

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JANUARY 12, 2022**

Attendees

Chairman Raj Mukherji 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

Chairman Raj Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:00 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

Public Participation – Belinda Council, Resident – Holland Gardens

Items for Approval

The Chairman commence the meeting by requesting a motion to place Item #1, Resolution authorizing “closed caucus” at the conclusion of the agenda for the convenience of the public. Commissioner Kitchens made the motion and Vice Chairwoman Abdullah second the motion following a roll call.

The Chairman requested a motion on Item #2, the November 3, 2021, “closed caucus” board minutes. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens seconded the motion following a roll call. The Chairman requested a motion on Item #3, the November 3, 2021 “regular board minutes”. Commissioner Kitchens made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call. However, Commissioner Amy Herbold and Chairman Raj Mukherji were both absent at the November 3rd board of commissioners’ meeting, therefore the commissioner and chairman abstain.

The Chairman continue by requesting a motion on Item #4, the December 1, 2021, “closed caucus” board minutes. Commissioner Kitchens made the motion and the Vice Chairwoman Abdullah seconded the motion following a roll call. The Chairman requested a motion on Item #5, the December 1, 2021, “regular board minutes. Commissioner Kitchens made the motion and Commissioner Dublin seconded the motion following a roll call. However, Commissioner Reginald Jones and Commissioner Hector Fuentes were absent at the December 1, 2021, board of commissioners’ meeting therefore, both commissioners abstain.

The Chairman requested a motion on Item #5, the December 15, 2021, “regular board minutes” of the special board of commissioners’ meeting. Vice Chairwoman Abdullah made the motion and Commissioner Dublin seconded the motion following a roll call. However, Commissioner Jeffery Dublin and Amy Herbold were absent at the December 15, 2021 special board of commissioners’ meeting, therefore both commissioners abstain.

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The Chairman proceeded the meeting by requesting a motion to place Items #7 thru 13 onto a consent agenda that were read for the record. Vice Chairwoman Abdullah made motion and Commissioner Dublin seconded the motion. 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 comprised of Items #7 thru 13. Vice Chairwoman Abdullah made the motion and Commissioner Kitchens 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 Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight via online meeting. At that time the Chairman requested a motion on the closed caucus resolution. Commissioner Fuentes made the motion and Commissioner Kitchens seconded the motion following roll call of voice votes on behalf of all. The regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – JANUARY 12, 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 NOVEMBER 3, 2021.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON NOVEMBER 3, 2021.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON DECEMBER 1, 2021.
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON DECEMBER 1, 2021.
- ITEM #6:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS SPECIAL MEETING HELD ON DECEMBER 15, 2021.
- ITEM #7:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2022.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) CHASAN LAMPARELLO MALLON & CAPPUZZO, (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, AND (4) ERIC BERNSTEIN & ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #9:** RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2022 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #10:** RESOLUTION REJECTING PROPOSALS FOR ASSET REPOSITIONING AND FINANCIAL CONSULTANT SERVICES FOR A PERIOD OF ONE (1) YEAR.

- ITEM #11:** RESOLUTION AUTHORIZING APPROVAL OF JCHA'S FY 2022 ANNUAL OPERATING AND CAPITAL BUDGETS FOR SUBMISSION TO NJ DEPARTMENT OF COMMUNITY AFFAIRS, DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #13:** RESOLUTION APPROVING THE PROJECTED FISCAL YEAR 2022-2023 OPERATING BUDGET AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE FORM HUD 52574 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #14:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO ACCEPT A PRE-AWARD FROM THE CITY OF JERSEY CITY IN THE AMOUNT OF \$1,856,430.54 MILLION DOLLARS TO ADMINISTER THE TREASURY DEPARTMENT'S COVID 19 RENT RELIEF 2 PROGRAM.

Adjournment

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:47 p.m. "Closed Caucus" was held following the regular board meeting via online separate conference call.



Vivian Brady-Phillips, Executive Director
Secretary to the Board