

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
SEPTEMBER 6, 2023**

Attendees:

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Brenda Dawson – Conference Call Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold - ABSENT Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince Joseph Garcia, 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 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 Trena Hinton, Assistant Director of Rece
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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 6:13 p.m. on Wednesday, September 6, 2023, 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

Telissa Dowling, FSS/Section 8 Employee
Glenda Roberson, Resident Booker T. Washington
Monya Reydiyboym, Resident @ Paulus Hook

Items for Approval

The 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 Shawn Prince second the motion following a roll call with yes votes.

The Chairman requested a motion on Item #2, the August 16, 2023, “regular board minutes”. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following roll call of yes votes. However, it was noted on record that Chairman Raj Mukherji was not present at the August 16, 2023, board of commissioner’s meeting therefore he abstained on Item #2 the “regular board minutes”. Also, “closed caucus session” was not held on August 16, 2023, therefore, no resolution was submitted for approval.

The Chairman then proceeded by requesting a motion to place Items #3 thru 8 onto a consent agenda that were read for the record. Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince 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 and Vice Chairman Jeffrey Dublin made the motion and Commissioner Shawn Prince seconded the motion following a roll call of yes votes and the consent agenda was passed.

At that point, the Chairman stated that we have an emergency item that is being added to the agenda, but it is not new business, it is ratifying a prior action taken by the Board of Commissioners at the August meeting which was contingent upon receiving approval by the DCA as to the qualifications of Stephen Cea to serve as the Executive Director of the JCHA. Having now received the approval letter from State DCA effective August 18, 2023, the board will vote whether or not to ratify its prior action and formally appoint Stephen Cea, not as the interim, but as the Executive Director of the Jersey City Housing Authority pursuant to the terms of the agreement previously entered into and subject to.

At this point legal counsel would like to acknowledge that he will be presenting a memorializing resolution, appointing Stephen Cea for the position of JCHA Executive Director. At the last meeting if you recall, we did not appoint Stephen pending DCA approval. The DCA's approval was not received on time for the August 16th board of commissioner's meeting. The letter was received on August 17th however, legal counsel did not receive notice until August 18th. So legal counsel would like to make a resolution memorializing Stephen Cea as our permanent full-time Executive Director effective August 18, 2023. Chairman Raj Mukherji then stated that all in favor of this ratification resolution, which was not listed on the agenda but is not taking new action according to the public meetings act requirement. All in favor, say aye. Where upon, everyone had voted in favor yes.

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

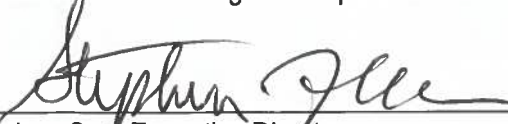
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. The Vice Chairman motion and Commissioner Shawn Prince seconded the motion whereupon, everyone voted in favor.

BOARD RESOLUTIONS – SEPTEMBER 6, 2023 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 SEPTEMBER 2023.
- ITEM #4:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSSTOWN PLUMBING SUPPLY INC. FOR THE FURNISHING & DELIVERY OF BOILERS FOR MARION GARDENS, HUDSON GARDENS AND BOOKER T. WASHINGTON APTS.
- ITEM #5:** RESOLUTION CONFIRMING AWARD TO MURRAY CONTRACTING LLC FOR EMERGENCY RESTORATION OF COLLAPSED ROOFING SOFFITS, FACIA, GUTTERS AND DOWNSPOUTS AT CURRIES WOODS.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO CENTRAL POLY BAG CORP FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA-OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING AWARD OF A 60 MONTH FAIR MARKET VALUE LEASE CONTRACT TO XEROX CORPORATION/STEWART BUSINESS SYSTEMS TO PROVIDE MULTI-FUNCTION PRODUCTS (MFPs) FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #9:** RESOLUTION MEMORIALIZING THE APPOINTMENT OF STEPHEN CEA AS THE JERSEY CITY HOUSING AUTHORITY'S EXECUTIVE DIRECTOR/SECRETARY EFFECTIVE AUGUST 18, 2023. **(WALK-IN POCKET)**

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 6:44 p.m. The "closed caucus" was held following the regular board meeting.



Stephen Cea, Executive Director
Secretary to the Board