

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
DECEMBER 6, 2023**

Attendees:

Chairman Raj Mukherji – LATE ARRIVAL Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson 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 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 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, December 6, 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

Eureka Reese, Resident Curries Woods

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. He made a motion to remove “closed caucus” with all in agreement following a roll call of yes votes.

The Vice Chairman requested a motion on Item #2, November 1, 2023, “regular board minutes”. Commissioner Hector Fuentes made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion following roll call of yes votes.

The Vice Chairman then proceeded by requesting a motion to place Items #3 thru 15 onto a consent agenda that were read for the record by Executive Director Stephen Cea. At which time, Chairman Raj Mukherji walked into the meeting. He requested a motion on the items read to be placed on the consent agenda. Vice Chairman Jeffrey Dublin 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. Having no further questions/comments, the Chairman requested a final motion on the consent agenda in which all voted in favor and the consent agenda was passed.

Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information ended.

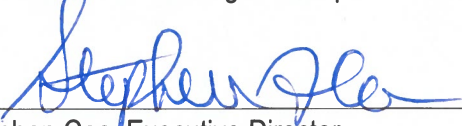
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight’s meeting. The Chairman requested a motion and all in favor of this motion say yes, whereupon, everyone voted in favor with yes.

BOARD RESOLUTIONS – DECEMBER 6, 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 DECEMBER 2023.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ALLIED FIRE & SAFETY EQUIPMENT CO., INC. FOR FIRE PUMP INSPECTION, MAINTENANCE AND REPAIR SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #5:** RESOLUTION CONFIRMING THE APPROVAL OF THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE WEBB APARTMENT.
- ITEM #6:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2024.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO RUBBER RECYCLE FOR THE PLAYGROUND SURFACING AT MARION GARDENS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO "ON-POINT CONSTRUCTION & DEMOLITION, LLC." FOR MAILBOX REPLACEMENT AT CURRIES WOODS COMMUNITY REVITALIZATION CENTER.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO NATIONAL FENCE SYSTEMS INC. FOR NEW ENTRY GATE OPERATORS & ARMS AT CURRIES WOODS.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO OHA POWER LLC FOR MAINTENANCE SERVICES FOR COMBINED HEAT & POWER UNIT AT BERRY GARDENS 92 DANFORTH AVENUE FOR A PERIOD OF TWO (2) YEARS WITH THE OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION CONFIRMING THE EXECUTION OF THE TERM OPTION CLAUSE TO D & G SAYLES CORPORATION FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR.
- ITEM #12:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY ELECTRICAL SERVICES FOR ALL JCHA DEVELOPMENTS.
- ITEM #13:** RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2024 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #14:** RESOLUTION AUTHORIZING RESCINDING THE AWARD OF A CONTRACT TO RAYMOND GLASS COMPANY AND AWARD OF A CONTRACT TO UNIQUE GLASS & DOOR FOR GLASS REPAIR & REPLACEMENT SERVICES FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #15:** RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2016 – 2020 AND AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 6:23 p.m. The "closed caucus" was not held.



Stephen Cea, Executive Director
Secretary to the Board