

AGENDA ITEM #	1
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING A CLOSED CAUCUS  
REGARDING PERSONNEL MATTERS, LITIGATION  
AND STRATEGY**

**WHEREAS**, matters pertaining to the above may be discussed by the Board of Commissioners in a Closed Caucus; and,

**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes		✓	✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	2
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE APRIL 5, 2023 CLOSED CAUCUS MINUTES OF  
THE BOARD OF COMMISSIONERS.**

**WHEREAS**, the Board of Commissioners held a Board of Commissioners Meeting on April 5, 2023; and,

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

**WHEREAS**, the close caucus 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 close caucus minutes of the April 5, 2023, Board of Commissioners Meeting are approved.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes			✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	3
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON APRIL 5, 2023.**

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on April 5, 2023; 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 5, 2023, Board of Commissioners Meeting are approved.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓			✓	
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	4
BOARD MEETING DATE	5/8/2023

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF MAY 2023**

WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of May 2023.

Dated: May 8, 2023

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince			✓			
J. Dublin			✓			
R. Mukherji					✓	

I hereby certify that the herein above 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 8, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE ADOPTION AND  
SUBMISSION OF THE SECTION EIGHT  
MANAGEMENT ASSESSMENT PROGRAM (SEMAP)  
CERTIFICATION TO THE DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, the JCHA administers a Housing Choice Voucher (Section Eight) Program with a \$56 Million annual budget that provides rental assistance to over 5,000 families, senior citizens and persons with disabilities; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to objectively measure Housing Authorities' annual performance in key Housing Choice Voucher (Section 8) Program areas; and

**WHEREAS**, SEMAP stipulates that Housing Authorities must compile and certify data related to the operation and performance of their Housing Choice Voucher (Section 8) Program in accordance with Federal Regulation (24 CFR 985.1); and

**WHEREAS**, the JCHA performed a SEMAP review and quality control audit for the period of April 1, 2022 through March 31, 2023, and based on this review, the JCHA anticipates it will receive a score of 97%, which results in a High Performer rating and the JCHA has received High Performer rating since 2007; and

**WHEREAS**, in accordance with NOTICE PIH 98-50, SEMAP "Final Rule," the required certification for the end of the Fiscal Year, March 31, 2023 was completed by the JCHA Housing Choice Voucher (Section 8) Program and is herein attached; and

Resolution Authorizing the Adoption and Submission  
of the Section Eight Management Assessment Program  
(SEMAP) Certification to the U.S. Department of  
Housing & Urban Development  
- Page 2 -

**WHEREAS**, the certification will be electronically submitted to HUD within sixty  
(60) days after the end of the Fiscal Year, i.e., May 30<sup>th</sup>, 2023

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners  
authorize the submission of the Section Eight Management Assessment Program (SEMAP)  
Certification to the U.S. Department of Housing and Urban Development, subject to HUD  
review and approval.

**Dated: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
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Stephen Cea  
Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	6
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TUB KLAS CLASS CORPORATRION FOR BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, the JCHA has deemed it necessary to public bid for bathroom/bathtub reglazing and/or resurfacing of bathtubs "as needed" at all JCHA owned developments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on February 22,2023 less than three (3) bids were received (contract was rebid) and on March 22, 2023, a total of two (2) bid packages were received for award consideration as follows:

- Tub Klass, LLC, Clifton, NJ
- MIR Refinish, LLC, Park Ridge, NJ

**WHEREAS**, it was determined that TubKlass Corporation was the lowest bidder with a total cost of \$360.00 per bathtub and:

**WHEREAS**, Tub Klass Corporation has performed this service satisfactorily for the JCHA in the past; and

**WHEREAS**, availability of funds has been established.



**RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TUB KLOSS CORPORATION FOR BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS**

Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Tub Kloss Corporation 163 Sargent Ave Clifton, New Jersey 07013 in an amount not to exceed thirty-six thousand dollars (\$36,000) for bathroom/bathtub reglazing and/or resurfacing of bathtubs "as needed" at all JCHA owned developments for a period of (2) two years with an option for an additional (2) two years.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson					✓	
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	5/8/2023

