

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
APRIL 6, 2022**

Attendees

Chairman Raj Mukherji - ABSENT Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones - ABSENT Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin Commissioner Amy Herbold Mary Kate Serratili, 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, 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. Luz Santana, Director of Compliance Stephen Cea, Director of Development Allison Strobel, Chief of Staff Trena Hinton, Assistant Director of RECE
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Call to Order

Vice Chairwoman Aneesah Abdullah 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, April 6, 2022, via online/conference call. 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

Telissa Dowling – JCHA Employee - Section 8 – RECE

Items for Approval

The Vice Chair commence the meeting by asking the Executive Director Vivian Brady-Phillips to read all the resolutions first, once concluded she requested a motion to place Item #1, Resolution authorizing “closed caucus” at the conclusion of the agenda for the convenience of the public. Commissioner Dublin made the motion and Commissioner Kitchens second the motion following a roll call. The Executive Director requested a motion on Item #2, the March 2, 2022 “closed caucus board minutes”. Commissioner Dublin made the motion and Commissioner Fuentes seconded the motion following a roll call. She then continued with requesting a motion on Item #3, the March 2, 2022 “regular board minutes”. Vice Chair Abdullah made the motion and Commissioner Kitchens second the motion following a roll call. Chairman Mukherji and Commissioner Amy Herbold abstain, since both were absent at the March 2nd board of commissioners’ meeting.

The Vice Chair then proceeded the meeting by requesting a motion to place Items #4 thru 13 onto a consent agenda that were read for the record. Commissioner Dublin made the motion and Commissioner Kitchens seconded the motion. The Vice Chair 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 Chair requested a final motion on the consent agenda comprised of Items #3 thru 13. Vice Chair Abdullah made the motion and Commissioner Kitchens 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. Vice Chair requested a final motion on Item #1, “closed caucus” which was placed at the end of the board meeting. Vice Chair Abdullah made a motion and Commissioner Herbold seconded the motion, following a roll call. The Vice Chair stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight via online meeting. The regular board of commissioners’ meeting was then adjourned.

BOARD RESOLUTIONS – APRIL 6, 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 MARCH 2, 2022.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON MARCH 2, 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 APRIL 2022.
- ITEM #5:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING FOR EMERGENCY REPAIRS TO UNDERGROUND STEAM LINE FOR BUILDING 11 AT MARION GARDENS.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO APPLIANCE BROKERS LTD. FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & CO. TO PERFORM FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 04/01/2021-03/31/2022.
- ITEM #8:** 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 4/1/2021 - 3/31/2022.
- ITEM #9:** 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 4/1/2021 - 3/31/2022.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BGI RESOURCES INTL CORP. FOR THE MITIGATION OF LEAD BASED PAINT HAZARDS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #11:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO TROLLER ELECTRIC LLC FOR ELECTRICAL REPAIRS AND EMERGENCIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS.
- ITEM #12:** RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND HOUSING AUTHORITY SUPERVISORS' UNION (HASU) FOR THE FOUR-YEAR PERIOD OF APRIL 1, 2020, THROUGH MARCH 31, 2024.
- ITEM #13:** RESOLUTION MODIFYING JCHA PERSONNEL POLICIES FOR EXECUTIVE & CONFIDENTIAL EMPLOYEES BY ADOPTING THE BENEFITS, ANNUAL SALARY INCREASES, PAID LEAVES OF ABSENCES, UNPAID LEAVES OF ABSENCES AND VEHICLE REIMBURSEMENT OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE HOUSING AUTHORITY'S SUPERVISOR'S UNION (HASU) FOR THE PERIOD OF APRIL 1, 2020 TO MARCH 31, 2024.

Adjournment

There being no further business to come before the Board of Commissioners, The Vice Chairwoman adjourn the Board of Commissioners meeting at 6:24 p.m. "Closed Caucus" followed via online separate conference call.



Vivian Brady-Phillips, Executive Director
Secretary to the Board