abdullah moved and Commissioner Jones seconded. Whereupon, the motion was unanimously carried and the meeting adjourned at 6:28 p.m. However, close caucus commenced thereafter and ended at 6:50 p.m.



Marvyn L. Walton, Executive Director
Secretary to the Board