

AGENDA ITEM#	3
BOARD MEETING DATE	5-5-2021

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON APRIL 2021**

**WHEREAS**, the Board of Commissioners held a Regular Board of Commissioners Meeting on April 7, 2021; and,

**WHEREAS**, the minutes of the Meeting must be presented to the Board of Commissioners for approval; and

**WHEREAS**, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the April 7, 2021 Board of Commissioners Regular Meeting are approved.

**DATED: May 5, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes						✓
A. Herbold			✓			
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji						✓

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of May 5, 2021 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

S E A L

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

**Attendees**

Chairman Raj Mukherji - <b>ABSENT</b> Vice-Chairwoman Aneesah Abdullah Commissioner Reginald Jones Commissioner Hector Fuentes – <b>ABSENT</b> Commissioner Freddie Kitchens Commissioner Jeffrey Dublin – <b>LATE ARRIVAL</b> Commissioner Amy Herbold Joseph Garcia, 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 Eilleen 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 6:00 p.m. on Wednesday, April 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

**Items for Approval**

The Vice Chairwoman ask Executive Director Brady-Phillips to read all the resolutions. Once completed she then commenced 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 Kitchens motion and Commissioner Jones second the motion following a roll call.

The Vice Chairwoman requested a motion on Item #2, the March 3, 2021, regular board minutes, Commissioner Jones motion and Vice Chair Abdullah second the motion following a roll call. She then requested a motion on Item #3, the March 3, 2021, “closed caucus” minutes, Commissioner Kitchens motion and Commissioner Jones second the motion following a roll call. There was a brief pause, then the executive director announced/noted to the stenographer that Commissioner Dublin had join the meeting, at which time Commissioner Dublin wanted the record to reflect that he wanted to register his yes vote on Items # 1, 2 & 3. The Vice Chair continued with Item #4, the March 17, 2021 special board minutes. Commissioner Kitchens made the motion and Commissioner Jones seconded the motion with all in favor with yes votes.

The Vice Chairwoman proceeded with the meeting by requesting a motion to place Items #5 thru Item #11 onto a consent agenda that was read for the record. The Vice Chairwoman motion and Commissioner Jones seconded the motion. She 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 Vice Chair requested a final motion on the consent agenda comprised of Items #5 thru #11. Commissioner Jones made the motion and Vice Chairwoman Abdullah 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 proceeded with a final motion on "closed caucus" which was placed at the end of the agenda to be held via online separate after the regular meeting. Vice Chairwoman Abdullah made the motion and Commissioner Jones seconded the motion following a roll call.

The Vice Chairwoman stated having no further questions, the regular board meeting will end/close. Therefore, 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 meeting in which Commissioner Jones seconded the motion following a roll call of yes votes by all Commissioners. The regular board of commissioners' meeting was then adjourned.

## **BOARD RESOLUTIONS – APRIL 7, 2021**

- 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 MARCH 3, 2021.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON MARCH 3, 2021.
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BOARD MINUTES OF THE SPECIAL BOARD OF COMMISSIONERS MEETING HELD ON MARCH 17, 2021.
- ITEM #5:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF APRIL 2021.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DYNATOUCH INTERACTIVE TECHNOLOGIES FOR FURNISHING, INSTALLATION AND SUPPORTIVE SERVICES FOR FOUR (4) PREMIUM PHA ONESTOP KIOSK FOR THE JERSEY CITY HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY CONTRACT TO POW/R/SAVE FOR MITIGATION OF LEAD BASED PAINT HAZARDS AT VARIOUS JERSEY CITY HOUSING DEVELOPMENTS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO YARDI SYSTEMS, INC. FOR FURNISHINGS, INSTALLATION AND SUPPORTIVE SERVICES FOR YARDI RENT RELIEF SOFTWARE FOR THE JERSEY CITY HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM.
- ITEM #9:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HON COMPANY C/O W.B. MASON FOR FURNISHING AND INSTALLATION OF FURNITURE FOR THE NEWLY RENOVATED LOBBY, APPLICANT SELECTION OFFICE AND SECTION 8 OFFICE LOCATED AT THE JCHA MAIN OFFICE BUILDING.
- ITEM #10:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT TO SUBSCRIBE TO HARTZ COMMUNITY SOLAR PROJECTS FOR VARIOUS JERSEY CITY HOUSING DEVELOPMENTS.
- ITEM #11:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AMEND THE HOLLAND GARDENS' REVITALIZATION VISION TO INCLUDE AN AFFORDABLE HOME OWNERSHIP COMPONENT, PUBLIC LIBRARY WITH COMMUNITY SPACE AND JCHA RECE DEPARTMENT OFFICE, AND A COMMERCIAL RETAIL SPACE.

**Adjournment**

There being no further business to come before the Board of Commissioners, The Vice Chairwoman adjourn the Board of Commissioners meeting at 6:32 p.m. "Closed Caucus" was held via online virtual following the regular board meeting.

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

Vivian Brady-Phillips, Executive Director  
Secretary to the Board