

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
OCTOBER 5, 2022**

Attendees:

Chairman Raj Mukherji Vice-Chairman Jeffrey Dublin Commissioner Hector Fuentes Commissioner Amy Herbold - ABSENT Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince 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 - ABSENT Allison Strobel, Chief of Staff - ABSENT Trena Hinton, Assistant Director of Rece - ABSENT Ana Perez, Legal Counsel - 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 6:00 p.m. on Wednesday, October 5, 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

Public Participation – Telissa Dowling – FSS/Section 8 Employee

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 Hector Fuentes made the motion and Commissioner Shawn Prince second the motion following a roll call with yes votes. The Chairman requested to withdraw Item #2 & Item #4, the September 7, 2022 “closed caucus minutes” & the “regular board minutes” because both Commissioner Hector Fuentes & Elizabeth Phillips-Lorenzo were absent at the September 7, 2022, board meeting and Commissioner Amy Herbold was not present at this meeting, therefore, we did not have enough votes to approve the September 7th regular/closed caucus minutes. The Chairman requested a motion on Item # 3, the August 3, 2022, “closed caucus minutes”, Vice Chairman Jeffrey Dublin made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion following roll call of yes votes. The Chairman continued to request a motion on Item #5, the August 3, 2022, “regular board minutes”, Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion following a roll call.

The Chairman then proceeded the meeting by requesting a motion to place Items # 6 thru 24 onto a consent agenda that were read for the record. Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion. 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 comprised of Items # 6 thru 24. Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion. Having no further discussion, the roll was call 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 motion on “closed caucus” which was placed at the conclusion of the end of the regular board meeting. Commissioner Hector Fuentes motion and Commissioner Shawn Prince 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. The regular board of commissioners' meeting was then adjourned.

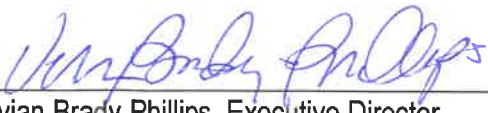
BOARD RESOLUTIONS – OCTOBER 5, 2022 REGULAR BOARD MEETING

- 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 SEPTEMBER 7, 2022. (WITHDRAWN)
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 3, 2022.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 7, 2022. (WITHDRAWN)
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 3, 2022.
- 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 OCTOBER 2022.
- ITEM #7:** RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2023 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SCIENTIFIC WATER CONDITIONING CO., INC. FOR BOILER CHEMICAL WATER TREATMENT FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE INSPECTION, CERTIFICATION, REPAIR AND MAINTENANCE "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #11:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MILLER & CHITTY CORPORATION FOR EMERGENCY SUPPLY OF MAKE-UP TANKS FOR BOILERS AT HUDSON GARDENS.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR REPAIR TO RETAINING WALL AT CURRIES WOODS CRC BUILDING.
- ITEM #13:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY JCHA TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.

- ITEM #14:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #15:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #16:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GLOBAL MONTELLO GROUP CORP FOR FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #17:** RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S SF-425 FORMS FOR 2020 CARES ACT TO THE OFFICE OF HOUSING VOUCHER PROGRAMS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #18:** RESOLUTION CERTIFYING JCHA AUDIT FYE 3-31-2021.
- ITEM #19:** RESOLUTION CERTIFYING ARLINGTON GARDENS AUDIT FYE 3-31-2021.
- ITEM #20:** RESOLUTION CERTIFYING 254 BERGEN AVE AUDIT FYE 3-31-2021.
- ITEM #21:** RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.
- ITEM #22:** RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS' CLUBS OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.
- ITEM #23:** RESOLUTION AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT FOR THE CITY OF THE JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.
- ITEM #24:** RESOLUTION CONFIRMING APPROVAL OF SETTLEMENT AGREEMENT RE: DENNISON VS. JERSEY CITY HOUSING AUTHORITY ET AL.

Adjournment

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 6:20 p.m. The "closed caucus" meeting was held at 6:25 p.m.



Vivian Brady-Phillips, Executive Director
Secretary to the Board