

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
AUGUST 5, 2020**

**Attendees**

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah - <b>ABSENT</b> Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin - <b>ABSENT</b> Commissioner Amy Herbold 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 6:09 p.m. on Wednesday, August 5, 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**

Telissa Dowling – Resident – Booker T. Washington

**Items for Approval**

Chairman commence meeting by saying that a closed caucus was place on the agenda, but at this point, Legal Counsel, Joseph Garcia stated that there were no updates for "Closed Caucus". Therefore, Chairman requested a motion to withdraw Item No# 1 "Close Caucus", Commissioner Jones motion and Commissioner Fuentes second the motion.

The Chairman then requested a motion on Item #2 The July 1<sup>st</sup> Regular Board minutes in which Commissioner Kitchens motion and Commissioner Jones seconded the motion following a roll call. Chairman Mukherji abstain, since he was not present at the July 1, 2020 Board of Commissioners' meeting. Chairman stated that he will place Item #4 Resolution certifying JCHA Board of Commissioners review of the fiscal and compliance audit report for the year ending March 31, 2019 to the end of the meeting.

Chairman Mukherji continue to request a motion to place Items #5 through Item #9 onto a consent agenda that he will read for the record. Commissioner Kitchens made a motion on the consent agenda and Commissioner Fuentes seconded the motion, following roll call with yes votes. Chairman stated if there were any questions/concerns following items he read onto the record?

Commissioner Jones questioned Item #8 Award of Contract to Priority for security guard services for Berry & Curries Woods. He ask when will they be starting security at the two facilities. Executive Director Brady-Phillips stated that once the contract is approved, it will take about roughly four weeks to staff up and service those two sites. Pertaining to the ordinance, the hours will be from 4:00 p.m. until 8:00 a.m. in the morning. During business hours our staff will be performing the role of security attendant.

Commissioner Herbold wanted to know the difference regarding the security officers verses the on-duty police officers and clarity on the ordinance? The executive director explained that the security guards armed or unarmed, security attendant and the JCHA staff who will present during the morning work hours, will be part of a twenty-four hours watch at the site. The difference with the shared service is that the police department provides a five member housing unit, a supervisor and four officers five days a week (evenings) rotating at the different sites not providing twenty-four hour service as mandated by the ordinance defined by Chapter 345-6 which states that "they shall furnish a minimum of one security guard/attendant whether uniform/non-uniform or not upon its premises twenty-four hours a day, seven days a week.

Having no further questions/comments, the Chairman requested a final motion on the consent agenda comprised of Items# 5 thru 9. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion. Being no further discussion roll was called and the motion passed.

Chairman Mukherji requested a motion on Item #4, Resolution certifying the JCHA Board of Commissioners review of the fiscal and compliance audit report for the year ending March 31, 2019. Commissioner Kitchens motion and Commissioner Herbold seconded the motion. Chairman then turn the floor over to Novagradac to present the audit via online with Rich Larsen. Once concluded with audit, Chairman close the discussion and call the roll on this final resolution in the public portion of the meeting. Roll call was done. Executive Director Brady-Phillips then reviewed her Matters of Information by the Chairman. Once concluded, Matters of Information was closed.

Chairman said 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, Commissioner Kitchens made the motion and Commissioner Jones seconded the motion with all in favor with voice vote. The regular board of commissioners' meeting was then adjourn.

## **BOARD RESOLUTIONS – AUGUST 5, 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 JULY 1, 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 AUGUST 2020.
- ITEM #4:** RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2019.
- ITEM #5:** RESOLUTION AUTHORIZING AN AMENDMENT TO THE JCHA PROCUREMENT POLICY REGARDING AN INCREASE IN THE NEW JERSEY STATE PROCUREMENT PUBLIC BIDDING THRESHOLD.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #7:** RESOLUTION CONFIRMING THE EXECUTION OF A SHARED SERVICES AGREEMENT PERMITTING THE CITY OF JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PRIORITY FOR SECURITY GUARD SERVICES FOR BERRY GARDENS AND CURRIES WOODS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.

**ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR THREE (3) YEARS MAINTENANCE OF JCHA VOICE OVER IP "VOIP" TELECOMMUNICATIONS SYSTEM AND NETWORK EQUIPMENT.

**Adjournment**

There being no further business to come before the Board of Commissioners, The Executive Director adjourn the Board of Commissioners meeting at 6:50 p.m.



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Vivian Brady-Phillips, Executive Director  
Secretary to the Board