

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
MAY 5, 2021**

Attendees

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold 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
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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 6:00 p.m. on Wednesday, May 5, 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

No public participation

Items for Approval

The Chairman commenced 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. Commissioner Kitchens motion and Vice Chairwoman Abdullah second the motion following a roll call.

The Chairman requested a motion on Item #2, the April 7, 2021, regular board minutes, Commissioner Kitchens motion and Dublin second the motion following a roll call. He then requested a motion on Item #3, the April 7, 2021, "closed caucus" minutes, Commissioner Jones motion and Commissioner Dublin second the motion following a roll call. Chairman Mukherji and Commissioner Fuentes both abstain since they were not present at the April 7, 2021 Board of Commissioners' meeting.

The Chairman proceeded the meeting by requested a motion to place Items #4 thru Item #12 onto a consent agenda that was read for the record. Commissioner Kitchens made motion and Commissioner Jones seconded the motion. He then asked if there were any questions/or concerns with any of the following board items that were read onto the record. Commissioner Dublin wanted the record to reflect that he abstained on Item #7. The award of a contract to the City of Jersey City Department of Public Works to provide roll-off container service for various JCHA sites. Commissioner Fuentes wanted some clarity on Item #10, The resolution confirming authorization of JCHA entering into a loan agreement with Michael's Organization to loan the latter of \$88,646 of designated development funds to make repairs to three ACC units at Glennview I.

Executive Director Brady-Phillips stated that grant funds are designated for the property at Glennview by the City. There are a mix of apartments (tax credits) and ACC that need work so management is allowing Michaels to borrow against these grant funds so that they can remedy these apartments which were damaged and are impacting our vacancy rate. She then briefly had the Director of Development, Stephen Cea speak further on the matter. He stated that the money is set aside strictly for Glennview. It is designed as a note, so that the money has to come back to JCHA. It is basically

loaning them money for major repair(s) that they are not equipped to do. Michael's insurance company is suing the engineer for structural damage of the building. Michaels does not have the funds for catastrophic repairs, so the property is unrentable in its present condition. Currently, they have an open-end five-million dollar loan on the property that they have to pay JCHA back within ten years. Once concluded, Commissioner Fuentes was satisfied with his answer. Having no further questions/comments, the Chair requested a final motion on the consent agenda comprised of Items #4 thru #12. Commissioner Kitchens made the motion and Commissioner Dublin 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. There was a brief pause at 6:37 p.m. so that all the commissioners' can all go into closed caucus. Upon entering "closed caucus", the Chairman requested a final motion on "closed caucus" to discuss litigation, personnel matters and grant strategy to be held via online separately. Commissioner Jones made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call. Once "closed caucus" was concluded they all resume back to the regular board meeting.

The Chairman then turn the meeting over to Executive Director Vivian Brady-Phillips at 6:40 p.m. who commence the re-organization meeting by requesting a nomination for the election of the Board Chairperson. Commissioner Abdullah nominated Raj Mukherji and Commissioner Kitchens seconded the motion following a third from Commissioner Jones. The Executive Director ask if there were any other nominations? Being none she called the roll with Chairman Raj Mukherji abstaining. The Executive Director congratulated him and turn 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 Kitchens made a motion for Aneesah Abdullah and Commissioner Jones seconded the motion. With no further discussion and hearing no other nominations, the Chairman had the Executive Director call the roll on the renomination of Vice Chairwoman Abdullah congratulating her.

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. He then requested a motion to end the regular/re-organization meeting. Commissioner Fuentes made the motion and Vice Chairwoman Abdullah seconded the motion following a roll call of yes votes by all Commissioners. The regular/re-organization board of commissioners' meeting was then adjourned.

BOARD RESOLUTIONS – MAY 5, 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON APRIL 7, 2021.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON APRIL 7, 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 MAY 2021.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO SMAC CORPORATION FOR TUCK POINTING/BRICKWORK REPAIR AND MAINTENANCE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #6:** RESOLUTION RATIFYING THE ADOPTION OF FY2021 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE CITY OF JERSEY CITY DEPARTMENT OF PUBLIC WORKS TO PROVIDE ROLL-OFF CONTAINER SERVICE FOR THE REMOVAL AND DISPOSAL OF BULK DEBRIS FROM VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR LIFE STARTS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO ANDRENA INC., & STARRY INC., TO DEVELOP COMMUNITY WIFI INFRASTRUCTURE AT JCHA PUBLIC HOUSING DEVELOPMENTS AND OFFER AFFORDABLE HIGH-SPEED INTERNET SUBSCRIPTION SERVICES TO RESIDENTS.
- ITEM #10:** RESOLUTION CONFIRMING AUTHORIZATION OF THE JCHA TO ENTER INTO LOAN AGREEMENT WITH THE MICHAELS ORGANIZATION TO LOAN THE LATTER \$88,646 OF DESIGNATED DEVELOPMENT FUNDS TO MAKE NECESSARY REPAIRS TO THREE ACC UNITS AT GLENNVIEW I.
- ITEM #11:** 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 4/1/2020 - 3/31/2021.
- ITEM #12:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2020 - 3/31/2021.

JERSEY CITY HOUSING AUTHORITY, MAY 5, 2021

BOARD OF COMMISSIONERS ANNUAL REORGANIZATION MEETING

(IMMEDIATELY FOLLOWING THE REGULAR MEETING)

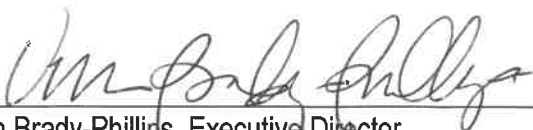
PLEASE NOTE: THE JERSEY CITY HOUSING BOARD OF COMMISSIONERS ANNUAL REORGANIZATION MEETING WILL BE HELD IMMEDIATELY FOLLOWING THE REGULAR MEETING ON WEDNESDAY, MAY 5, 2021 TO CONSIDER THE FOLLOWING AGENDA ITEMS:

AGENDA:

- ITEM #1:** NOMINATIONS FOR AND ELECTION OF BOARD CHAIRPERSON
- ITEM #2:** NOMINATIONS FOR AND ELECTION OF BOARD VICE-CHAIRPERSON

Adjournment

There being no further business to come before the Board of Commissioners, The Chairman adjourn the Board of Commissioners meeting at 7:00 p.m. "Closed Caucus" was held separately via online virtual at 6:37 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board