

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
OCTOBER 4, 2023**

**Attendees:**

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson – <b>Conference Call</b> Commissioner Hector Fuentes Commissioner Amy Herbold – <b>Conference Call</b> Commissioner Elizabeth Phillips-Lorenzo- <b>ABSENT</b> Commissioner Shawn Prince Joseph Garcia, Legal Counsel Stephen Cea, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Arlyn Agustin, Chief Financial Officer Patricia Ramirez, Director HCV/Sec. 8 Program - <b>ABSENT</b> Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Doreen Tucker, Director of Human Resources Luz Santana, Director of Compliance Trena Hinton, Director of Rece - <b>ABSENT</b> Sandy Santos Garcia, Director of Development - <b>ABSENT</b>
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**Call to Order**

Chairman Raj Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:05 p.m. on Wednesday, October 4, 2023, in person. Executive Director Stephen Cea acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted.

**Public Participation**

Kevin Wheller, Hudson County Committee Member  
Michele Hirsch, Hudson County Committee Member  
Jolanta Jasinska-Campbell, Resident at Paulus Hook

**Items for Approval**

The Chairman commence the meeting by requesting to pull Item #1, Resolution authorizing a “closed caucus” regarding personnel matters & litigation at the conclusion of the agenda for the convenience of the public. **Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince second the motion following a roll call with yes votes.**

The Chairman requested a motion on Item #2, the September 6, 2023, “closed caucus board minutes”. Vice Chairman Jeffrey Dublin made the motion and Commissioner Hector Fuentes seconded the motion following roll call of yes votes. However, it was noted on record that both Commissioner Hector Fuentes & Amy Herbold were not present at the September 6, 2023, board of commissioner’s meeting therefore they abstained on Item #2 the “closed caucus board minutes”.

He continued to request a motion on Item #3, September 6, 2023, “regular board minutes”. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. Again, it was noted on record that both Commissioner Hector Fuentes & Amy Herbold were not present at the September 6, 2023, board of commissioner’s meeting therefore they abstained on Item #3 the “regular board minutes” as well.

The Chairman then proceeded by requesting a motion to place Items #4 thru 19 onto a consent agenda that were read for the record. Commissioner Shawn Prince made the motion and Vice Chairman Jeffrey Dublin seconded the motion following roll call of yes votes. The Chairman then asked if there were any questions/or concerns with any of the following board items that were read onto the record.

Having no further questions/comments, the Chairman requested a final motion on the consent agenda and Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following a roll call of yes votes and the consent agenda was passed.

Executive Director Stephen Cea was asked to review Matters of Information by the Vice Chairman. Once finished, Matters of Information was closed. The executive director then proceeded by announcing and giving Chairman Raj Mukherji a plaque along with a surprise cake for his 15 years of service as Commissioner of the Jersey City Housing Authority thus congratulating him.

The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. The Chairman made the motion and Commissioner Hector Fuentes seconded the motion whereupon, everyone voted in favor.

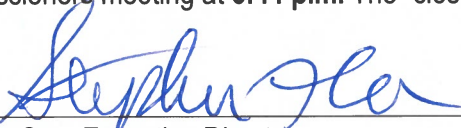
### **BOARD RESOLUTIONS – OCTOBER 4, 2023 REGULAR BOARD MEETING**

- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2023.
- ITEM #5:** RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY, THE DEPARTMENT OF CHILDREN AND FAMILIES' SERVICES, COVENANT HOUSE AND THE HUDSON COUNTY ALLIANCE TO END HOMELESSNESS & ADMINISTER VOUCHERS IN CONNECTION WITH THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE.
- ITEM #6:** 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 #7:** RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2024 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #8:** RESOLUTION CONFIRMING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.
- ITEM #9:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE AND CONTRACT INCREASE TO KRONOS SAASHR, INC. UKG FOR JERSEY CITY HOUSING AUTHORITY'S HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF TWO (2) YEARS.
- ITEM #10:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT FOR THE VACANT APARTMENT ALTERATION AT VARIOUS JCHA SITES.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES LLC FOR THE TOWNHOUSE REPAIRS AT 176A DWIGHT STREET.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO NATIONAL FENCE FOR EMERGENCY REPAIR TO REAR GATE ACCESS SYSTEM AT BERRY GARDENS BUILDING B.
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.

- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #16:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #17:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) CONVERGENT LAW, AND 4) RAINONE COUGHLIN MINCHELLO FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) ERIC M. BERNSTEIN & ASSOCIATES, LLC AND 3) RAINONE, COUGHLIN, MINCHELLO FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #19:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES, LOTHROP ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND THRIVEN DESIGN FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.

**Adjournment**

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at **6:44 p.m.** The "closed caucus" was not held.



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Stephen Cea, Executive Director  
Secretary to the Board