

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
November 6, 2019**

Attendees

Chairman Raj Mukherji – ABSENT Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes - ABSENT Commissioner Freddie Kitchens Commissioner Jeffrey Dublin - ABSENT Commissioner Amy Herbold Cheyne R. Scott, 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 - ABSENT 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 Management Luz Santana, Director of Compliance Stephen Cea, Director of Development Trena Hinton, Assistant Director of RECE
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Call to Order

Vice Chairwoman Abdullah called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:16 p.m. on Wednesday, November 6, 2019, at 73 Dales Avenue (Marion Gardens), Jersey City, New Jersey. Executive Director Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present.

Public Participation

No Public Participation

Items for Approval

Vice Chairwoman Abdullah requested a motion to place Item# 1 "Closed Caucus" until the end of the meeting. Commissioner Jones made the motion and Commissioner Herbold seconded the motion, following a voice vote and roll call.

Vice Chairwoman Abdullah requested a motion on Item# 2 & 3 the "Close Caucus Minutes" & the "Regular Board Minutes" of October 2, 2019. However, both items had to be withdrawn because Commissioner Herbold would have to abstain on both items, since she was not present at the October 2nd Board of Commissioners' Meeting and Commissioner Dublin & Fuentes were absent at this November 6th meeting.

The Vice Chairwoman then requested a motion to place Items# 4-11 onto a consent agenda that she read for the record. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion, following a roll call. Being no further questions/discussion, the Vice Chair requested a final motion on Items #4-11 that were placed onto the consent agenda. Motion was carried by all in favor with a voice vote following a roll call.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Vice Chair. Once concluded, Matters of Information was closed. Vice Chairwoman then requested a motion on Item# 1 "Closed Caucus" which was placed at the end of the meeting. Commissioner Kitchens made the motion and Commissioner Herbold seconded the motion, following a roll call.

The Vice Chairwoman then stated that they will not be returning to conduct any further business in the public portion of tonight's meeting. Good night and thank you, meeting was adjourn.

RESOLUTIONS – OCTOBER 2, 2019

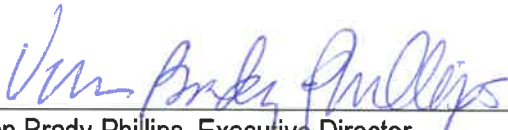
- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JULY 10, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 10, 2019.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 4, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 4, 2019.
- ITEM #6:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2019.
- ITEM #7:** 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 PROGRAMS.
- ITEM #8:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS.
- ITEM #9:** RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2020 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JEWEL ELECTRIC FOR FURNISHING OF ELECTRICAL SUPPLIES AS NEEDED FOR ALL JCHA OWNED DEVELOPMENTS.
- ITEM #11:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO IE-COMFORT LLC. FOR FURNISHING & DELIVERY OF BOILERS FOR VARIOUS JCHA OWNED DEVELOPMENTS.
- ITEM #12:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.
- ITEM #13:** RESOLUTION CONFIRMING THE REVISED FLAT RENT SCHEDULE FOR JCHA PUBLIC HOUSING DEVELOPMENTS PURSUANT TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS.
- ITEM #14:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO EMPHASYS COMPUTER SOFTWARE FOR MAINTENANCE OF PROPRIETARY SOFTWARE FOR PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR A PERIOD OF ONE (1) YEAR.
- ITEM #15:** RESOLUTION AUTHORIZING JCHA TO PROMULGATE A RIGHT OF RETURN POLICY FOR HOLLAND GARDENS RESIDENTS TEMPORARILY RELOCATED DUE TO REVITALIZATION, THAT STRENGTHENS AND SUPPLEMENTS EXISTING RIGHTS UNDER FEDERAL AND STATE LAW AND TO INCORPORATE SUCH POLICY INTO THE HOLLAND GARDENS RELOCATION PLAN JCHA IS MANDATED TO SUBMIT TO HUD FOR REVIEW AND APPROVAL UPON THE SELECTION OF A FUTURE DEVELOPMENT PARTNER.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, NOVEMBER 6, 2019
2. PUBLIC PORTION UPDATE FROM AUGUST & SEPTEMBER 2019 BOARD MEETING
3. COMMUNITY MEETINGS FOR OCTOBER 2019
4. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2019
5. 29TH ANNUAL JERSEY CITY ART & STUDIO TOUR OCTOBER 5 & 6 AT THE CRC CENTER FROM 10 A.M. – 5 P.M.
6. THE CITY OF JERSEY CITY DEPT. OF HEALTH FIRST ANNUAL HEALTH AWARENESS FAIR SEPTEMBER 21ST AT THE CRC CENTER FROM 12 NOON – 4 P.M.
7. UPDATE/PICTURES OF SEPTEMBER 28TH MARION GARDENS RIBBING CUTTING.
8. JERSEY CITY HOUSING AUTHORITY DATA INFORMATION – EVICTIONS IN PUBLIC HOUSING
9. WOKE EMPOWERMENT COMMUNITY LOVE COOK-OUT AT HOLLAND GARDENS BASKETBALL COURT – 241 16TH STREET, JC, NJ ON OCTOBER 5TH FROM 5 P.M. – 9 P.M.

Adjournment

There being no further business to come before the Board of Commissioners, Vice Chairwoman adjourn the Board of Commissioners meeting at 6:30 p.m. The closed caucus meeting was held at 6:35 p.m. and ended at 6:45 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board