

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
MARCH 2, 2022**

Attendees

Chairman Raj Mukherji - ABSENT Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - ABSENT 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

Vice Chairwoman Aneesah Abdullah 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, March 2, 2022, via online/conference call. 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

Mike Newby – Skilled Trades – Maintenance Repairer - Holland Gardens
Damian Johnson – Skilled Trades – Berry Gardens
Telissa Dowling – Section 8 – JCHA Main Office
Zack Aziz – Skilled Trades – JCHAEA Union
John Toussas – Skilled Trades – no show
Brian Lee – Skilled Trades – BMW - Holland Gardens

Items for Approval

The Vice Chair commence the meeting by asking the Executive Director Vivian Brady-Phillips to read all the resolutions first, once concluded she requested a motion to place Item #1, Resolution authorizing “closed caucus” at the conclusion of the agenda for the convenience of the public. Commissioner Dublin made the motion and Vice Chair Abdullah second the motion following a roll call. The Vice Chair requested a motion on Item #2, the February 2, 2022 “regular board minutes”. Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion following a roll call.

The Vice Chair proceeded the meeting by requesting a motion to place Items #3 thru 12 onto a consent agenda that were read for the record. Commissioner Dublin made the motion and Commissioner Jones seconded the motion. The Vice Chair 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 Vice Chair requested a final motion on the consent agenda comprised of Items #3 thru 12. Vice Chair Abdullah made the motion and Commissioner Fuentes seconded the motion. Being no further discussion roll was called and the consent agenda was passed.

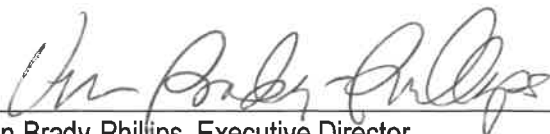
Executive Director Brady-Phillips was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information was closed. Vice Chair requested a final motion on Item #1, “closed caucus” which was placed at the end of the board meeting. Commissioner Dublin made a motion and Commissioner Fuentes seconded the motion, following a roll call. The Vice Chair stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight via online meeting. The regular board of commissioners’ meeting was then adjourned.

BOARD RESOLUTIONS – MARCH 2, 2022 REGULAR BOARD MEETING

- 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 MARCH 2022.
- ITEM #4:** RESOLUTION RE-AUTHORIZING THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2022 THROUGH MARCH 31, 2023.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM.
- ITEM #6:** RESOLUTION EXTENDING A TELECOMMUTING POLICY FOR ELIGIBLE JERSEY CITY HOUSING AUTHORITY EMPLOYEES.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE, INC. FOR THE FURNISHING AND MONTHLY DELIVERY OF LOCKS & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #8:** RESOLUTION CONFIRMING THE EXECUTION OF A SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND CITY OF JERSEY CITY (CITY) FOR THE JCHA TO ADMINISTER THE CITY’S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF A PROJECT BASED CONTRACT UNDER THE HOUSING CHOICE VOUCHER PROGRAM TO THE GRANDVIEW PERSERVATION LLC.
- ITEM #10:** RESOLUTION AUTHORIZING CONTRACT EXTENSION OF PROJECT BASED HOUSING ASSISTANCE PAYMENT CONTRACT UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO PENNROSE I & II.
- ITEM #11:** RESOLUTION AUTHORIZING THE JCHA TO CONSENT TO MBS PORTFOLIO ACQUISITION PARTNER, LLC, AN AFFILIATE OF McCORMACK BARON SALAZAR, INC. TO PURCHASE THE CONTROLLING INTEREST OF LAFAYETTE COMMUNITY LIMITED PARTNERSHIP
- ITEM #12:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR EMERGENCY REPLACEMENT OF FOUR (4) CONVOLUTED BOILER TUBES ON BOILER #2 AT 92 DANFORTH AVENUE AT BERRY GARDENS.

Adjournment

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:55 p.m. “Closed Caucus” followed via online separate conference call.



Vivian Brady-Phillips, Executive Director
Secretary to the Board