

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
SEPTEMBER 7, 2022**

Attendees:

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold Commissioner Elizabeth Phillips-Lorenzo - ABSENT Commissioner Shawn Prince Mary Kate Serratelli, Legal Counsel Vivian Brady-Phillips, 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. Stephen Cea, Director of Development - ABSENT Doreen Tucker, Director of Human Resources - ABSENT Luz Santana, Director of Compliance - ABSENT Allison Strobel, Chief of Staff - ABSENT Trena Hinton, Assistant Director of Rece - ABSENT Ana Perez, Legal Counsel - ABSENT
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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 6:27 p.m. on Wednesday, September 7, 2022, in person. 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 – Telissa Dowling – FSS/Section 8 Employee
Kenya Strembridge, 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. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince second the motion following a roll call with yes votes. The Chairman requested to withdraw Item #2 & Item #3, the August 3, 2022 “closed caucus board minutes” & the regular board minutes because both Chairman Raj Mukherji & Commissioner Amy Herbold were not present at the August board meeting. The Chairman proceeded by requesting an intermission to have “closed caucus” session in the small conference room. Once concluded they return and resume the regular board of commissioners’ meeting.

The Chairman then proceeded the meeting by requesting a motion to place Items # 4 thru 11 onto a consent agenda that were read for the record. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince 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 11. Vice Chairman Dublin made the motion and Commissioner Amy Herbold seconded the motion. Having no further discussion, the roll was call 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. Once concluded, the Chairman requested a motion on “closed caucus” which was held during the regular board meeting. Vice Chairman Jeffrey Dublin motion and Commissioner Shawn Prince seconded the motion, following a roll call of yes votes.

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. He then requested a motion to end the board meeting. Commissioner Amy Herbold made a motion and Commissioner Shawn Prince seconded the motion, following a roll call of yes votes to end the meeting. The regular board of commissioners’ meeting was then adjourned.

BOARD RESOLUTIONS – SEPTEMBER 7, 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 AUGUST 3, 2022.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 3, 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 SEPTEMBER 2022.
- ITEM #5:** RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND WOMENRISING PURSUANT TO WOMENRISING'S RECEIPT OF A HUD ROSS GRANT TO SERVE BOOKER T WASHINGTON.
- ITEM #6:** RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HUDSON COUNTY COMMUNITY COLLEGE TO JOINTLY EXECUTE A DIGITAL EQUITY PROJECT FUNDED BY AN AARP COMMUNITY CHALLENGE GRANT.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MAGIC TOUCH CONSTRUCTION COMPANY INC. FOR PLUMBING, SEWER CLEANING AND RELATED SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES AND SIMULTANEOUS VOICE CALL CAPACITY THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #9:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR STRUCTURAL REPAIRS AT BOOKER T. WASHINGTON APTS. UNIT 602.
- ITEM #10:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO WILLIAM J. GUARINI INC. FOR EMERGENCY DIVERSION OF SEWER LINE AT MARION GARDENS.
- ITEM #11:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC. FOR EMERGENCY PLUMBING AND SEWER CLEANING SERVICES FOR VARIOUS JCHA DEVELOPMENTS.

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 7:04 p.m. The "closed caucus" meeting was held at 6:31 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board