

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
JULY 7, 2021**

**Attendees**

Chairman Raj Mukherji - <b>ABSENT</b> Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes Commissioner Freddie Kitchens Commissioner Jeffrey Dublin - <b>ABSENT</b> Commissioner Amy Herbold Joseph Garcia, Legal Counsel – <b>ABSENT</b> Mary Kate Serratelli, 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 Eileen 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**

Vice Chairwoman Abdullah called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:06 p.m. on Wednesday, July 7, 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 on behalf of residents

**Items for Approval**

Vice Chairwoman commence by asking the Executive Director Vivian Brady-Phillips to read all the resolutions for her on tonight's agenda.

Once the Executive Director was done reading all the resolutions, the Vice Chairwoman requested a motion to place Item #1, Resolution authorizing "closed caucus" at the conclusion of the agenda for the convenience of the public. Commissioner Kitchens made the motion and Commissioner Fuentes second the motion following a roll call. The Vice Chairwoman requested a motion on Item #2, the June 2, 2021, regular board minutes, Vice Chairwoman made the motion and Commissioner Fuentes second the motion following a roll call.

The Vice Chairwoman proceeded the meeting by requesting a motion to place Items #3 thru Item #11 onto a consent agenda that were read by the Executive Director for the record on her behalf. Vice Chairwoman Abdullah made motion and Commissioner Fuentes seconded the motion. Vice Chairwoman then asked if there were any questions/or concerns with any of the following board items that were read onto the record.

Commissioner Kitchens had a question regarding Item #10 – Resolution authorizing the Jersey City Housing Authority to remove two (2) vacant residential units known as apartments #103 and #104 at Hudson Gardens from PIC, by filing a Di MINIMIS disposition application with HUD's Special Applications Center which was addressed by Executive Director Brady-Phillips. Upon conclusion, Commissioner Kitchens was content with her answer.

Having no further questions/comments, the Vice Chairwoman requested a final motion on the consent agenda comprised of Items #3 thru #11. Commissioner Kitchens made the motion and Commissioner Fuentes 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 Vice Chairwoman. Once concluded, Matters of Information was closed.

The Vice Chairwoman 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 seconded the motion. However, Vice Chairwoman & Executive Director Brady-Phillips stated that "closed caucus" will not be conducted after the regular board meeting.

The Vice Chairwoman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight via online meeting. She then requested a motion to end the regular meeting with all in favor by voice votes of yes by all Commissioners. The regular board of commissioners' meeting was then adjourned.

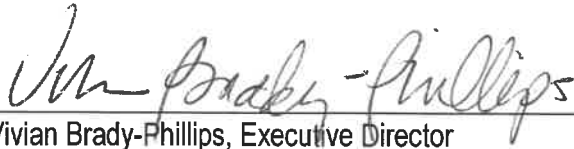
**BOARD RESOLUTIONS – JULY 7, 2021 REGULAR BOARD MEETING**

- 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 JUNE 2, 2021.
- 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 JULY 2021.
- ITEM #4:** RESOLUTION AUTHORIZING 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 YEAR.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC FOR THREE (3) YEARS MAINTENANCE OF JCHA VIDEO SURVEILLANCE SYSTEM (CCTV).
- ITEM #6:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & CO. TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2020 - 3/31/2021.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH COMCAST OF JERSEY CITY FOR MAINTENANCE AND UPGRADES TO EXISTING CABLE COMMUNICATION SYSTEMS AT ARLINGTON GARDENS, BERRY GARDENS AND 254 BERGEN AVENUE.
- ITEM #8:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO CLARKE CATON HINTZ, KITCHEN & ASSOCIATES, LAN ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND REMINGTON & VERNICK ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.
- ITEM #10:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO REMOVE TWO (2) VACANT RESIDENTIAL UNITS KNOWN AS APARTMENTS #103 AND #104 AT HUDSON GARDENS FROM PIC, BY FILING A DI MINIMIS DISPOSITION APPLICATION WITH HUD'S SPECIAL APPLICATIONS CENTER.

**ITEM #11: RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S 2022 CAPITAL FUND PROGRAM, ANNUAL CONTRIBUTIONS CONTRACT AMENDMENTS, AND CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.**

**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 not held.

A handwritten signature in cursive script, reading "Vivian Brady-Phillips", written over a horizontal line.

Vivian Brady-Phillips, Executive Director  
Secretary to the Board