

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSONERS MEETING MINUTES
OCTOBER 6, 2021**

Attendees

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| Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes - ABSENT Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold - ABSENT 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, Comptroller/CFO Patricia Ramirez, Director HCV/Sec. 8 Program Eilleen Ingram-Willis, In-House Counsel 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 Trena Hinton, Assistant Director of RECE - ABSENT |
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Call to Order

Chairman Mukherji called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:09 p.m. on Wednesday, October 6, 2021, via online/conference call. Executive Director 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

Terri Rodgers, Resident – Curries Woods

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. Vice Chairwoman Abdullah made the motion and Commissioner Dublin second the motion following a roll call. The Chairman requested a motion on Item #2, the September 1, 2021, “closed caucus” board minutes, Commissioner Kitchens made the motion and Commissioner Dublin second the motion following a roll call. The Chairman then requested a motion on Item #3 the August 4, 2021, regular board minutes, Commissioner Kitchens made a motion and Commissioner Dublin seconded the motion following a roll call.

The Chairman proceeded the meeting by requesting a motion to place Items #4 thru Item #13 onto a consent agenda that were read for the record. Commissioner Jones made motion and Commissioner Kitchens 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 #4 thru #13. 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 Chairman requested a final motion on Item #1 "closed caucus" which was placed to end of the conclusion of the meeting. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion following a roll call.

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. The regular board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – OCTOBER 6, 2021 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 SEPTEMBER 1, 2021.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 1, 2021.
- 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 OCTOBER 2021.
- ITEM #5:** RESOLUTION AUTHORIZING CONTRACT EXTENSIONS OF PROJECT BASED HOUSING ASSISTANCE PAYMENT CONTRACTS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO FRED MARTIN APARTMENTS.
- ITEM #6:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #7:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION FOR PROJECT BASED VOUCHERS AND ENHANCED VOUCHERS UNDER RENTAL FOR GRANDVIEW APARTMENTS.
- ITEM #8:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS.
- ITEM #9:** RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS CLUB OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.
- ITEM #10:** RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE EMERGENCY HOUSING VOUCHER PROGRAM (EHV).
- ITEM #11:** RESOLUTION CONFIRMING THE AWARD OF CONTRACTS TO FURNITURE DIRECT, RAYMOUR AND FLANIGAN AND SLEEP CHEAP TO PROVIDE FURNITURE IN ACCORDANCE WITH THE VOUCHER PROGRAM REQUIREMENTS TO END HOMELESSNESS.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES FOR A PERIOD OF ONE YEAR.

ITEM #13: RESOLUTION AUTHORIZING A CONTRACT AWARD TO BROWN & BROWN METRO FOR DENTAL BENEFITS COVERAGE THROUGH DELTA DENTAL OF NEW JERSEY INC. FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A THREE-YEAR PERIOD (10/1/2021 through 9/30/2024)

Adjournment

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 6:38 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