

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
MAY 11, 2022**

**Attendees**

Chairman Raj Mukherji Vice-Chairwoman Aneesah Abdullah - <b>ABSENT</b> Commissioner Reginald Jones 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**

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 11, 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**

Telissa Dowling – JCHA Employee - Section 8 – RECE  
Barbara Wise – Resident- Curries Woods

**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. Commissioner Herbold made the motion and Commissioner Dublin second the motion following a roll call. The Chairman requested a motion on Item #2, the April 6, 2022 “closed caucus board minutes”. Commissioner Dublin made the motion and Commissioner Herbold seconded the motion following a roll call. He then continued with requesting a motion on Item #3, the April 6, 2022 “regular board minutes”. Commissioner Dublin made the motion and Commissioner Herbold second the motion following a roll call. Chairman Mukherji and Commissioner Reginald Jones abstain, since both were absent at the April 6 board of commissioners' meeting.

The Chairman then proceeded the meeting by requesting a motion to place Items # 4 thru 13 & 15 (item #14 withdrawn) onto a consent agenda that were read for the record. Commissioner Dublin made the motion and Commissioner Herbold seconded the motion. The 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 Chair requested a final motion on the consent agenda comprised of Items # 3 thru 13 & 15. Commissioner Fuentes 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. The Chairman requested a final motion on Item #1, “closed caucus” which was placed at the end of the board meeting. Commissioner Herbold made a motion and Commissioner Dublin seconded the motion, following a roll call. The Chair stated having no further questions, they will not be conducting any further business in the public portion of tonight meeting. The regular board of commissioners' meeting was then adjourned.

Once concluded with the regular board meeting, the Chairman then turn the meeting over to Executive Director Vivian Brady-Phillips at 6:45 p.m. who commence the re-organization meeting with a roll call and stating that the record should reflect that all Commissioners are present however, Vice Chairwoman Abdullah who the only one absent. She then requested a nomination for the election of the Board Chairperson. Commissioner Dublin nominated Raj Mukherji and Commissioner Herbold seconded the nomination. The Executive Director ask if there were any other nominations? Having no further nominations, she called the roll with Chairman Raj Mukherji abstaining. The 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 Fuentes nominated Commissioner Jeffrey Dublin and Commissioner Jones seconded the nomination. With no further discussion and having no other nominations, the Chairman had the Executive Director call the roll on the nomination of Vice Chairman Jeffrey Dublin congratulating him. Commissioner Jeffrey Dublin abstain.

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 re-organization meeting. Both Commissioner Dublin & Fuentes made the motion and both Commissioner Jones & Herbold seconded the motion following a roll call of yes votes by all Commissioners. The re-organization board of commissioners' meeting was then adjourned.

### **BOARD RESOLUTIONS – MAY 11, 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 APRIL 6, 2022.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON APRIL 6, 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 MAY 2022.
- ITEM #5:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CITY ELECTRIC SUPPLY LLC FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES FOR ALL JCHA DEVELOPMENTS "MONTHLY" FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #8:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR 30 VOUCHERS UNDER THE 811 MAINSTREAM PROGRAM.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO QUADIENT INC. FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS FOR A PERIOD OF FIVE (5) YEARS.

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- ITEM #10:** RESOLUTION CONFIRMING AN INCREASE TO THE YARDI SYSTEMS, INC. CONTRACT MAXIMUM FOR FURNISHING, INSTALLATION AND SUPPORTIVE SERVICES FOR YARDI RENT RELIEF SOFTWARE FOR THE JERSEY CITY HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORP. FOR ELEVATOR MODERNIZATION AT CURRIES WOODS 3 NEW HECKMAN DRIVE.
- ITEM #12:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO APEX DEVELOPMENT, MDW CONSTRUCTION SERVICES, AND SMAC CORP. FOR VACANT APARTMENT ALTERATIONS ON AN "AS-NEEDED" BASIS AT ARLINGTON GARDENS, 254 BERGEN AVENUE AND VARIOUS JCHA PUBLIC HOUSING SITES.
- ITEM #13:** RESOLUTION AUTHORIZING THE JCHA TO SUBMIT A SECTION 30 APPROVAL APPLICATION TO HUD FOR THE PROPOSED EPC AMENDMENT.
- ITEM #14:** RESOLUTION AUTHORIZING THE JCHA TO ENTER INTO AN AGREEMENT TO ACQUIRE THE OWNERSHIP INTERESTS IN GENESIS JERSEY CITY PARTNERS, LLC, THE SOLE OWNER OF WEBB APARTMENTS, SUBJECT TO NJHMFA APPROVAL OF THE ASSIGNMENT, HUD APPROVAL OF THE ACQUISITION, AND HUD'S APPROVAL TO CONVERT ELIGIBLE UNITS TO LOW-INCOME PUBLIC HOUSING UNITS PURSUANT TO JCHA'S FAIRCLOTH AUTHORITY. **(WITHDRAWN)**
- ITEM #15:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S SF-425 FORMS FOR 2020 CARES ACT SUPPLEMENTAL OPERATING FUNDS TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

**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. "Closed Caucus" was held separately during the regular board meeting. The Re-organization meeting followed at 6:45 p.m.



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Vivian Brady-Phillips, Executive Director  
Secretary to the Board