

AGENDA
ITEM # 1
BOARD
MEETING
DATE 3/2/2022

**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: March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	3/2/2022

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON FEBRUARY 2, 2022.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on February 2, 2022; 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 February 2, 2022 Board of Commissioners Meeting are approved.

DATED: March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	3/2/2022

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF MARCH 2022**

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 March 2022.

Dated: March 2, 2022

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin		✓	✓			
H. Fuentes		✓	✓			
A. Herbold			✓		✓	
R. Jones			✓			
F. Kitchens	✓		✓			
A. Abdullah			✓			
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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	3/2/2022

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, 2022 THROUGH MARCH 31, 2023

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.

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, 2022 through March 31, 2023.

DATED: March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	3/2/2022

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM

WHEREAS, the United Way of Hudson County (“United Way”) provides rental assistance to 26 apartments in Hudson County that must be inspected at least annually; and

WHEREAS, JCHA staff have been trained to perform Housing Quality Standard (“HQS”) inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and guidelines and utilizes the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

WHEREAS, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

WHEREAS, the United Way has agreed to pay the JCHA an amount of fifty dollars (\$50.00) per inspection.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM

- Page 2 -

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the United Way of Hudson County to conduct Housing Quality Standard (HQS) inspections at a fee of \$50.00 per inspection for seventh year and two (2) year term (April 1, 2022 to April 30, 2024) with an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by the United Way of Hudson County.

Dated: March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM #	6
BOARD MEETING DATE	3/2/2022

RESOLUTION EXTENDING A TELECOMMUTING POLICY FOR ELIGIBLE JERSEY CITY HOUSING AUTHORITY EMPLOYEES

WHEREAS, the Jersey City Housing Authority (JCHA) Board of Commissioners is empowered to adopt employment policies that govern JCHA employees;

WHEREAS, the Jersey City Housing Authority is committed to serving Jersey City residents effectively through its public housing, housing choice voucher and other housing-related programs that assist low and moderate-income residents; and

WHEREAS, in response to the COVID-19 pandemic, the JCHA has adopted a range of technological strategies to ensure effective service, including digital forms, online meeting protocols, and virtual portals; and has introduced work flexibilities that enable eligible employees to fulfill their duties effectively off-site, in whole or in part, with the written approval and discretion of their Department Director; and

WHEREAS, the work flexibilities have enabled JCHA employees to serve residents effectively during the COVID-19 pandemic and, at the same time, fostered a healthy work environment for JCHA employees; and

WHEREAS, offering the possibility of remote work structures has helped the JCHA retain and recruit staff;

WHEREAS, JCHA management successfully implemented with the approval of the Board of Commissioners; and

WHEREAS, the JCHA seeks to extend its Telecommuting Policy Pilot which has been amended to include probationary employees as appropriate and is attached hereto as Exhibit A through the end of calendar year 2022; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby extends the attached JCHA Telecommuting Policy Pilot Policy until December 31, 2022.

Dated: March 2, 2022

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	3/2/2022

**RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO INDEPENDENT HARDWARE, INC.
FOR THE FURNISHING AND MONTHLY DELIVERY
OF LOCKS & DOOR HARDWARE FOR ALL JCHA
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR
WITH AN OPTION FOR AN ADDITIONAL ONE (1)
YEAR**

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of locks & door hardware to all JCHA sites monthly; 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 services on January 13, 2022, a total of three (3) bids were received for award consideration as follows:

- Independent Hardware Inc., Philadelphia, PA
- Accredited Lock Supply, Secaucus, New Jersey
- Empire Lumber & Millwork Co., Newark, New Jersey; and

WHEREAS, Independent Hardware, Inc., submitted the lowest responsible bid in the amount of forty-one thousand six hundred forty-two dollars and ninety cents (\$41,642.90); and

WHEREAS, Independent Hardware, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Independent Hardware, Inc., in an amount not to exceed forty-one thousand six hundred forty-two dollars and ninety cents (\$41,642.90) for the furnishing and monthly delivery of locks & door hardware to all JCHA developments for a period of one (1) year with an option for an additional one (1) year.

**RE: RESOLUTION AUTHORIZING AWARD OF A
 CONTRACT TO INDEPENDENT HARDWARE INC. FOR
 THE FURNISHING AND MONTHLY DELIVERY OF LOCKS
 & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS
 FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN
 ADDITIONAL ONE (1) YEAR**

Page Two

DATED: MARCH 2, 2022

COMMISSIONER	Motion	2nd	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 City of Jersey City as presented at its meeting of March 2, 2022, in the presence of a legally binding quorum.



