

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

December 14, 2016

Attendees

Chairman Raj Mukherji .
Vice Chairman Reginald Jones
Commissioner Aneesah Abdullah
Commissioner Hector Fuentes
Commissioner Freddie Kitchens
Commissioner Thomas Kukla
Counsel Joe Garcia, 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
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
Diana Coral, Supervisor of FSS Program
Monise Princilus, Director of Human Resources
Antoin Evans, Regional Asset Manager
Indira Green, Executive Assistant

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, December 14, 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

There were 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 Vice Chairman Jones seconded. Chairman Mukherji also read Resolution #2, acceptance of the previous minutes from November 9, 2016, in which Commissioner Kitchens made a motion and Vice Chairman Jones seconded. Commissioner Abdullah was not present at previous meeting, thus calling for abstention. A motion was made by Chairman Mukherji to place Resolutions 3 thru 10 onto a consent agenda, at which time Commissioner Kitchens made the motion and Commissioner Fuentes 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 Kitchens 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 3 thru 10 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 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 – December 14, 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 NOVEMBER 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 DECEMBER 2016.
- ITEM #4:** RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2017 AGENCY ANNUAL PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FELDMAN LUMBER/US CBM LLC. FOR THE FURNISHING AND DELIVERY OF SOLID CORE LUAN DOORS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES TO JEWEL ELECTRIC SUPPLY COMPANY, FOR ALL JCHA OWNED DEVELOPMENTS.
- ITEM #7:** RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY TO PROVIDE OFF-DUTY POLICE OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ACCESS CONTROL TECHNOLOGIES FOR THE FURNISHING AND INSTALLATION OF KEY BOX SECURITY SYSTEM, FOR ALL JCHA DEVELOPMENTS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DEE-EN ELECTRICAL CONTRACTING INC. FOR THE EMERGENCY GENERATOR AT THOMAS J. STEWART APTS.
- ITEM #10:** RESOLUTION CONFIRMING ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA FOR THOMAS J. STEWART APARTMENTS, AND AUTHORIZING MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, DEPUTY EXECUTIVE DIRECTOR TO ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR AWARD.

Executive Director's Matters of Information:

The next Board meeting is scheduled for Wednesday, January 4, 2017.

The December 2016 Community Meeting Calendar has been published.

We have two graduates who completed our Family Self Sufficiency Program Herman Ortez, Firefighter Prevention Specialist receiving \$8,446.84 check & Donneatha Smith, Executive Sous Chef who received a check for \$3,745.60. Both have successfully completed the financial literacy program as well as the first home buyers training program.

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 6:25 p.m. However, close caucus commenced at 6:35 p.m. and ended at 7:00 p.m.



Marvin L. Walton, Executive Director
Secretary to the Board