

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
October 2, 2019**

**Attendees**

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes - <b>ABSENT</b> Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - <b>ABSENT</b> 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 Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel - <b>ABSENT</b> 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**

Chairman Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:08 p.m. on Wednesday, October 2, 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**

Robin Stewart – No Show

**Items for Approval**

Chairman Mukherji requested a motion to place Item #1 “Closed Caucus” until the end of the meeting. Vice Chairwoman Abdullah made the motion and Commissioners Kitchens seconded the motion, following a roll call.

Chairman Mukherji requested a motion on Item #2 the Close Caucus Minutes of July 10<sup>th</sup>, Vice Chairwoman made the motion and Commissioner Kitchens seconded the motion, following a roll call. He continue to read Item #3 the Regular July 10, 2019 Board Minutes, in which Commissioner Kitchens motion and Vice Chairwoman Abdullah seconded the motion. All voted in favor, however Commissioner Jones abstain on both items, since he was not present at the July 10<sup>th</sup> Board of Commissioners’ Meeting.

Chairman Mukherji then read Item #4 the acceptance of the “September 4th Closed Caucus Minutes”. Commissioner Kitchens motion and Commissioner Jones seconded the motion, following a roll call. He continue to read Item #5 the acceptance of the “September 4th Regular Board Minutes”. Vice Chairwoman Abdullah motion and Commissioner Kitchens seconded the motion, following a roll call. Commissioner Dublin abstain on Items #4 & 5 since he was not present at the September 4th Board of Commissioners’ Meeting.

The Chairman then requested a motion to place Items #6-14 onto a consent agenda that he read for the record. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion, following a roll call. Being no further questions/discussion, the Chairman requested a final motion on Items #6-14 that were placed onto the consent agenda. Commissioner Kitchens made the motion and Vice Chairwoman seconded the motion, following a roll call.

Chairman Mukherji requested a motion on Item #15 Resolution authorizing JCHA to promulgate a right of return policy for Holland Gardens residents in which JCHA is mandated to submit to HUD for review and approval upon the selection of a future developer partner. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion following a roll call.

Executive Director Brady-Phillips was then asked to review her Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Chairman then requested a motion on Item #1 “Closed Caucus” which

was placed at the end of the meeting. Commissioner Kitchens made the motion and Vice Chairwoman seconded the motion, following a roll call with all in favor with voice vote.

The Chairman 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 – SEPTEMBER 4, 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 AUGUST 21, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS SPECIAL MEETING.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS SPECIAL MEETING HELD ON AUGUST 21, 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 SEPTEMBER 2019.

### **MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, OCTOBER 2, 2019
2. PUBLIC PORTION UPDATE FROM AUGUST 2019 BOARD MEETING
3. COMMUNITY MEETINGS FOR SEPTEMBER 2019
4. PROPERTY PERFORMANCE REPORT FOR AUGUST 2019

### **Adjournment**

There being no further business to come before the Board of Commissioners, Chairman adjourn the Board of Commissioners meeting at 6:33 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