

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

September 7, 2016

Attendees

Chairman Raj Mukherji - Absent
Vice Chairman Reginald Jones
Commissioner Aneesah Abdullah
Commissioner Hector Fuentes - Absent
Commissioner Freddie Kitchens
Commissioner Thomas Kukla
Counsel Mitchell Pasqual, Esquire – Absent
Counsel Joe Garcia, Esquire
Marvin L. Walton, Executive Director/Secretary to the Board
Carmen Carrillo, Assistant Secretary to the Board
Samuel Moolayil, Chief Financial Officer
Patricia Madison, Deputy Executive Director
Eileen Ingram-Willis – In-house Counsel
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
Diana Coral, Section 8 – Supervisor
Louranette George, Manager Booker T. Washington
Timisha Walcot, Accounting

Vice Chairman Jones 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, September 7, 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

Belinda Council – Resident – Holland Gardens – no show.

Tammy Jones – Resident - Booker T. Washington had questions regarding reported income that was never documented by the managers' office (back pay rent).

Robin Stewart – Resident – Booker T. Washington had questions regarding a new foreman for the site, new mailboxes needed at Booker T. and after school program for the children.

Sonia Smith – neighborhood resident – discussed having National Children's Day Event.

Items for Approval

Vice Chairman Jones 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. Vice Chairman Jones requested a motion to place Resolutions 2 thru 17 onto a consent agenda, at which time Commissioner Abdullah made the motion and Commissioner Kitchens seconded the motion. A final motion was made by Vice Chairman Jones for the approval of Resolutions 2 thru 17 on the consent agenda which was read for the record. Commissioner Abdullah made the motion and Commissioner Kukla 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 17 were approved for a vote as a group. Vice Chairman Jones 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. Vice Chairman Jones stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn.

RESOLUTIONS – September 7, 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 AUGUST 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 SEPTEMBER 2016.
- ITEM #4:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LEGAL SERVICES GENERAL COUNSEL.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LEGAL SERVICES LABOR AND EMPLOYMENT COUNSEL.
- ITEM #6:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO GENSERVE INC FOR EMERGENCY GENERATOR SERVICE AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO JETCO INC FOR TUCKPOINTING AND BRICKWORK REPAIR FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #8:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO GRANT SUPPLY COMPANY INC FOR THE FURNISHING AND DELIVERY OF TUB WALLS AND WINDOW KITS FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO JERSEY STATE CONTROLS FOR TECHNICAL SUPPORT AND TRAINING "AS NEEDED" FOR ALL JCHA HEAT MONITORING SYSTEMS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR WELDING SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO TUB KLAS LLC FOR BATHROOM/BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #12:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO C. DOUGHERTY & CO. INC. FOR BOILER AND COMPACTOR CHUTE REFRACTORY REPAIR/REPLACEMENT SERVICES "ON DEMAND" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PRACTICAL LLC FOR THE STAIRWELL AND HALLWAY REFURBISHMENT AT HOLLAND GARDENS.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SMAC CORPORATION FOR APARTMENT REHABILITATION AT THOMAS J. STEWART APARTMENTS.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACTS TO SUAREZ & SUAREZ, ERIC M. BERNSTEIN & ASSOCIATES, L.L.C., AND FLORIO KENNY & RAVAL, LLP FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #16:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) MCMANIMON SCOTLAND & BAUMANN, 2) SUAREZ & SUAREZ 3) FLORIO PERRUCCI STEINHARDT & FADER, AND 4) RENO & CAVANAUGH, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #17:** 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, October 5, 2016.
The September 2016 Community Meeting Calendar has been published.

As of Friday, September 2nd, the vacancy turnover project stands at 170 completed units of the 177 vacant unit the JCHA had across the portfolio as of 11/5/2015. This yields a 96.0% completion rate. WE have seven (7) vacancies remaining at Booker T. Washington development.

*Construction Pros LLC (Curries Woods – Tower & Berry Gardens)

*SMAC Corporation (Curries Woods – Townhomes & Marion Gardens)

*TCI Construction & Management Company (BTW & Holland)

The Boiler Project at BTW will be completed by September 30th.

Lastly,

This is a brief description of the accomplishments achieved by Ms. Beatrice Puello in the FSS Program. Enrolled in the FSS Program – March 1, 2012.

Goals listed in her FSS Contact of Participation:

Obtain and Maintain Employment – started working at Access Nursing on 01/31/2015 as a Certified Home Health Aide.

Became Certified by the NJ Board of Nursing as a Homemaker on November 2, 2015.

Completed Financial Literacy Training Program – 02/18/2015 (CNC)

Completed First-Time Homebuyers Training Program – 04/25/2015 (CNC)

Became Free of Welfare Cash Assistance on June 1, 2015.

ESCROW

Earned Income increased from \$7,708 in 2012 to \$18,200 in 2016.

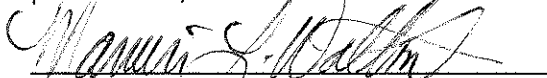
GRADUATION:

August 2016 and received a check in the amount of \$15,519.77.

That concludes the matters of information.

Adjournment

There being no further business to come before the Board of Commissioners, Vice Chairman Jones asked to adjourn the meeting calling for a roll call. Whereupon, the motion was unanimously carried and the meeting adjourned at 7:05 p.m. However, close caucus commenced at 7:10 p.m. and ended at 8:00 p.m.



Marvin L. Walton, Executive Director
Secretary to the Board

