

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
November 4, 2020**

Attendees

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - ABSENT Joseph Garcia, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Comptroller/CFO Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Luz Santana, Director of Compliance Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE
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Call to Order

Chairman Mukherji called the 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, November 4, 2020, via online/conference call. Executive Director Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted.

Via Online/Conference Call - Participation

Barbara Wise – Curries Woods
Robin Stewart – Booker T. Washington

Items for Approval

Chairman commenced the meeting by requesting a motion to place Item #1, Resolution authorizing closed caucus at the conclusion of the agenda for the convenience of the public. Commissioner Jones motion and Vice Chairwoman Abdullah second the motion.

The Chairman then requested a motion on Item #2 The October 7, 2020 Regular Board minutes in which Commissioner Kitchens made the motion and Commissioner Jones seconded the motion following a roll call.

Chairman Mukherji then requested a motion to place Items #3 through Item #12 onto a consent agenda that he read for the record. Commissioner Jones made a motion on the consent agenda and Commissioner Kitchens seconded the motion, following roll call with yes votes. The Chairman asked if there were any questions/concerns following items he read onto the record. The Vice Chairwoman requested clarity on Item #10, a resolution confirming an amendment to increase the scope and cost of the contract award to LS Engineering Associates.

The executive director explained that every 5 years the agency is required to conduct physical needs assessments, and that the amendment was to add an assessment for Montgomery Gardens as HUD requested in connection with the demo/dispo application submitted to HUD's Special Applications Center (the "SAC"). They require us to do an assessment of Montgomery before we move forward. She also noted that Management expected physical needs assessments for all of the sites would be completed by the end of the year. Vice Chairwoman Abdullah was satisfied with the response and had no further questions.

Having no further questions/comments, the Chairman requested a final motion on the consent agenda comprised of Items# 3 thru 12. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion. Being no further discussion roll was called and the consent agenda was passed.

Executive Director Brady-Phillips was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Chairman stated having no further questions, the regular board meeting will end/close. Therefore, they will not be returning to conduct any further business in the public portion of tonight via online meeting. He then requested a motion to end the meeting, Vice Chairwoman Abdullah made the motion and all Commissioners seconded the motion with all in favor with voice vote. The regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – NOVEMBER 4, 2020

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 7, 2020.
- 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 2020.
- ITEM #4:** RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY CONTRACT TO POW/R/SAVE FOR MITIGATION OF LEAD BASED PAINT HAZARDS AT VARIOUS JERSEY CITY HOUSING DEVELOPMENTS.
- ITEM #5:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO THYSSENKRUPP ELEVATOR CORP. FOR ELEVATOR MODERNIZATION AT BERRY GARDENS.
- ITEM #6:** RESOLUTION FOR REPAIR AND REPLACEMENT OF ANDOVER EQUIPMENT, TECHNICAL SUPPORT & TRAINING "AS NEEDED" FOR VARIOUS JCHA DEVELOPMENT FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CONTINENTAL FLOORING FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND FLOOR TILES ACCESSORIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO TAB PRODUCTS COMPANY FOR FURNISHING AND INSTALLATION OF HIGH-DENSITY MOBILE SHELVING AND SUPPLIES FOR NEW FILES FOR THE APPLICANT SELECTION DEPT. AND EXECUTIVE OFFICE.
- ITEM #9:** RESOLUTION CONFIRMING AN AWARD OF AN EMERGENCY CONTRACT TO LOUIS GARGIULO COMPANY, INC. FOR THE INSTALLATION OF A SEPARATE ENTRANCE AND REVISED ACCESSIBILITY RAMP FOR THE JCHA'S SECTION 8 HOUSING CHOICE VOUCHER PROGRAM DEPARTMENT.
- ITEM #10:** RESOLUTION CONFIRMING AN AMENDMENT INCREASING THE SCOPE AND COST OF THE CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORPORATION FOR PERFORMING THE PHYSICAL NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA SITES TO INCLUDE MONTGOMERY GARDENS.
- ITEM #11:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXPLORE THE DEVELOPMENT OF A HOMEOWNERSHIP COMPONENT, PUBLIC LIBRARY BRANCH, INCLUDING COMMUNITY SPACE AND A RESIDENT SERVICES OFFICE, AND COMMERCIAL RENTAL PROPERTY AS PART OF THE ADOPTED HOLLAND GARDENS VISIONING PLAN.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO NATHAN LANE AGENCY, INC. FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR.

Adjournment

There being no further business to come before the Board of Commissioners, The Executive Director adjourn the Board of Commissioners meeting at 6:30 p.m. Closed Caucus was conducted separately online virtual following the regular board meeting.



Vivian Brady-Phillips, Executive Director
Secretary to the Board