

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

November 7, 2018

Attendees

Chairman Raj Mukherji- ABSENT Vice Chairwoman Aneesah Abdullah Commissioner Reginald Jones- ABSENT Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Thomas Kukla- ABSENT Commissioner Amy Herbold Cheyne R. Scott, Legal Counsel Vivian Brady-Phillips, Interim Executive Director/Secretary to the Board Allison Strobel, Chief of Staff- ABSENT Elisheva Davidoff, Acting Chief of Staff Carmen Carillo, Assistant Secretary to the Board - ABSENT	Stephen Cea, Director of Development Beatriz Terrazas, Director of Human Resources- ABSENT Arlyn Agustin, Comptroller/Acting CFO Eilleen Ingram-Willis, In-House Counsel Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Asset Manager Luz Santana, Director of Compliance Donna Olivera, Regional Asset Manager Coordinator Candice Johnson, Principal HRIS Clerk (Recording Secretary)
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Call to Order

Vice-Chairwoman Abdullah 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 Thursday, November 7, 2018 at 400 US Highway #1 (Marion Gardens), Jersey City, New Jersey. Interim Executive Director Vivian Brady Phillips stated for the record that Commissioner Kukla, Commissioner Jones, and Chairman Mukherji were not present. She also reported there were no public speakers on the agenda. The Interim Executive Director acknowledged that the necessary notices had been published and posted, and a quorum was present.

Public Participation

None

Items for Approval

Vice-Chairwoman Abdullah opened with a welcome and called the meeting to order. Vice-Chair Abdullah read Items 1 thru 16, and requested a motion to move Item 1 to end of meeting. Commissioner Kitchens made the motion and Commissioner Herbold seconded it. The roll was called and the motion as carried. Next, Vice-Chair Abdullah requested a motion to place Items 2 thru 16 on a consent Agenda. The Interim Executive Director Vivian Brady-Phillips informed the Board that Items 2 thru 5 should be pulled due to lack of quorum. Accordingly, Vice-Chairwoman Abdullah pulled Items 2, 3, 4 and 5. She then asked for resolution Items 6 thru 16 to be moved. Commissioner Kitchens made the motion and Commissioner Herbold seconded the motion, and seeing no other questions or comments, the matter was closed by unanimous consent and the roll was called.

At this point, the Interim Executive Director Vivian Brady-Phillips introduced Arlyn Agustin (Acting CFO) to give overview of the Comprehensive Annual Financial Report for the Fiscal Year ended March 31. Highlights: (1) JCHA has received the Government Financial Officers Association Certificate of Achievement for Excellence in Financial Reporting for 2015, 2016, 2017 and this year. (2) JCHA recognized by U.S. Department of Energy and HUD as first housing authority to complete the Better Buildings Challenge. (3) JCHA received Lasting Achievement Award from the Housing Community Development Network of New Jersey.

Next, Interim Executive Director Vivian Brady-Phillips reviewed the Matters of Information. Once concluded, Matters of Information was closed.

The Vice-Chair requested a motion on Item 1. Commissioner Kitchens made the motion and Commissioner Herbold seconded the motion. Seeing no other discussion, Vice-Chair Abdullah asked for the roll call and the motion was carried. There being no further discussion, the meeting was adjourned.

RESOLUTIONS – November 7, 2018

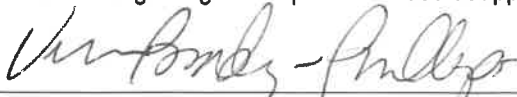
- ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY
- ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON SEPTEMBER 2018
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #4: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON OCTOBER 2018
- ITEM #5: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE OCTOBER 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- 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 NOVEMBER 2018
- 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 APPROVING IMPLEMENTATION OF THE FORCE ACCOUNT LABOR DEMONSTRATION TO REHABILITATE VACANT UNITS AT BOOKER T. WASHINGTON APARTMENTS
- ITEM #9: RESOLUTION ACCEPTING THE ACTING CHIEF FINANCIAL OFFICER / COMPTROLLER'S SUBMISSION OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED MARCH 31, 2018 TO THE GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA).
- ITEM #10: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO EASTGATE CONSTRUCTION COMPANY INC. FOR ROOF REPAIR & MAINTENANCE SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS
- ITEM #11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO NATHAN LANE AGENCY, INC. FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR
- ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO REED & PERRINE SALES, INC. FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS
- ITEM #13: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO RAYMOND GLASS FOR SECURITY GLASS REPLACEMENTS AT BOOKER T.
- ITEM #14: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAGLE VAN LINES FOR MOVING & STORAGE SERVICES FOR ALL JCHA DEVELOPMENTS ON AN "AS NEEDED" BASIS, FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR
- ITEM #15: RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES
- ITEM #16: RESOLUTION ACCEPTING THE FY2016 EMERGENCY SAFETY AND SECURITY GRANT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON BEHALF OF HUDSON GARDENS

Interim Executive Director's Matters of Information:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, DECEMBER 5, 2018
2. COMMUNITY MEETINGS (NOVEMBER)
3. PROPERTY PERFORMANCE REPORT FOR OCTOBER
4. PUBLIC COMMENTS FOR DRAFT AGENCY PLAN DUE BY NOVEMBER 13TH
5. PUBLIC HEARING FOR AGENCY PLAN WILL BE HELD ON NOVEMBER 19TH
6. FLYER FOR THE JCHA'S ANNUAL THANKSGIVING LUNCHEON
7. FLYER FOR MARION GARDENS RIBBON CUTTING CEREMONY – NOVEMBER 8, 2018 (POSTPONED)
8. FLYER FOR DIGITAL INCLUSION SUMMIT
9. PRESS RELEASE: JCHA AWARDED \$250,000 CAPITAL FUND FY16 EMERGENCY SAFETY AND SECURITY GRANT FOR SECURITY CAMERA SYSTEMS AT HUDSON GARDENS

Adjournment

There being no further business to come before the Board of Commissioners, Vice Chairman Abdullah made a motion to adjourn the public portion of the Board of Commissioners meeting at 6:45pm. The Closed Caucus Meeting was conducted beginning at 6:45pm and ended at approximately 7:00pm.



Vivian Brady-Phillips, Interim Executive Director
Secretary to the Board