 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	3/2/2022

RESOLUTION CONFIRMING THE EXECUTION OF A SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND CITY OF JERSEY CITY (CITY) FOR THE JCHA TO ADMINISTER THE CITY'S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY

WHEREAS, The City of Jersey has been awarded funding by the U.S. Department of Treasury's Emergency Rental Assistance (ERA) program to be used for direct financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing with remaining funds are available for housing stability services, including case management and other services intended to keep households stably housed, and administrative costs; and

WHEREAS, the JCHA has successfully administered the ERA 1 Program on behalf of the City of Jersey City (City) and the City has recommended that JCHA receive an award of ERA 2 Funds to provide, rent relief to families meeting the program's eligibility criteria;

WHEREAS, the JCHA Board of Commissioners previously authorized the JCHA to accept a pre-award in the amount of \$1,856,430.54 dollars to administer the ERA program on behalf of the City;

WHEREAS, the JCHA has entered into a subrecipient agreement with the City, annexed hereto as Exhibit A, in order to administer the program as planned and required; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby confirms execution of a subrecipient agreement between JCHA and the City so that JCHA may continue to administer the City's rent relief program.

**RESOLUTION CONFIRMING THE EXECUTION OF A
SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY
CITY HOUSING AUTHORITY (JCHA) AND CITY OF
JERSEY CITY (CITY) FOR THE JCHA TO ADMINISTER
THE CITY'S EMERGENCY RENTAL ASSISTANCE
PROGRAM FUNDED BY THE US DEPARTMENT OF
TREASURY**

Page 2

Dated: March 2, 2022

COMMISSIONER	Motion	2nd	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 March 2, 2022, in the presence of a legally binding quorum.


Vivian Brady-Philips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	3/2/2022

**RESOLUTION AUTHORIZING THE EXECUTION
OF A PROJECT BASED CONTRACT UNDER THE
HOUSING CHOICE VOUCHER PROGRAM TO THE
GRANDVIEW PERSERVATION LLC**

WHEREAS the Jersey City Housing Authority (JCHA) assists nearly 4,600 families and senior citizens under the Housing Choice Voucher (Section 8) Program, sponsored by the Department of Housing and Urban Development; and

WHEREAS, HUD has approved the owner's request to convert the existing 202 Contract to Tenant Protection Vouchers and/or Enhanced Vouchers (PBV) assistance under the Department's Project Based Program; and

WHEREAS, in accordance with the instructions in Public and Indian Housing Notice 2012-32 a Public Housing Authority (PHA) must be identified and able to administer the PBV Contract, and

WHEREAS, the JCHA's application for funding for this project has also been approved by HUD and the JCHA has agreed to administer project-based vouchers at Grandview's Senior Building.

**RESOLUTION AUTHORIZING THE EXECUTION
OF A PROJECT BASED CONTRACT UNDER THE
HOUSING CHOICE VOUCHER PROGRAM TO THE
GRANDVIEW PERSERVATION LLC**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of A PBV Contract for one and thirty (130) PBV under the Housing Choice Voucher Program, subject to the Department's review and approval.

Dated: March 2, 2022

COMMISSIONER	MOTION	2 nd	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 March 2, 2022, in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	3/2/2022

**RESOLUTION AUTHORIZING CONTRACT EXTENSION OF
PROJECT BASED HOUSING ASSISTANCE PAYMENT CONTRACT
UNDER THE HOUSING CHOICE VOUCHER (SECTION 8)
PROGRAM TO PENNROSE II & II**

WHEREAS, the Jersey City Housing Authority (JCHA) has been awarded a total of 4649 Housing Choice Vouchers (Section 8) by the U.S. Department of Housing and Urban Development (HUD) to provide rental subsidies for low-income households (below 50% of median income) to rent affordable apartments in the private market; and

WHEREAS, in accordance with Federal Regulations 24 CFR 983.5, the JCHA is eligible to administer a Project-Based Voucher Program (up to 20% of budget authority is allowed for vouchers to be assigned to a specific development) in addition to its Tenant-Based Voucher Program (vouchers issued to individual households); and

WHEREAS, the JCHA previously awarded a total of 25 Project-Based Vouchers; specifically, 15 PBV to Penrose I and 10 PBV to Penrose II, both Contracts will be expiring in Calendar Year 2022, and

WHEREAS, The Project Based Regulations allows PHA to extend the Project Based Contract for an additional 5 years for a maximum of 20 years.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes a 5-year extension of Project Based Housing Assistance Payment Contracts to continue to provide Project Based Vouchers to Penrose.

