

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

November 6, 2024

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold – Via Conference Call Commissioner Jennifer Moore – ABSENT Commissioner Charles Mullins Joseph Garcia, Esq., Legal Counsel Stephen Cea, 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 - ABSENT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Doreen Tucker, Director of Human Resources Luz Santana, Director of Compliance - ABSENT Trena Hinton, Director of Rece Sandy Santos Garcia, Director of Development – ABSENT Elizabeth Phillips-Lorenzo, Chief of Staff
---	---

Call to Order

Chairman Jeffrey Dublin 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, November 6, 2024, in person. Executive Director Stephen Cea acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted. The executive director announced a new Commissioner, Charles Mullins who was appointed by the Mayor of the City of Jersey City. Mr. Mullins is to be sworn in at this meeting by Legal Counsel, Joseph Garcia.

Public/Guest Participation

Keesha Parks, Housing Choice Voucher Program resident - graduate from FSS program
Dianet Colon, Housing Choice Voucher Program resident - graduate from FSS program
Terri Rodgers, Curries Woods Resident – rescinded to speak
Moya Reydiboym, Resident @ Paulus Hook

Items for Approval

The Chairman requested that the Executive Director read the resolutions on tonight's agenda.

The executive director requested a motion on Item #1, Resolution authorizing a “closed caucus” regarding personnel matters & litigation to not discuss or place at the end of the meeting. Vice Chairman Shawn Prince made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes.

The executive director then requested a motion on Item #2, the “regular board minutes” held on October 2, 2024. Vice Chairman Shawn Prince made the motion and Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes. However, Commissioner Charles Mullins abstained, since he was not sworn in as commissioner at our October 2nd board of commissioner's meeting.

The executive director then proceeded by requesting a motion to place Items #3 through #21 (item 21 being a walk in resolution) onto a consent agenda that he read for the record. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince seconded the motion following roll call of yes votes. The executive director 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 executive director requested a final motion on the consent agenda in which Vice Chairman Shawn Prince made the motion and Commissioner Charles Mullins seconded the motion with all in favor of yes votes. However, Chairman Jeffrey Dublin abstained on Item #14 – Award of Contract to Sobel, Han & Cannon for legal services for tenancy counsel. The consent agenda was then passed.

Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information ended.

Chairman Jeffrey Dublin made a motion to end the regular board meeting at which time all commissioners agreed to with a yes vote.

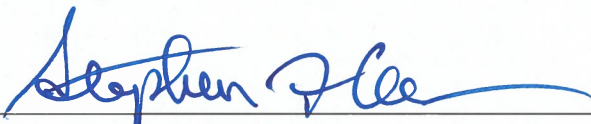
BOARD RESOLUTIONS – NOVEMBER 6, 2024 REGULAR BOARD MEETING

- 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 NOVEMBER 2024.
- ITEM #4: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES “AS NEEDED” FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR PERIOD.
- ITEM #5: RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REPLACEMENT OF WATER SERVICE TO BUILDING AND REPAIR OF ALL CORRODED PIPING FOR THE FIRE DETECTION SYSTEM AT THOMAS J. STEWART APARTMENTS.
- ITEM #6: RESOLUTION AUTHORIZING AN AMENDMENT TO THE JERSEY CITY HOUSING AUTHORITY CAPITAL FUND PROGRAM “CFP” TO INCLUDE THE ACQUISITION OF VEHICLES AND AUTHORIZING THE AWARD OF A CONTRACT TO LEGACY BROTHERS, INC. FOR THE PURCHASE OF TWO (2) GMC3500 TRUCKS AND THREE (3) FORD ESCAPE HYBRID VEHICLES.
- ITEM #7: RESOLUTIONS CONFIRMING THE AWARD OF A CONTRACT TO MILLER & CHITTY COMPANY, INC. FOR THE FURNISHING AND DELIVERY OF A VACUUM CONDENSATE TANK FOR BUILDING #2 AT HUDSON GARDENS.
- ITEM #8: 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 TWO (2) YEARS.
- ITEM #9: RESOLUTION AUTHORIZING AN AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #10: RESOLUTION AUTHORIZING APPROVAL OF AMENDMENTS TO THE JCHA’S 2024 AGENCY PLAN PURSUANT TO THE HOUSING OPPORTUNITY THROUGH THE MODERNIZATION ACT OF 2016.
- ITEM #11: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO SERVICE AS THE CONTRACT ADMINSTRATOR FOR A DEVELOPMENT CALLED KINGSBURY TOWERS IN TRENTON, NEW JERSEY.
- ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, 2) RAINONE, COUGHLIN, MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #13: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PPLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #14: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL.

- ITEM #15: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #16: RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE.
- ITEM #17: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO AEGIS SECURITY FOR SECURITY GUARD SERVICES FOR UNARMED SECURITY GUARD SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR ADDITIONAL TWO (2) ONE YEAR INCREMENTS.
- ITEM #18: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.
- ITEM #19: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RUDERMAN & ROTH, LLC, 2) RAINONE COUGHLIN MINCHELLO, AND 3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #20: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD ASSET IQ AND PROCURE TO PAY SERVICE ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #21: RESOLUTION AUTHORIZING TO INCLUDE VEHICLE PURCHASES IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021-2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). (WALK-IN)

Adjournment

There being no further business to come before the Board of Commissioners, the executive director asked the chairman to adjourn the Board of Commissioners regular meeting at 6:30 p.m. "Closed Caucus" was conducted after.



Stephen Cea, Executive Director
Secretary to the Board