**RESOLUTION CONFIRMING THE JERSEY CITY HOUSING AUTHORITY'S COMMITMENT TO RISK MANAGEMENT AT ALL JERSEY CITY HOUSING AUTHORITY DEVELOPMENTS**

**WHEREAS**, in 2011 the JCHA established a Risk Control committee to respond to health and safety issues for JCHA residents, staff, visitors and properties in compliance with the five (5) standards of HAIG's Risk Control Dividend Program; and

**WHEREAS**, the Risk Control committee has successfully implemented health and safety policies, procedures and training which has resulted in several benefits for JCHA residents and staff as well as earning the designation of Outstanding Risk program; and

**WHEREAS**, it is necessary and prudent to submit a resolution and statement confirming the JCHA's commitment to Risk Management every five (5) years thereafter (attached); and

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the JCHA's commitment to its Risk Program which was established to provide the highest level of health and safety policies, procedures and training for JCHA residents, staff, visitors and at all JCHA owned developments.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓		✓	
H. Fuentes			✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince			✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	8
BOARD MEETING DATE	5/8/2023

**RESOLUTION RE-AUTHORIZING THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2023 THROUGH MARCH 31, 2024**

**WHEREAS**, the JCHA Procurement Policy provides various methods and procedures to assure that materials, equipment and services are procured efficiently and effectively and in full compliance with applicable Federal standards, HUD regulations and State laws; and

**WHEREAS**, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11) requires the JCHA Board of Commissioners to re-authorize the JCHA’s Qualified Purchasing Agent annually to utilize these procurement methods as follows:

- (I) Award contracts based on the “Consolidated List of Purchase Categories” appended to this Resolution, in aggregate yearly amounts of \$44,000.00, however, below the statutory bid threshold of \$17,500.00, as provided by the new Pay to Play Law N.J.S.A.19:44A-20.5; and
- (II) Award contracts valued at or below 15% of the statutory bid threshold, or \$6,600.00, from one (1) or more qualified sources, as provided by N.J.S.A 40A:11-6.1(c); and
- (III) Negotiate contract prices for contracts where all bids have been rejected or no bids received on at least two prior occasions, subject to a later 2/3 majority resolution authorizing award of the contract, as provided by N.J.S.A 40A:11-5(3)(i-iii); and
- (IV) Dispose of personal property by public sale as provided for by N.J.S.A.40A:11-36 including the use of online auctions i.e. Govdeals.com.

Resolution Re: Purchasing Agent To Utilize Various Procurement Methods  
 Adopted In Accordance With New Jersey Local Public Contracts Law For  
 The Period Of 4/1/2023 thru 3/31/2024

**-Page 2-**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA Qualified Purchasing Agent to utilize the above referenced procurement methods and procedures in accordance with New Jersey Local Public Contracts Law for the period of April 1, 2023 through March 31, 2024.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	9
BOARD MEETING DATE	5/8/2023

**RESOLUTION CONFIRMING AN INCREASE TO  
THE CONTRACT MAXIMUM TO BGI  
RESOURCES INTL CORP. FOR THE MITIGATION  
OF LEAD BASED PAINT HAZARDS FOR  
VARIOUS JCHA OWNED DEVELOPMENTS**

**WHEREAS**, the JCHA awarded contract #101562 on April 6, 2022 to BGI Resources International, Corp. for the mitigation of Lead Based Paint Hazards “as needed” for various JCHA developments not to exceed three hundred twenty five thousand dollars (\$325,000.00) for a period of one (1) year with an option for an additional one (1) year.

**WHEREAS**, the JCHA is responsible for the health and safety of our residents, staff and facilities in our Public Housing and Housing Choice Voucher (Section 8) programs; and

**WHEREAS**, the term option year was taken in January 2023; and

**WHEREAS**, the above said service will require additional funds to complete the mitigation of the Lead Based Paint Hazard services; and

**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms an increase to the contract #101562 maximum to BGI Resources Intl. Corporation, 205 Barclay Pavilion W., Route 10 East, Cherry Hill, NJ 08034 for the mitigation of Lead Based Paint hazards in the amount of seventy-eight thousand dollars (\$78,000.00)

