

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

July 13, 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
Samuel Moolayli, Chief Financial Officer
Patricia Madison, Deputy Executive Director
Steven Cea, Director of Development & Design
Kenneth Pinnock, Director of Purchasing
Jill Corin, Director of Compliance
Eileen Ingram-Willis, In-House Legal Counsel
Patricia Ramirez, Director of Section 8
Monise Princilus, Director of Human Resources

***Please note that the regularly scheduled July 6th Board of Commissioners' meeting was rescheduled for July 13, 2016 per Chairman Mukherji.**

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 6:05 p.m. on Wednesday, July 13, 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

No Public Participation

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 Resolutions 2 thru 8 onto a consent agenda, at which time Commissioner Abdullah made the motion and Vice Chairman 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 Kitchens seconded. The consent agenda was open for questions/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. 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 Kitchens seconded. Chairman Mukherji stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn.

RESOLUTIONS – July 13, 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 JUNE 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 JULY 2016.

- ITEM #4:** RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO DYV FOR ENCAPSULATION OF LEAD SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO LIFESTATION INC. FOR INSTALLATION, MONITORING AND MAINTENANCE OF WIRELESS CALL-FOR-AID SYSTEM AT CURRIES WOODS, 3 HECKMAN DRIVE FOR A PERIOD OF THREE (3) YEARS WITH OPTION FOR TWO ADDITIONAL YEARS.
- ITEM #7:** RESOLUTION RATIFYING THE WRITE-OFF OF TENANT ACCOUNT RECEIVABLES (TARs) BALANCES IN THE AMOUNT OF \$157,468.92 FOR NON-FEDERAL PROPERTIES THAT HAVE VACATED THE PROPERTY.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BRONNER GROUP LLC. FOR STRATEGIC PLANNING CONSULTING SERVICES.

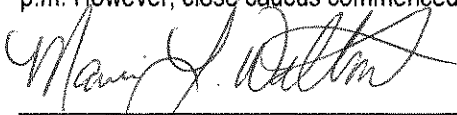
Executive Director's Matters of Information:

- The next Board meeting is scheduled for Wednesday, August 3rd, 2016.
- The July 2016 Community Meeting Calendar has been published.
- Today was the grand opening of the 4th and Final Phase of Gloria Robinson Court Homes. This phase includes 70 one- to four-bedroom units for working families and a 10-classroom Head Start early childhood education center. All the stakeholders were in attendance for the ceremony.
- The Section 8 Management Assessment Program (SEMAP) certification for the JCHA has yielded a final score of 103% for fiscal year ending 03/31/2016 and have an overall performance rating of **HIGH PERFORMER**.
- The Berry Gardens Resident Council will be celebrating its 50th Senior Anniversary on Friday, August 12th; 12:00 noon – 5:00 p.m. at 199 Ocean Avenue.
- On Friday, July 1st, the JCHA mailed 1,600 Notice to Quit for Lease Changes both regular and certified mail. The JCHA incorporated all lease addendums and minor changes into a new revised lease agreement. In order to bring all JCHA households under the revised lease agreement, we were required to terminate (end) all existing leases and offer a new lease with the reasonable changes to every household. The new lease will be effective September 1, 2016. A copy of the new lease was provided in your Board packets this evening.
- As of Friday, July 8th, the vacancy turnover project stands at 152 completed units of the 177 vacant unit the JCHA had across the portfolio as of 11/5/2015. This yields an 85.0% completion rate. We have 25 vacancies remaining with two (2) developments – BTW & Holland Gardens.
 - **Construction Pros LLC** (Curries Woods – Tower & Berry Gardens)
 - **SMAC Corporation** (Currie Woods – Townhomes & Marion Gardens)
 - **TCI Construction & Management & Management Company** (BTW & Holland).
- The JCHA received an honorable mention for the 2016 Risk Management Award from the Housing Authority Insurance Group for our innovative efforts to improve safety and living conditions for residents residing in public housing.
- Lastly, I would like to introduce our newest employee, Jill Corin, Director of Compliance. Jill replaces Joyce Worthington who retired from the JCHA on June 30th after 25+years of service to the Agency. A small internal reception was held for Joyce on Wednesday, June 22nd in recognition of her time with the agency.

That concludes the matters of information.

Adjournment

There being no further business to come before the Board of Commissioners, Chairman Mukherji asked to adjourn the meeting calling for a roll call. Whereupon, the motion was unanimously carried and the meeting adjourned at 6:20 p.m. However, close caucus commenced at 6:25 p.m. and ended at 7:25 p.m.



Marvin L. Walton, Executive Director
Secretary to the Board