

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

**Attendees**

Chairman Raj Mukherji - <b>ABSENT</b> Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold 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, January 12, 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**

No Public Participation

**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 Commissioner Kitchens second the motion following a roll call.

The Vice Chair requested a motion on Item #2, the January 12, 2022, "closed caucus" board minutes. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call. The Vice Chair requested a motion on Item #3, the January 12, 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 #4 thru 11 onto a consent agenda that were read for the record. Commissioner Dublin made the motion and Vice Chairwoman Abdullah 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 #4 thru 11. Commissioner Dublin made the motion and Vice Chairwoman Abdullah 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 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 – FEBRUARY 2, 2022 REGULAR BOARD MEETING**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JANUARY 12, 2022.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JANUARY 12, 2022.
- 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 FEBRUARY 2022.
- ITEM #5:** RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.
- ITEM #6:** RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO REMOVE TWO (2) VACANT RESIDENTIAL UNITS KNOWN AS APARTMENTS #103 AND #104 AT HUDSON GARDENS FROM PIC, BY FILING A DI MINIMIS DISPOSITION APPLICATION WITH HUD'S SPECIAL APPLICATIONS CENTER.
- ITEM #8:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY REPAIRS TO UNDERGROUND STEAM LINE FOR BUILDING 9 AT MARION GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) NEE PLATA LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO AND 3) ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) McMANIMON SCOTLAND BAUMANN, LLC 2) RENO & CAVANAUGH, PLLC 3) NEE PLATA LAW, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.

**Adjournment**

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:30 p.m. "Closed Caucus" was not held via online separate conference call.



Vivian Brady-Phillips, Executive Director  
Secretary to the Board