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince			✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	10
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR WELDING SERVICES “AS NEEDED” AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS**

**WHEREAS**, the JCHA has deemed it necessary to public bid for welding services at all JCHA owned developments; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on February 22, 2023, less than three (3) bids were received (contract was rebid) and on March 22, 2023 a sole bid package was received for award consideration; and

**WHEREAS**, Superior Welding Company was the sole responsible bidder with a combined hourly rate of:

- Mechanic Hourly Rate \$130.00
- Mechanic Helper Hourly Rate \$110.00
- Total Combined Hourly Rate \$240.00; and

**WHEREAS**, Superior Welding Company has performed this service satisfactorily for the JCHA in the past and a maximum contract expenditure of eighty thousand dollars (\$80,000.00) for a two (2) year period or forty thousand (\$40,000.00 per year) “as needed” is set for this contract; and

**WHEREAS**, availability of funds has been established.

RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR WELDING SERVICES "AS NEEDED" AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS

Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Superior Welding Company, 97 Elliot Street, Avenel, New Jersey 07001 with a combined hourly rate of two hundred and forty dollars (\$240.00) for an amount not to exceed eighty thousand dollars for a two (2) year period or (\$40,000.00 per year) for welding services "as needed" at all JCHA owned developments for a period of two years with an option for an additional two years.

**DATED: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

Stephen Cea  
Interim Executive Director/Secretary

**S E A L**



AGENDA  
ITEM# 11  
BOARD  
MEETING  
DATE 5/8/2023

**RESOLUTION CONFIRMING THE ACCEPTANCE OF AN AWARD FROM THE FEDERAL COMMUNICATIONS COMMISSION FOR ITS AFFORDABLE CONNECTIVITY OUTREACH GRANT PROGRAM**

WHEREAS, on April 10, 2023, the Jersey City Housing Authority (JCHA) received notification (attached) from the Federal Communications Commission (FCC) of an award under the FCC’s Affordable Connectivity Outreach (ACP) Grant Program in the amount of \$497,514.00; and

WHEREAS, FCC award #ACOGP2340015-00 provides funding to the JCHA under two pilot programs, the Your Home, Your Internet pilot and the Navigator Pilot Program, both of which fund ACP outreach activities and direct application support to eligible households including federally assisted households for a period of one year; and

WHEREAS, the JCHA’s successful proposal to the FCC for these funds includes hiring a full-time ACP Outreach Coordinator and 12 part-time Digital Navigators to conduct such activities across Jersey City in collaboration with 20+ existing partners, with supervision provided by JCHA’s RECE staff and training provided by our nonprofit partner EveryoneOn (program budget and narrative attached); and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby confirms that the Interim Executive Director accepted FCC award #ACOGP2340015-00 on April 28, 2023, which authorizes this funding for the ACP Outreach Grant Program.

**Dated: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson					✓	
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
R. Mukherji					✓	

I hereby certify that the above 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 8, 2023, in the presence of a legally binding quorum.



Stephen Cea  
Interim Executive Director/Secretary

**S E A L**



AGENDA ITEM#	12
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2022 - 3/31/2023.**

**WHEREAS**, 254 Bergen Avenue is an affordable housing development of 36 units and is financed with a mortgage through the New Jersey Housing & Mortgage Finance Agency ("NJHMFA"); and

**WHEREAS**, the Jersey City Housing Authority ("JCHA") is required by the NJHMFA to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

**WHEREAS**, the next scheduled audit period for 254 Bergen Avenue will be for Fiscal Year Ending 03/31/2023; and

**WHEREAS**, the JCHA advertised a Request For Proposal ("RFP") and one (1) firm submitted responsive proposal as follow:

Polcari & Company, 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470; and

**WHEREAS**, the sole responsive proposal will be review and rank in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and

**WHEREAS**, as a result of the review and evaluation process Polcari & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2022 - 3/31/2023.  
PAGE 2**

**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2023 Fiscal and Compliance Audit be awarded to Polcari & Company, 2035 Hamburg Tnpk., Unit H, Wayne, NJ 07470, in the amount of Seven Thousand Five Hundred Dollars (\$7,500.00) subject to General Counsel opinion and NJHMFA approval.

