

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

August 3, 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
Nehru Nedella, Director of IT
Kenneth Pinnock, Director of Purchasing
Jill Corin, Director of Compliance
Patricia Ramirez, Director of Section 8
Monise Princilus, Director of Human Resources

Chairman Mukherji called the 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, August 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

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 Kitchens made the motion and Commissioner Abdullah seconded. Chairman Mukherji requested a motion to place Resolutions 2 thru 11 onto a consent agenda, at which time Commissioner Kitchens made the motion and Commissioner Abdullah seconded the motion. A final motion was made by Chairman Mukherji for the approval of Resolutions 2 thru 11 on the consent agenda which was read for the record. Commissioner Abdullah made the motion and Vice Chairman Jones 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 11 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. Vice Chairman Jones 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.

RESOLUTIONS – August 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 JULY 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 AUGUST 2016.

- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EQUIPMENT MARKETERS FOR LAUNDRY SERVICE "DEBIT CARD SYSTEM" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF THREE (3) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO WILLOW RUN CONSTRUCTION INC. FOR FIRE ESCAPE INSPECTION, CERTIFICATION AND REPAIR "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE YEAR.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE FOR KSP 6 PIN CORE AND RESTRICTED KEY SYSTEM AT ALL JCHA DEVELOPMENTS.
- ITEM #7:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING CHOICE VOUCHER PROGRAM ACTIVITIES IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR.
- ITEM #8:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO THE NELROD COMPANY FOR A PERIOD OF ONE (1) YEAR TO CONDUCT HOUSING CHOICE VOUCHER RENT REASONABLENESS COMPARABILITY STUDIES.
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT PROGRAM FOR PERMANENT SUPPORTIVE HOUSING.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR LEAD TESTING SERVICES AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO YEARS.
- ITEM #11:** 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, September 7, 2016.
- The August 2016 Community Meeting Calendar has been published.
- The Berry Gardens Resident Council will be celebrating its 50th Senior Anniversary on next Friday, August 12th; 12:00 noon – 5:00 p.m. at 199 Ocean Avenue.
- As of Friday July 8th the vacancy turnover project stands at 155 completed units of the 177 vacant unit the JCHA had across the portfolio as of 11/5/2015. This yields an 87.0% completion rate. We have 22 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)

Lastly, I am happy to report that the Boiler Project at BTW will be completed by September 30th.

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 6:10 p.m. However, close caucus commenced at 6:15 p.m. and ended at 6:30 p.m.



Marvin L. Walton, Executive Director
Secretary to the Board