

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JUNE 7, 2023

Attendees:

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince Gregory Randazzo, Legal Counsel Stephen Cea, Interim 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 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 Allison Strobel, Chief of Staff - ABSENT Trena Hinton, Assistant Director of Rece
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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 6:06 p.m. on Wednesday, June 7, 2023, in person. Interim 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

Barbara Wise, Curries Woods Resident
Connie Marshall, Curries Woods Resident

Items for Approval

After the public hearing was heard, the Chairman commence the meeting by requesting a motion on 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 Hector Fuentes second the motion following a roll call with yes votes. There was a brief intermission at 6:20 p.m. in which all the Commissioner went into closed caucus. Upon their return, at 6:49 p.m. the regular board of commissioners meeting resumed.

The Chairman requested a motion on Item #2, the May 8, 2023, "closed caucus minutes". Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. The Chairman requested a motion on Item #3, the May 8, 2023, "regular board minutes. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. However, both Commissioner Amy Herbold & Brenda Dawson abstain, since they were not present at the May 8, 2023, board of commissioner's meeting.

The Chairman then proceeded the meeting by requesting a motion to place Items #4 thru 16 onto a consent agenda that were read for the record. Vice-Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince 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. Commissioner Hector Fuentes made the motion and Commissioner Amy Herbold seconded the motion following a roll call of yes votes and the consent agenda was passed.

Interim Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once finished, Matters of Information was closed.

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 regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – JUNE 7, 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 JUNE 2023.
- ITEM #5:** RESOLUTION AUTHORIZING THE ADOPTION OF JCHA'S FY2022 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS.
- ITEM #7:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION WITH THE HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM.
- ITEM #8:** 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 #9:** RESOLUTION RATIFYING THE ADOPTION OF FY2023 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #10:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC.
- ITEM #11:** RESOLUTION CONFIRMING AN INCREASE TO THE YARDI SYSTEMS INC., CONTRACT MAXIMUM FOR PUBLIC AND VOUCHER PROGRAM MANAGEMENT SOFTWARE AND RELATED IMPLEMENTATION AND TRAINING SERVICES.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING AND SEWER CLEANING SERVICES/ EMERGENCIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS.
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO THE BOYS AND GIRLS CLUB OF HUDSON COUNTY TO PROVIDE COMPREHENSIVE AFTER SCHOOL PROGRAMMING.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #15:** RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT AWARDED TO ALAMO INSURANCE GROUP FOR RISK CONSULTANT SERVICES.
- ITEM #16:** RESOLUTION AUTHORIZING APPROVAL OF PROPOSED MUTUAL GENERAL RELEASE AND SETTLEMENT AGREEMENT IN THE MATTER OF MITCHELL COMMUNICATIONS CORPORATION VERSUS THE JCHA.

Adjournment

There being no further business to come before the Board of Commissioners, the Vice-Chairman adjourn the Board of Commissioners meeting at 6:58 p.m. The "closed caucus" meeting was held during the regular board meeting at 6:30 p.m.



Stephen Cea, Interim Executive Director
Secretary to the Board