

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY BOARD OF COMMISSIONERS MEETING MINUTES

JANUARY 11, 2023

Attendees:

Chairman Raj Mukherji
Vice-Chairman Jeffrey Dublin
Commissioner Hector Fuentes- **Virtual**
Commissioner Amy Herbold
Commissioner Elizabeth Phillips-Lorenzo
Commissioner Shawn Prince - **Virtual**
Mary Kate Serratelli, Legal Counsel
Vivian Brady-Phillips, 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.
Stephen Cea, Director of Development
Doreen Tucker, Director of Human Resources
Luz Santana, Director of Compliance
Allison Strobel, Chief of Staff - **ABSENT**
Trena Hinton, Assistant Director of Rece - **ABSENT**

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 6:07 p.m. on Wednesday, January 11, 2023, 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

There were two Public Participation
Phil Feintuch, JCHAEA Attorney
Telissa Dowling, FSS-Section 8 Employee

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. Commissioner Amy Herbold made the motion and Vice Chairman Jeffrey Dublin second the motion following a roll call with yes votes. The Chairman requested a motion on Item #2 the September 7, 2022, "closed caucus" minutes. Vice Chairman Jeffrey Dublin motion and Commissioner Amy Herbold second the motion following roll call of yes votes. However, both Commissioner Hector Fuentes & Elizabeth Phillips-Lorenzo abstain since they were not present at the September 7, 2022, board meeting. The Chairman requested a motion on Item #3 the December 20, 2022, "closed caucus" minutes. Commissioner Amy Herbold motion and Vice Chairman Jeffrey Dublin second the motion following roll call of yes votes. However, Chairman Raj Mukherji abstain. The Chairman requested a motion on Item #4 the September 7, 2022, regular board minutes. Vice Chairman Jeffrey Dublin made the motion and Commissioner Amy Herbold seconded the motion following roll call of yes votes. Both Commissioner Hector Fuentes & Elizabeth Phillips-Lorenzo abstain again since they were absent at the September 7th board meeting. The Chairman continue by requesting a motion Item #5 The December 20, 2022, regular board minutes. Vice Chairman Jeffrey made the motion and Commissioner Amy Herbold seconded the motion following roll call of yes votes. Chairman Raj Mukherji abstain since he was not present at the December 20, 2022, board meeting.

The Chairman then proceeded the meeting by requesting a motion to place Items #6 thru 15 onto a consent agenda that were read for the record. Commissioner Elizabeth Phillips-Lorenzo made the motion and Vice Chairman Jeffrey Dublin 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. Vice Chairman Jeffrey Dublin made the motion and Commissioner Amy Herbold seconded the motion following a roll call of yes votes and the consent agenda was passed.

It was noted for the record that Item #16 "Resolution authorizing and approving the termination of employee #U76001129 employment with JCHA" was open for discussion and to be voted on separately. Commissioner Amy Herbold made the motion and Vice Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes. However, Vice Chairman Jeffrey Dublin abstain in this matter.

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 motion on Item #1, "closed caucus" which was placed at the conclusion of the end of the regular board meeting. Commissioner Amy Herbold made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion following a roll call of yes votes.

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.

BOARD RESOLUTIONS – JANUARY 11, 2023 REGULAR BOARD MEETING

- ITEM #6:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2023.
- ITEM #7:** RESOLUTION CONFIRMING AN AWARD OF CONTRACT TO RESTORE CORE, INC. FOR EMERGENCY MOLD REMEDIATION AT MARION GARDENS BASEMENT BUILDING #10.
- ITEM #8:** RESOLUTION AUTHORIZING THE AMENDMENT EXECUTION OF A PROJECT BASED CONTRACT UNDER THE HOUSING CHOICE VOUCHER PROGRAM TO THE GRANDVIEW PERSERVATION LLC.
- ITEM #9:** RESOLUTION AUTHORIZING THE RENEWAL OF A MEMORANDUM OF UNDERSTANDING WITH GARDEN STATE EPISCOPAL (GSEDC) TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FINALLY HOME I & II PROJECTS.
- ITEM #10:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS.
- ITEM #11:** RESOLUTION APPROVING THE AMENDMENTS TO THE CERTIFICATE OF FUNDS TO JCHA'S 2021 CAPITAL FUND PROGRAM (CFP) AS PER THE US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) OBLIGATION REQUIREMENTS.
- ITEM #12:** RESOLUTION AUTHORIZING THE JCHA TO EXECUTE THE VITUS MEMORANDUM OF UNDERSTANDING AND FIRST AMENDMENT TO THE MIXED-FINANCE AMENDMENT TO THE CONSOLIDATED ANNUAL CONTRIBUTION CONTRACT.
- ITEM #13:** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY2023 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #14:** RESOLUTION APPROVING THE PROJECTED FISCAL YEAR 2023-2024 OPERATING BUDGET AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE FORM HUD 52574 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #15:** RESOLUTION CONFIRMING THE EXECUTION OF A DONATION AND RELEASE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND JAKO ENTERPRISES, LLC D/B/A SNIPES FOR DONATION OF A NEW COMPUTER LAB AT HUDSON GARDENS.

ITEM #16: "RESOLUTION AUTHORIZING AND APPROVING THE TERMINATION OF EMPLOYEE # U76001129 EMPLOYMENT WITH THE JCHA".

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 7:42 p.m. The "closed caucus" meeting was held after the regular board meeting ended.



Vivian Brady-Phillips, Executive Director
Secretary to the Board