

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
NOVEMBER 1, 2023**

Attendees:

Chairman Raj Mukherji - ABSENT Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson – Conference Call Commissioner Hector Fuentes Commissioner Amy Herbold – Conference Call Commissioner Elizabeth Phillips-Lorenzo 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 - ABSENT 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 - ABSENT Trena Hinton, Director of Rece - ABSENT Sandy Santos Garcia, Director of Development - ABSENT
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Call to Order

Vice Chairman Jeffrey Dublin 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, November 1, 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

Robin Stewart, Resident Booker T. Washington

Items for Approval

The Vice Chairman commence the meeting 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. Commissioner Shawn Prince made the motion and Commissioner Hector Fuentes second the motion following a roll call with yes votes.

The Vice Chairman requested a motion on Item #2, October 4, 2023, “regular board minutes”. Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. Again, it was noted on record that Commissioner Elizabeth Phillips-Lorenzo was not present at the October 4, 2023, board of commissioner’s meeting therefore she abstained on Item #2 the “regular board minutes”.

The Vice Chairman then proceeded by requesting a motion to place Items #3 thru 10 onto a consent agenda that were read for the record. Commissioner Hector Fuentes made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion following roll call of yes votes. The Vice 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 Vice Chairman requested a final motion on the consent agenda and Commissioner Shawn Prince made the motion and Commissioner Elizabeth Phillips-Lorenzo 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 concluded.

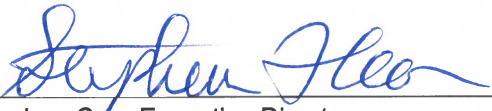
The Vice Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight’s meeting. The Vice Chairman requested a motion and Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion whereupon,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

BOARD RESOLUTIONS – NOVEMBER 1, 2023 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 NOVEMBER 2023.
- ITEM #4:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EMPIRE LUMBER & MILLWORK CO. FOR THE FURNISHING AND INSTALLATION OF METAL DOORS AND FRAMES AT CURRIES WOODS 3 NEW HECKMAN DRIVE.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EMPIRE LUMBER & MILLWORK CO. FOR THE FURNISHING AND INSTALLATION OF METAL DOORS AND FRAMES AT WEBB APARTMENTS.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN “AS NEEDED” BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #8:** 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 #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL.
- ITEM #10:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA’S CY2024 OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

Adjournment

There being no further business to come before the Board of Commissioners, the Vice Chairman adjourn the Board of Commissioners meeting at **6:12 p.m.** The “closed caucus” was not held.



Stephen Cea, Executive Director
Secretary to the Board