**DATED: May 08, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTENTION</b>
B. Dawson			✓		✓	
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	13
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2022 - 3/31/2023.**

**WHEREAS**, Arlington Gardens is an affordable housing development of 90 units and is financed with a mortgage through The Community Preservation Corporation ("CPC"); and

**WHEREAS**, the Jersey City Housing Authority ("JCHA") is required by the CPC to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

**WHEREAS**, the next scheduled audit period for Arlington Gardens will be for Fiscal Year Ending 03/31/2023; and

**WHEREAS**, the JCHA advertised a Request For Proposal ("RFP") and One (1) firm submitted responsive proposal as follow:

Polcari & Company, 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470; and

**WHEREAS**, the sole responsive proposal will be review and rank in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and

**WHEREAS**, as a result of the review and evaluation process Polcari & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

**WHEREAS**, availability of funds has been established:

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO  
POLCARI & COMPANY TO PERFORM A FISCAL AND  
COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION  
CORPORATION #4138, ARLINGTON GARDENS, FOR THE  
PERIOD OF 4/1/2022 - 3/31/2023.  
PAGE 2**

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2023 Fiscal and Compliance Audit be awarded to Polcari & Company, 2035 Hamburg Tnpk., Unit H, Wayne, NJ 07470, in the amount of Seven Thousand Five Hundred Dollars (\$7,500.00) subject to General Counsel opinion.

**DATED: May 08, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTENTION</b>
B. Dawson		✓			✓	
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
**Stephen Cea**  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	14
BOARD MEETING DATE	5/8/2023

**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 4/1/2022 – 3/31/2023**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required by the Department of Housing & Urban Development (HUD) to conduct an independent annual financial and compliance audit in accordance with the U.S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions, the Single Audit Act of 1966, HUD Handbook 7476.1, Audits of Public Housing Agencies, the Provisions of OMB Super Circular or Omni Circular (which supersede requirements from OMB Circulars A-21, A-87, A-110, A-122, A-89, A-102 and A-133; and the guidance in Circular A-50 on Single Audit Act follow-up, and HUD Notice PIH 96-32, Compliance Supplement for Annual audits of Public Housing Agencies; and

**WHEREAS**, the JCHA is also required by the State of New Jersey's Local Authorities Fiscal Control Law (40A:5A-15 & 16), and the New Jersey administrative Code (5:31-7.6 to 7.9) to contract for an independent annual audit of JCHA programs; and

**WHEREAS**, the next scheduled audit period is for the Fiscal Year Ending March 31, 2023; and

**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners that a contract to perform the Fiscal Year '23 Fiscal and Compliance Audit be awarded to Polcari & Co., 2035 Hamburg Tnpk., Unit H, Wayne, New Jersey 07470, in the amount of Thirty-Five Thousand Four Hundred Dollars (\$35,400.00) subject to General Counsel opinion.

**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 4/1/2022 – 3/31/2023  
 PAGE 2**

**DATED: May 8, 2023**

<b>Commissioner</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson		✓			✓	
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	15
BOARD MEETING DATE	5/8/2023

**RESOLUTION APPROVING THE OPENING OF TWO (2) NEW BANK ACCOUNTS FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE FSS PUBLIC HOUSING AND MAINSTREAM PROGRAMS .**

**WHEREAS**, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

**WHEREAS**, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, Other Federal ERA, Emergency Housing Voucher (EHV), and FSS Forfeitures bank accounts at Provident Bank; and

**WHEREAS**, the new bank accounts will be used based on the following title:

FSS PUBLIC HOUSING  
MAINSTREAM PROGRAM

**WHEREAS**, the bank requires new signature cards to add signatories to this two (2) new accounts; and

**WHEREAS**, the following officials in their capacity shall be designated as authorized check signers:

Raj Mukherji, Chairperson  
Stephen Cea, Interim Executive Director/Secretary  
Arlyn Agustin, Chief Financial Officer



**RESOLUTION APPROVING THE OPENING OF TWO (2) NEW BANK ACCOUNTS FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE FSS PUBLIC HOUSING AND MAINSTREAM PROGRAMS.**

