

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY**  
**BOARD OF COMMISSIONERS MEETING MINUTES**  
**September 2, 2020**

**Attendees**

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - <b>ABSENT</b> 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 Eileen 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, September 2, 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**

No Public Speakers

**Items for Approval**

Chairman commence 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. Vice Chairwoman Abdullah motion and Commissioner Kitchens second the motion.

The Chairman then requested a motion on Item #2 The August 5, 2020 Regular Board minutes in which Commissioner Kitchens motion and Vice Chairwoman Abdullah seconded the motion following a roll call. Vice Chairwoman Abdullah & Commissioner Dublin abstain, since both were not present at the August 5, 2020 Board of Commissioners' meeting.

Chairman Mukherji continue to request a motion to place Items #3 through Item #9 onto a consent agenda that he will read for the record. Vice Chairwoman Abdullah made a motion on the consent agenda and Commissioner Jones seconded the motion, following roll call with yes votes. Chairman stated if there were any questions/concerns following items he read onto the record? Having no further questions/comments, the Chairman requested a final motion on the consent agenda comprised of Items# 3 thru 9. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion. Being no further discussion roll was called and the consent agenda was passed.

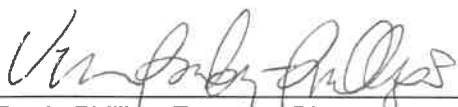
Executive Director Brady-Phillips was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Chairman stated having no further questions, the regular board meeting will end/close. Therefore, they will not be returning to conduct any further business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

## **BOARD RESOLUTIONS – SEPTEMBER 2, 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 AUGUST 5, 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 SEPTEMBER 2020.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO DUNCAN HARDWARE INC. FOR THE FURNISHING AND DELIVERY OF PLUMBING SUPPLIES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR.
- ITEM #5:** RESOLUTION TO AMEND THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #6:** 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 #7:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY EXCAVATION AND REPLACEMENT OF SEWER LINE TO TOWNHOUSES AT CURRIES WOODS.
- ITEM #8:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2020 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #9:** RESOLUTION AUTHORIZING ADDITIONAL FUNDS BE ADDED TO EXISTING CONTRACTS FOR LEGAL SERVICES AS LABOR AND EMPLOYMENT COUNSEL.

### **Adjournment**

There being no further business to come before the Board of Commissioners, The Executive Director adjourn the Board of Commissioners meeting at 6:15 p.m. Closed Caucus was conducted following regular board meeting via online separate conference number.



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Vivian Brady-Phillips, Executive Director  
Secretary to the Board