**RESOLUTION AUTHORIZING CONTRACT EXTENSION OF
PROJECT BASED HOUSING ASSISTANCE PAYMENT CONTRACT
UNDER THE HOUSING CHOICE VOUCHER (SECTION 8)
PROGRAM TO PENNROSE II & II**

Page 2

March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM #	11
BOARD MEETING DATE	3/21/2022

RESOLUTION AUTHORIZING THE JCHA TO CONSENT TO MBS PORTFOLIO ACQUISITION PARTNER, LLC, AN AFFILIATE OF McCORMACK BARON SALAZAR, INC. TO PURCHASE THE CONTROLLING INTEREST OF LAFAYETTE COMMUNITY LIMITED PARTNERSHIP

WHEREAS, in November 2021 the Jersey City Housing Authority (JCHA) Board of Commissioners (Board) authorized the JCHA to enter into a Memorandum of Understanding (MOU) with McCormack Baron (McCormack) for the re-syndication and RAD conversion of Lafayette Village; and

WHEREAS, in accordance with Section II(1) of the MOU, McCormack was tasked with negotiating a buyout of the Limited Partner interest of Lafayette Community Limited Partnership (LP), the original ground lease owner-entity of the Lafayette Village Development, which is necessary to carry out the RAD conversion and Re-syndication; and

WHEREAS, per the accompanying Memorandum in Support of this Resolution, McCormack has successfully negotiated a buyout of the LP interest under terms that are advantageous to the future development partnership to be formed in accordance with the terms of the MOU at the time of re-syndication; and

WHEREAS, MBS Portfolio Acquisition Partner, LLC (MBS) an affiliated subsidiary of McCormack would purchase the LP interest for the purpose holding it until such time as the new development partnership is formed; and

WHEREAS, in order to proceed with the purchase of the LP interest, counsel for McCormack forwarded a letter requesting JCHA to consent to the purchase; and

WHEREAS, no JCHA funds are needed to purchase the LP interest, and therefore no Certificate of Funds is required.

RESOLUTION AUTHORIZING THE JCHA TO CONSENT TO MBS PORTFOLIO ACQUISITION PARTNER, LLC, AN AFFILIATE OF McCORMACK BARON SALAZAR, INC. TO PURCHASE THE CONTROLLING INTEREST OF LAFAYETTE COMMUNITY LIMITED PARTNERSHIP

Page 2 of 2

NOW THEREFORE BE IT RESOLVED, pursuant to the MOU and accompanying Memorandum in support of this Resolution, the Board authorizes the JCHA to consent to MBS Portfolio Acquisition Partner, LLC, an affiliate of McCormack Baron Salazar, Inc. to purchase the controlling interest of Lafayette Community Limited Partnership.

Dated: March 2, 2022

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
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 March 2, 2022, in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM #	12
BOARD MEETING DATE	3/2/2022

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO SUPERIOR WELDING COMPANY
FOR EMERGENCY REPLACEMENT OF FOUR (4)
CONVOLUTED BOILER TUBES ON BOILER #2 AT
92 DANFORTH AVENUE AT BERRY GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency replacement of four (4) convoluted boiler tubes on boiler #2 at 92 Danforth Avenue, Berry Gardens; and

WHEREAS, this work needed to be immediately addressed since residents were without heat causing a health and safety issue for our senior residents and the need for these services could not have been reasonably foreseen; and

WHEREAS, Superior Welding has worked satisfactorily for the JCHA in the past and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Superior Welding, P.O. Box 96, Rahway, New Jersey 07001 in the amount of nineteen thousand nine hundred and seventy-five (\$19,975.00) dollars for emergency replacement of four (4) convoluted boiler tubes on boiler #2 at 92 Danforth Avenue at Berry Gardens.

DATED: March 2, 2022

COMMISSIONER	Motion	2 nd	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 March 2, 2022, in the presence of a legally binding quorum.



Vivian Brady-Phillips
Executive Director/Secretary

SEAL