

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JANUARY 10, 2024**

Attendees:

Chairman, Raj Mukherji - Retired Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Elizabeth Phillips-Lorenzo - ABSENT Commissioner Shawn Prince Gregory A. Randazzo, Esq., 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 - ABSENT 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 - ABSENT Trena Hinton, Director of Rece 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, January 10, 2024, 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

No public participation

Items for Approval

The Vice Chairman Jeffrey Dublin 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. Vice Chairman Jeffrey Dublin made a motion and Commissioner Amy Herbold seconded the motion following a roll call of yes votes.

The Vice Chairman requested a motion on Item #2, December 6, 2023, "regular board minutes". Commissioner Amy Herbold made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes.

The Vice Chairman then proceeded by requesting a motion to place Items #3 thru 9 onto a consent agenda that were read for the record by Executive Director Stephen Cea. Commissioner Shawn Prince made the motion and Commissioner Hector Fuentes 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 Commissioner Amy Herbold made the motion and Commissioner Shawn Prince seconded the motion with all in favor of yes votes, thus the consent agenda was passed.

The Vice Chairman requested to vote separately on Item #10, Resolution utilizing Local 55 Laborers to rehabilitate vacant units at Booker T. Washington Apts. Vice Chairman Jeffrey Dublin made the motion and Shawn Prince seconded the motion following roll call of yes votes. However, Commissioner Hector Fuentes abstained in the matter.

Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information ended. 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 Shawn Prince made the motion and Commissioner Hector Fuentes seconded the motion following a roll call of yes votes.

The Vice Chairman stated having no further questions, we will end the regular board meeting and proceed to conduct "closed caucus" session. The Vice Chairman made a motion and Commissioner Shawn Prince seconded the motion whereupon, everyone voted in favor, the regular board meeting was adjourn.

Once concluded with the "closed caucus" meeting, the Vice Chairman then turn the meeting over to Executive Director Stephen Cea at 6:21 p.m. who commence the special re-organization meeting with a roll call and stating that the record should reflect that all Commissioners are present except for Commissioner Elizabeth Phillips-Lorenzo who was absent. Executive Director Stephen Cea then requested a nomination for the election of the Board Chairperson. Commissioner Hector Fuentes nominated Jeffrey Dublin and Commissioner Shawn Prince seconded the nomination. The Executive Director asked if there were any other nominations? Having no further nominations, he called the roll with Chairman Jeffrey Dublin abstaining. The Executive Director congratulated him turning the meeting back over to new Chairman elect Jeffrey Dublin. He then in return made a nomination for the Vice Chairperson of our Board of Commissioners. Commissioner Amy Herbold nominated Commissioner Shawn Prince and Commissioner Hector Fuentes seconded the nomination. With no further discussion and having no other nominations, the Chairman had the Executive Director call the roll on the nomination of Vice Chairman Shawn Prince congratulating him. Commissioner Shawn Prince abstain.

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.

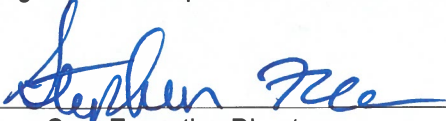
BOARD RESOLUTIONS – JANUARY 10, 2024 REGULAR BOARD MEETING

- 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 JANUARY 2024.
- ITEM #4:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY REPAIRS TO UNDERGROUND STEAM LINE FOR BUILDINGS 1 & 6 AT MARION GARDENS.
- ITEM #5:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR EMERGENCY WELDING SERVICES FOR BOILER INSTALLATION AT BOOKER T. WASHINGTON APTS. & HOLLAND GARDENS AND UNDERGROUND STEAM LINE AT HUDSON GARDENS.
- ITEM #6:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO RESTORE CORE, INC. FOR MITIGATION SERVICES IN BASEMENT OF BUILDING 1 AT MARION GARDENS.
- ITEM #7:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO AEGIS SECURITY FOR SECURITY GUARD SERVICES.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR WEBB APARTMENTS.
- ITEM #9:** RESOLUTION AUTHORIZING THE EXECUTION OF AN EMERGENCY SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES COUNSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.

ITEM #10: RESOLUTION APPROVING IMPLEMENTATION OF THE FORCE ACCOUNT LABOR DEMONSTRATION UTILIZING LOCAL UNION 55 LABORERS TO REHABILITATE VACANT UNITS AT BOOKER T. WASHINGTON APTS.

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners regular meeting at 6:21 p.m., "closed caucus" followed right after. There was a special re-organization meeting held at 6:25 p.m. after "closed caucus" ended.



Stephen Cea, Executive Director
Secretary to the Board