

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
MAY 8, 2023**

**Attendees:**

Chairman Raj Mukherji - <b>Virtual</b> Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson - <b>ABSENT</b> Commissioner Hector Fuentes Commissioner Amy Herbold - <b>ABSENT</b> Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince Gregory Randazzo, Legal Counsel Stephen Cea, Interim 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 Allison Strobel, Chief of Staff - <b>ABSENT</b> Trena Hinton, Assistant Director of Rece - <b>ABSENT</b>
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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 Monday, May 8, 2023, in person. Interim 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**

Telissa Dowling, FSS-Section 8 Employee – no show  
Connie Marshall, Curries Woods Resident  
Belinda Council, Holland Gardens Resident

**Items for Approval**

After the public hearing was heard, the Vice Chairman commence the meeting by 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 the motion and Commissioner Hector Fuentes second the motion following a roll call with yes votes. The Vice Chairman requested a motion on Item #2, the April 5, 2023, “closed caucus minutes”. Vice Chairman Jeffrey Dublin made the motion and Commissioner Elizabeth Phillips Lorenzo seconded the motion following roll call of yes votes. The Vice Chairman requested a motion on Item #3, the April 5, 2023, “regular board minutes. Vice Chairman Jeffrey Dublin made the motion and Commissioner Hector Fuentes seconded the motion following roll call of yes votes.

The Vice Chairman continue with requesting a motion on Item #18, Resolution authorizing the JCHA to execute the Liuna Residential Construction & General Service Workers Local Union 55 collective bargaining agreement for the purpose of hiring skilled laborers on a temporary, as needed basis for capital fund projects. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. However, Commissioner Hector Fuentes abstained, because he worked for Local Union 55. Once Resolution #18 was approved, Chairman Raj Mukherji disconnected his call to resume another meeting. He will call back to participate in the Reorganization meeting.

The Vice Chairman then proceeded the meeting by requesting a motion to place Items #4 thru 17 onto a consent agenda that were read for the record. Vice-Chairman Jeffrey Dublin made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion following roll call of yes votes. The Vice 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 Vice Chairman requested a final motion on the consent agenda. Both Commissioner Shawn Prince & Vice Chairman Jeffrey Dublin made the motion and Commissioner Hector Fuentes seconded the motion following a roll call of yes votes and the consent agenda was passed.

Interim Executive Director Stephen Cea was asked to review Matters of Information by the Vice Chairman. Once finished, Matters of Information was closed.

Once concluded with the regular board meeting, the Vice Chairman then turn the meeting over to Interim Executive Director Stephen Cea at 6:40 p.m. who commence the re-organization meeting with a roll call and stating, let record should reflect that all Commissioners are present however, Commissioner Brenda Dawson & Amy Herbold were absent. The Interim Executive Director then requested a nomination for the election of the Board Chairperson. Commissioner Jeffrey Dublin nominated Raj Mukherji and Commissioner Elizabeth Phillips-Lorenzo seconded the nomination. The Interim Executive Director asked if there were any other nominations? Having no further nominations, he then called the roll with Chairman Raj Mukherji accepting (yes vote). The Interim Executive Director congratulated him turning the meeting back over to Chairman elect Raj Mukherji. He then in return made a nomination for the Vice Chairperson of our Board of Commissioners. Commissioner Hector Fuentes nominated Commissioner Jeffrey Dublin and Commissioner Elizabeth Phillips-Lorenzo seconded the nomination. With no further discussion and having no other nominations, the Chairman had the Interim Executive Director call the roll on the nomination of Vice Chairman Jeffrey Dublin congratulating him. Commissioner Jeffrey Dublin accepted (yes vote).

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 re-organization board of commissioners' meeting was then adjourned.

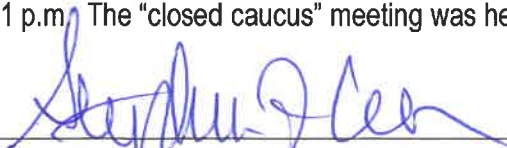
## **BOARD RESOLUTIONS – MAY 8, 2023 REGULAR BOARD MEETING**

- 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 MAY 2023.
- ITEM #5:** RESOLUTION AUTHORIZING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TUB KLASS CORPORATION FOR BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #7:** RESOLUTION CONFIRMING THE JERSEY CITY HOUSING AUTHORITY'S COMMITMENT TO RISK MANAGEMENT AT ALL JERSEY CITY HOUSING AUTHORITY DEVELOPMENTS.
- ITEM #8:** RESOLUTION RE-AUTHORIZING THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY ("JCHA") TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2023 THROUGH MARCH 31, 2024.
- ITEM #9:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO BGI RESOURCES INTL CORP. FOR THE MITIGATION OF LEAD BASED PAINT HAZARDS FOR VARIOUS JCHA OWNED DEVELOPMENTS.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR WELDING SERVICES "AS NEEDED" AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS.

- ITEM #11: RESOLUTION CONFIRMING THE ACCEPTANCE OF AN AWARD FROM THE FEDERAL COMMUNICATIONS COMMISSION FOR ITS AFFORDABLE CONNECTIVITY OUTREACH GRANT PROGRAM.
- ITEM #12: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2022 – 3/31/2023.
- ITEM #13: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2022 – 3/31/2023.
- ITEM #14: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD OF 4/1/2022 – 3/31/2023.
- ITEM #15: RESOLUTION APPROVING THE OPENING OF TWO (2) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR FSS PUBLIC HOUSING AND MAINSTREAM PROGRAM.
- ITEM #16: RESOLUTION AUTHORIZING THE JCHA TO ACCEPT AN AMENDED AWARD OF \$300,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CV HOUSING NAVIGATION PROGRAM FUNDS FOR HOUSING NAVIGATION SERVICES RENDERED IN SUPPORT OF THE CITY'S EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM.
- ITEM #17: RESOLUTION CONFIRMING JERSEY CITY HOUSING AUTHORITY SUBMISSION OF THE UNION COLLECTIVE BARGAINING AGREEMENTS (PUBLIC SECTOR CONTRACTS) AND REQUIRED SUPPORTING DOCUMENTS TO THE NEW JERSEY PUBLIC EMPLOYMENT RELATIONS COMMISSION (PERC).
- ITEM #18: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXECUTE THE LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL UNION 55 COLLECTIVE BARGAINING AGREEMENT FOR THE PURPOSE OF HIRING SKILLED LABORERS ON A TEMPORARY, AS NEEDED BASIS FOR CAPITAL FUND PROJECTS. **(VOTED SEPARATELY)**

**Adjournment**

There being no further business to come before the Board of Commissioners, the Vice-Chairman adjourn the Board of Commissioners meeting at 6:40 p.m. The Interim Executive Director then commenced the Reorganization meeting at 6:41 p.m. The "closed caucus" meeting was held after the regular board & reorganization meeting ended.

  
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Stephen Cea, Interim Executive Director  
Secretary to the Board