Page2

**NOW THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners approves the opening of Two (2) new bank accounts with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

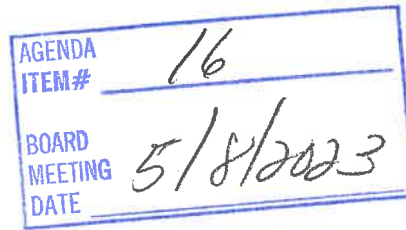
**Dated: May 08, 2023**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
<b>B. Dawson</b>					✓	
<b>H. Fuentes</b>		✓	✓			
<b>A. Herbold</b>					✓	
<b>E. Phillips-Lorenzo</b>	✓		✓			
<b>S. Prince</b>			✓			
<b>J. Dublin</b>			✓			
<b>R. Mukherji</b>					✓	

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 08, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE JCHA TO ACCEPT AN AMENDED AWARD OF \$300,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CV HOUSING NAVIGATION PROGRAM FUNDS FOR HOUSING NAVIGATION SERVICES RENDERED IN SUPPORT OF THE CITY'S EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM**

**WHEREAS,** The City of Jersey has been awarded Community Development Block Grant under the Coronavirus Aid, Relief and Economic Security (CARES) and the City's Division of Community Development developed a Housing Navigation program to enhance its Emergency Solutions Grant (ESG) program to address the needs of homeless individuals and to help them obtain permanent housing after experiencing a housing crisis and/or homelessness;

**WHEREAS,** The Division of Community Development for the City of Jersey City awarded the Jersey City Housing Authority an anticipated \$250,000 in January 2021;

**WHEREAS,** The Division of Community Development for the City of Jersey City recommends to amend the Jersey City Housing Authority \$250,000 award to \$300,000 in order for the Jersey City Housing Authority to grant the York St Program \$50,000 of the CDBG –CV Housing Navigation Funds for housing navigation services rendered; and

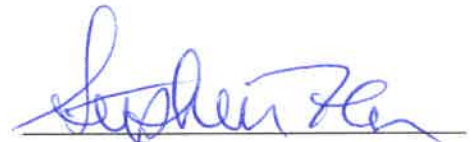
**WHEREAS,** the funding award of \$300,000 is anticipated to be paid by the City of Jersey City after the JCHA Board May 2023 meeting. Also, the Jersey City Housing Authority and York Street has a Memorandum of Understanding;

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into a grant agreement with the City of Jersey City to receive a \$300,000 payment for housing navigation services rendered by the Jersey City Housing Authority (\$250,000) and York St (\$50,000), including landlord liaison and HQS inspections.

**Dated: May 8, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓		✓	
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.



**Stephen Cea**  
Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	17
BOARD MEETING DATE	5/8/2023

**RESOLUTION CONFIRMING JERSEY CITY HOUSING AUTHORITY SUBMISSION OF THE UNION COLLECTIVE BARGAINING AGREEMENTS (PUBLIC SECTOR CONTRACTS) AND REQUIRED SUPPORTING DOCUMENTS TO THE NEW JERSEY PUBLIC EMPLOYMENT RELATIONS COMMISSION (PERC)**

**WHEREAS**, the State of New Jersey Public Employment Relations Commission’s (PERC) Notice to Public Employers regarding Public Sector Contracts as per N.J.S.A. 34:13A-8.2 that “public employers shall file with the commission a copy of any contracts negotiated with public employee representatives following consummation of negotiations.” This requirement applies to all public sector employers;

**WHEREAS**, an electronic, signed and dated copy, completed with certification, along with a Microsoft Word version of all past and current contracts for each bargaining unit not listed on PERC’s website must be e-mailed to [contracts@perc.state.nj.us](mailto:contracts@perc.state.nj.us).

**WHEREAS**, N.J.S.A. 34:13A-16.8(d)(2), effective January 1, 2011 additionally requires all public employers to provide copies of completed contracts from all bargaining units within the employer’s jurisdiction. The law also requires a summary of all costs and their impact associated with the negotiated agreement for all bargaining units as well;

**WHEREAS**, the Jersey City Housing Authority (JCHA) is a public sector employer and electronically submitted and filed on April 14, 2023, the collective bargaining agreements for each bargaining unit, even the missing agreements.

