

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

November 9, 2016

## **Attendees**

Chairman Raj Mukherji .  
Vice Chairman Reginald Jones  
Commissioner Aneesah Abdullah - Absent  
Commissioner Hector Fuentes  
Commissioner Freddie Kitchens  
Commissioner Thomas Kukla  
Counsel Cheyne Scott, Esquire  
Marvin L. Walton, Executive Director/Secretary to the Board  
Carmen Carrillo, Assistant Secretary to the Board  
Patricia Madison, Deputy Executive Director  
Samuel Moolayil, Chief Financial Officer - Absent  
Eilleen 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  
Antoin Evans, Regional Asset Manager  
Louranette George, Asset Manager Booker T. Washington

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Chairman Mukherji called the scheduled meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:15 p.m. on Wednesday, November 9, 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**

The following public speakers were present at the meeting

Mark Sims – Resident – Onsite person from Booker T. had questions regarding monthly check, emergency/non emergency calls, should we have two men on site as oppose to one man on site.

Robin Stewart – Resident/Trustee – Booker T. had questions regarding no heat on 8 & 9 boilers during evening & hot water comes on a irregular basis.

Sonya Coleman – Resident – Booker T. had question regarding no heat.

## **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 Vice Chairman Jones seconded. Chairman Mukherji also read Resolution #2, acceptance of the previous minutes from October 5, 2016, in which Vice Chairman Jones made a motion and Commissioner Kitchens seconded. A motion was made Chairman Mukherji to place Resolutions 3 thru 16 onto a consent agenda, at which time Commissioner Kitchens made the motion and Vice Chairman Jones seconded the motion. A final motion was made by Chairman Mukherji for the approval of Resolutions 3 thru 16 on the consent agenda which was read for the record. Commissioner Kitchens made the motion and Commissioner Fuentes 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 3 thru 16 were approved for a vote as a group. Chairman Mukherji introduce Matters of Information in which Executive Director Marvin Walton read his report. Once concluded, matters of information was closed. Chairman Mukherji requested a final vote on closed caucus which was

placed at the end of the meeting, Commissioner Kitchens made the motion and Commissioner Fuentes seconded. Chairman Mukherji stated that this concluded the public portion of the evening's meeting, being no discussion meeting was adjourn.

## RESOLUTIONS – November 9, 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 OCTOBER 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 NOVEMBER 2016.
- ITEM #4:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAM.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOUSING AUTHORITY OF BAYONNE HOUSING AUTHORITY TO CONTINUE TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES.
- ITEM #6:** RESOLUTION AUTHORIZING REVISIONS TO THE UTILITY ALLOWANCE SCHEDULE FOR TENANT PAID UTILITIES FOR THE JCHA HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE CITY OF JERSEY CITY DEPARTMENT OF PUBLIC WORKS TO PROVIDE ROLL-OFF CONTAINER SERVICE FOR THE REMOVAL AND DISPOSAL OF BULK DEBRIS FROM VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND ACCESSORIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO STARPLAST FOR THE FURNISHING AND DELIVERY OF JANITORIAL SUPPLIES FOR ALL JCHA DEVELOPMENTS "MONTHLY" FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #10:** RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY CONTRACT TO KM CONSTRUCTION CORP. FOR THE BOARD UP OF BUILDINGS #2 AND #4 AT MONTGOMERY GARDENS.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR TRIP HAZARD REMOVAL SERVICE TO ALWAYS SAFE SIDEWALKS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #12:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR TWO (2) YEARS FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #13:** RESOLUTION AUTHORIZING MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, TO ATTEND THE MICHAELS DEVELOPMENT COMPANY'S CLOSING REGARDING THE MIXED FINANCE DEVELOPMENT KNOWN AS MONTGOMERY FAMILY PHASE I AND EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FINANCING OF THE DEVELOPMENT PROJECT.
- ITEM #14:** RESOLUTION CONFIRMING THE TERMS OF AN AGREEMENT WITH THE UNITED WAY OF HUDSON COUNTY, LILY PEARL FOUNDATION AND EXPANDED LEARNING, LLC FOR THE CREATION AND IMPLEMENTATION OF AN AFTER SCHOOL PROGRAM AT MARION GARDENS.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PELLE TECHNOLOGIES, INC. FOR ON-LINE WAITING LIST SERVICES FOR THE HOUSING CHOICE VOUCHER AND PUBLIC HOUSING PROGRAMS.
- ITEM #16:** 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, December 14, 2016.

The November 2016 Community Meeting Calendar has been published.

The JCHA was selected to receive an honorable mention for the 2016 Risk Management Awards. This distinct award was given by the Housing Authority Insurance Group in recognition of the great source of pride shown by the JCHA staff for innovative efforts to improve safety and the living conditions for the residents living in our public housing developments.

I would like to take this time to recognize the efforts of Mr. Ken Pinnock, Purchasing Agent and Captain Shawn O'Connor with Engine six here in Jersey City who serves as Fire Safety Manager for their work with our Risk Management Team.

I would like to also thank Ms. Louranette George & Trina Hinton who helped with Montgomery Gardens relocation process/waiting list.

I would like to take this time to introduce a new team member to everyone, Mr. Antoin Evans, He will serve in the capacity as Regional Asset Manager with direct responsibility and oversight of the day-to-day operations of the JCHA Properties. He will report directly to Patricia Madison, Deputy Executive Director. Mr. Evans joins our team with over 17 years of Public Housing experience. We look forward to his contributions to the One JCHA Team.

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 6:55 p.m. However, close caucus commenced at 7:00 p.m. and ended at 7:20 p.m.

  
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Marvin L. Walton, Executive Director  
Secretary to the Board