

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

Attendees:

Chairman Raj Mukherji - ABSENT Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Elizabeth Phillips-Lorenzo - Virtual Commissioner Shawn Prince Joseph Garcia, Legal Counsel Vivian Brady-Phillips, 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. Stephen Cea, Director of Development Doreen Tucker, Director of Human Resources Luz Santana, Director of Compliance Allison Strobel, Chief of Staff - ABSENT Trena Hinton, Assistant Director of Rece - 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 6:10 p.m. on Wednesday, March 1, 2023, 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

There was one Public Participation - Telissa Dowling, FSS-Section 8 Employee

Items for Approval

The Vice-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. Commissioner Hector Fuentes 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 February 1, 2023, "closed caucus" minutes and Item #3 the February 1, 2023, "regular board minutes". Although, we had a quorum, Items #2 & 3 were withdrawn because there were not enough votes to pass, since Vice-Chairman Jeffrey Dublin & Commissioner Amy Herbold were absent at the February board meeting and Commissioner Brenda Dawson abstain since she was a newly elected board commissioner who was not present at the previous board meeting.

The Vice-Chairman then proceeded the meeting by requesting a motion to place Items #4 thru 22 onto a consent agenda that were read for the record. Vice-Chairman 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. Commissioner Hector Fuentes had a few questions regarding Item #13 "Resolution selecting WINNDEVELOPMENT Company, LP as Jersey City Housing Authority's development partner for the redevelopment of Holland Gardens. Both Executive Director Vivian Brady-Phillips and Director of Development Stephen Cea provided him with responses and clarity. Having no further questions/comments, the Chairman requested a final motion on the consent agenda. Commissioner Shawn Prince made the motion and Commissioner Hector Fuentes seconded the motion following a roll call of yes votes and the consent agenda was passed.

Executive Director Brady-Phillips was asked to review Matters of Information by the Vice-Chairman. Once concluded, Matters of Information was closed. The Vice-Chairman requested a motion on Item #1, "closed caucus" which was placed at the conclusion of the end of the regular board meeting. Commissioner Amy Herbold made the motion and Commissioner Shawn Prince seconded the motion following a roll call of yes votes.

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.

BOARD RESOLUTIONS – MARCH 1, 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 MARCH 2023.
- ITEM #5:** RESOLUTION AUTHORIZING THE ADMENDMENT OF A SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND CITY OF JERSEY CITY (CITY) FOR THE JCHA TO CONTINUE TO ADMINISTER THE CITY'S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY.
- ITEM #6:** 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 #7:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO MIR REFINISH, LLC FOR BATHTUB RE-GLAZING & RESURFACING "AS NEEDED" FOR VARIOUS JCHA DEVELOPMENTS.
- ITEM #8:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO RESTORE CORE, INC. FOR EMERGENCY MOLD REMEDIATION AT 254 BERGEN AVENUE, COMMUNITY ROOM.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LIFESTATION INC. FOR MONTORING AND MAINTENANCE OF WIRELESS CALL-FOR-AID SYSTEM AT CURRIES WOODS, 3 NEW HECKMAN DRIVE AND BERRY GARDENS FOR A PERIOD OF THREE (3) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #11:** RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.
- ITEM #12:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT, AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.
- ITEM #13:** RESOLUTION SELECTING WINNDEVELOPMENT COMPANY LP AS JERSEY CITY HOUSING AUTHORITY'S DEVELOPMENT PARTNER FOR THE REDEVELOPMENT OF HOLLAND GARDENS.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO ALAMO INSURANCE GROUP FOR RISK CONSULTANT SERVICES.
- ITEM #15:** RESOLUTION AUTHORIZING A CONTRACT WITH THE SERVICE COLLABORATIVE OF WNY, INC., FOR JCHA TO HOST AN AMERICORPS VOLUNTEER FOR A PERIOD OF ONE (1) YEAR.

- ITEM #16:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR EMERGENCY REPLACEMENT OF UNDERGROUND STEAM LINE FOR VARIOUS BUILDINGS AT MARION GARDENS & REPLACEMENT OF UNDERGROUND CARBON STEEL PIPES AT HOLLAND GARDENS.
- ITEM #17:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR EQUIPMENT RENTAL AND SERVICES FOR EXCAVATION AND CONCRETE REPAIR FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #18:** RESOLUTION CONFIRMING THE EXECUTION OF AN MOU BETWEEN JCHA AND THE JERSEY CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES TO HOST SENIOR CONGREGATE MEALS AT VARIOUS JCHA SITES.
- ITEM #19:** RESOLUTION ACCEPTING THE RESIGNATION OF VIVIAN BRADY-PHILLIPS AS EXECUTIVE DIRECTOR OF THE JERSEY CITY HOUSING AUTHORITY (JCHA).
- ITEM #20:** RESOLUTION APPOINTING STEPHEN CEA AS JCHA INTERIM EXECUTIVE DIRECTOR.
- ITEM #21:** RESOLUTION CONFIRMING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO ACCEPT ADDITIONAL ADMINISTRATIVE FEES TO CONTINUE ADMINISTERING THE CITY'S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY.
- ITEM #22:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2023 OPERATING SUBSIDY AND FY 2023 CAPITAL FUND ACC AMENDMENTS TO 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 6:52 p.m. The "closed caucus" meeting was held after the regular board meeting ended.



Stephen Cea, Interim Acting Executive Director
Secretary to the Board