<u>Employee Organization</u>	<u>Employer Type</u>	<u>Contract Term</u>
Jersey City HA Supv Union	Authority or Regional Employer	04/01/2020 - 03/31/2024
Jersey City HA Employees' Association	Authority or Regional Employer	04/01/2020 - 03/31/2023
Jersey City HA Supv Union	Authority or Regional Employer	04/01/2017 - 03/31/2020

**RESOLUTION CONFIRMING JERSEY CITY HOUSING AUTHORITY SUBMISSION OF THE UNION COLLECTIVE BARGAINING AGREEMENTS (PUBLIC SECTOR CONTRACTS) AND REQUIRED SUPPORTING DOCUMENTS TO THE NEW JERSEY PUBLIC EMPLOYMENT RELATIONS COMMISSION (PERC)**

**Page 2**

**WHEREAS**, also the JCHA electronically submitted signed certifications and Non-Police & Non-Fire Units' Summary forms, which highlights the negotiated costs associated with each unit, the costs for the new agreement and the estimated impact of the negotiated settlement;

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby confirms and approves the JCHA's submission as per Notice to Public Employers – Public Sector Contracts N.J.S.A. 34:13A-8.2.

**Dated: May 8, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson					✓	
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 8, 2023 in the presence of a legally binding quorum.

Stephen Cea  
Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM #	18
BOARD MEETING DATE	5/8/2023

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXECUTE THE LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL UNION 55 COLLECTIVE BARGAINING AGREEMENT FOR THE PURPOSE OF HIRING SKILLED LABORERS ON A TEMPORARY, AS-NEEDED BASIS FOR CAPITAL FUND PROJECTS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) has determined that it is fiscally beneficial to occasionally hire temporary labor workforce to help supplement its permanent labor workforce for various projects; and

**WHEREAS**, the JCHA is authorized to hire temporary skilled labor, including temporary skilled labor affiliated with other local unions, for the purpose of meeting the needs of JCHA properties; and

**WHEREAS**, the JCHA has previously entered into “as-needed” workforce agreements with the LIUNA Residential Construction & General Service Workers Local Union 55 (Local 55) for temporary, part-time labor to supplement and backfill those employee positions that became temporarily vacant; and

**WHEREAS**, the JCHA previously expanded its use of Local 55 temporary labor for maintenance and repairs at multiple JCHA apartment complexes; and

**WHEREAS**, Local 55 presented its Collective Bargaining Agreement (CBA) to the JCHA for the purpose of establishing the CBA as the document that would govern the terms of the agreement between Local 55 and the JCHA, such as cost, scope and duration; and

**WHEREAS**, the JCHA accepts certain provisions of the CBA that establish the cost, scope of work and payment procedures as prescribed in the CBA; and

**WHEREAS**, under the terms of the CBA, the JCHA shall pay Local 55 members the Wage Rate directly, and pay RLBP, NJBLTF, and NJ LECET directly to Local 55.

**WHEREAS**, no certificate of funds is needed to approve entering into the CBA, but that future resolutions will be needed to authorize the scope and cost of specific projects.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the JCHA to execute the LIUNA Residential Construction & General Service Workers Local Union 55 Collective Bargaining Agreement for the purpose of hiring skilled laborers on a part-time basis to fill temporary positions on an “as-needed” basis.

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXECUTE THE LIUNA RESIDENTIAL CONSTRUCTION & GENERAL SERVICE WORKERS LOCAL UNION 55 COLLECTIVE BARGAINING AGREEMENT FOR THE PURPOSE OF HIRING SKILLED LABORERS ON A TEMPORARY, AS-NEEDED BASIS FOR CAPITAL FUND PROJECTS**

Page 2 of 2

**DATED: May 8, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson					✓	
H. Fuentes		✓				✓
A. Herbold					✓	
E. Phillips-Lorenzo	✓		✓			
S. Prince			✓			
J. Dublin			✓			
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 8, 2023, in the presence of a legally binding quorum.

  
 Stephen F. Cea  
 Interim Executive Director/Secretary

**S E A L**