

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JUNE 1, 2022**

Attendees

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Hector Fuentes Commissioner Amy Herbold - ABSENT Commissioner Freddie Kitchens - ABSENT Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince 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, Chief Financial Officer Patricia Ramirez, Director HCV/Sec. 8 Program 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 Allison Strobel, Chief of Staff 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, June 1, 2022, in person. Executive Director Vivian 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 Participation

Items for Approval

The Chairman commence the 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 Chairman Jeffrey Dublin made the motion and Commissioner Hector Fuentes second the motion following a roll call. The Chairman requested a motion on Item #2, the May 11, 2022 "closed caucus board minutes" and Item #3, the June 1, 2022 "regular/re-organization board minutes". However, Chairman Mukherji pulled/withdrew both Items because Commissioner Freddie Kitchens & Amy Herbold were absent to vote on them. Although, we have two additional Commissioners, Elizabeth Phillips-Lorenzo & Shawn Prince they could not vote since they were sworn in as new Commissioners at the June 1st meeting.

The Chairman then proceeded the meeting by requesting a motion to place Items # 4 thru 17 onto a consent agenda that were read for the record. Chairman Jeffrey Dublin made the motion and Commissioner Hector Fuentes seconded the motion. 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 Chair requested a final motion on the consent agenda comprised of Items # 4 thru 17. Commissioner Hector Fuentes made the motion and Vice Chairman Jeffrey Dublin 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. The Chairman requested a final motion on Item #1, "closed caucus" which was placed at the end of the board meeting. Commissioner Hector Fuentes made a motion and Chairman Jeffrey Dublin seconded the motion, following a roll call.

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. He then requested a motion to end the board meeting. Commissioner Hector Fuentes made the motion and Vice Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes by all Commissioners. The regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – JUNE 1, 2022 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 JUNE 2022.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #7:** RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE ADMINISTRATION OF COC VOUCHERS WITH HOBOKEN SHELTER AND GARDEN STATE EPISCOPAL.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND FLOOR TILE ACCESSORIES "AS-NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO F.W. WEBB COMPANY FOR THE FURNISHING AND DELIVERY OF TUB WALLS AND WINDOW KITS "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #10:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR A ONE (1) YEAR PERIOD 04/29/2022 – 04/29/2023.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR REPLACEMENT OF CONVOLUTED BOILER TUBES ON BOILER #2 AT 92 DANFORTH AVENUE AT BERRY GARDENS.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO APEX DEVELOPMENT INC. FOR WINDOW & CURTAIN WALL REPLACEMENT WITH RELATED ASBESTOS ABATEMENT AT BERRY GARDENS BUILDING B (92 DANFORTH AVENUE).
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GREENTECH ENERGY SERVICES, INC. FOR ENERGY EFFICIENT LIGHTING REPLACEMENT AT VARIOUS JCHA SITES.
- ITEM #14:** RESOLUTION RATIFYING THE ADOPTION OF FY2022 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO OHA POWER FOR COMBINED HEAT & POWER SYSTEM INSTALLATION AT BERRY GARDENS BUILDING B (92 DANFORTH AVENUE).
- ITEM #16:** RESOLUTION AUTHORIZING THE JCHA TO ENTER INTO AN AGREEMENT TO ACQUIRE THE OWNERSHIP INTERESTS IN GENESIS JERSEY CITY PARTNERS, LLC, THE SOLE OWNER OF WEBB APARTMENTS, SUBJECT TO NJHMFA APPROVAL OF THE ASSIGNMENT, HUD APPROVAL OF THE ACQUISITION, AND HUD'S APPROVAL TO CONVERT ELIGIBLE UNITS TO LOW-INCOME PUBLIC HOUSING UNITS PURSUANT TO JCHA'S FAIRCLOTH AUTHORITY
- ITEM #17:** RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE JERSEY CITY HOUSING AUTHORITY EMPLOYEES' ASSOCIATION (JCHAEA) FOR THE THREE-YEAR PERIOD OF APRIL 1, 2020, THROUGH MARCH 31, 2023

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 6:29 p.m. "Closed Caucus" was held separately following the end of the regular board meeting.



Vivian Brady-Phillips, Executive Director
Secretary to the Board