

AGENDA
 ITEM# 1
 BOARD
 MEETING
 DATE 1-10-2024

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: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold			✓			
E. Phillips-Lorenzo					✓	
S. Prince	✓		✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.

Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	1-10-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON DECEMBER 6, 2023**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on December 6, 2023; and,

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

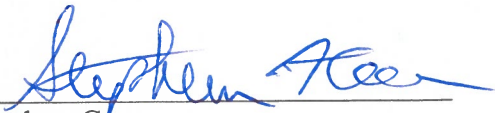
WHEREAS, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the December 6, 2023, Board of Commissioners Meeting are approved.

DATED: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold	✓		✓			
E. Phillips-Lorenzo		✓	✓		✓	
S. Prince			✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3'
BOARD MEETING DATE	1-10-2024

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF JANUARY 2024**

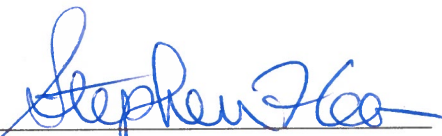
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 January 2024.

Dated: January 10, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold	✓		✓			
E. Phillips-Lorenzo					✓	
S. Prince		✓	✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA
ITEM# 4
BOARD
MEETING
DATE 1-10-2024

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO MURRAY CONTRACTING FOR
EMERGENCY REPAIRS TO UNDERGROUND STEAM
LINE FOR BUILDINGS 1& 6 AT MARION GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency repairs of underground steam line for buildings 1& 6 at Marion Gardens; and

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

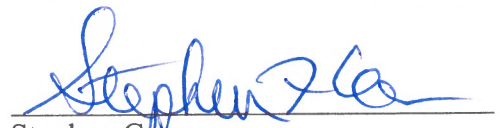
WHEREAS, Murray Contracting has worked satisfactorily for the JCHA in the past and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Murray Contracting, 210 South Newman Street, Hackensack, New Jersey 07601 in the amount seventy-two thousand seven hundred (\$72,700.00) dollars for emergency repairs of underground steam line for buildings 1 & 6 at Marion Gardens.

DATED: January 10, 2024

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

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 January 10, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL



AGENDA
ITEM# 5
BOARD
MEETING
DATE 1-10-2024

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO SUPERIOR WELDING COMPANY FOR
EMERGENCY WELDING SERVICES FOR BOILER
INSTALLATION AT BOOKER T. WASHINGTON APTS.
& HOLLAND GARDENS AND UNDERGROUND STEAM
LINE AT HUDSON GARDENS**

WHEREAS, the JCHA required a contractor to complete welding services for emergency boiler installation at Booker T. Washington Apts. and Holland Gardens and underground steam line repairs, building #3 at Hudson Gardens; and

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

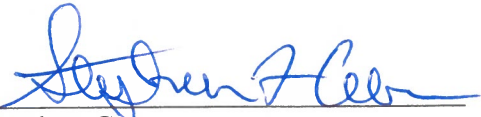
WHEREAS, Superior Welding has worked satisfactorily for the JCHA in the past and the availability of funds has been established.

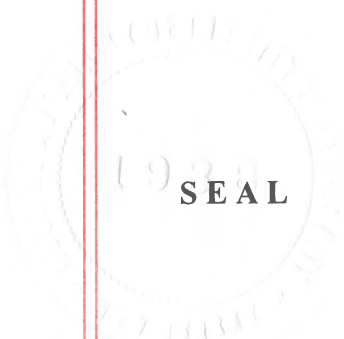
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Superior Welding, P.O. Box 96, Rahway, New Jersey 07001 in the amount of ninety-five thousand (\$95,000.00) dollars for emergency welding services for boiler installation at Booker T. Washington Apts. & Holland Gardens and underground steam line at Hudson Gardens.

DATED: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold	✓		✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince		✓	✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary



AGENDA
ITEM# 6
BOARD
MEETING
DATE 1-10-2024

RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO RESTORE CORE, INC. FOR MITIGATION SERVICES IN BASEMENT OF BUILDING 1 AT MARION GARDENS

WHEREAS, the JCHA required a contractor to complete mitigation services in the basement of building 1 at Marion Gardens; and

WHEREAS, this work needed to be immediately addressed for the health and safety of our employees and the need for these services could not have been reasonably foreseen; and

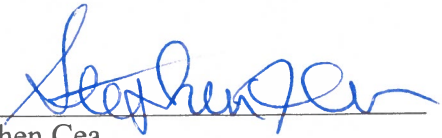
WHEREAS the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Restore Core, Inc. 95 Newfield Ave Suite F, Edison, New Jersey 08837 in the amount of twenty-four thousand seven hundred thirty-nine dollars and ninety-five cents (\$24,739.95) for mitigation services at Marion Gardens.

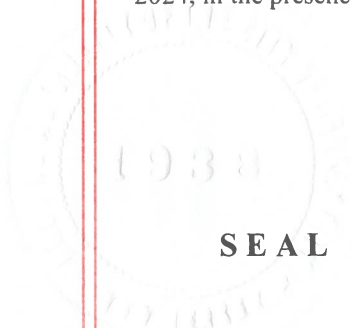
DATED: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold	✓		✓			
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary



SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	1-10-2024

RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO AEGIS SECURITY FOR SECURITY GUARD SERVICES

WHEREAS, the JCHA awarded contract #101537 on December 1, 2021, to Aegis Security for security guard services at Berry Gardens and Curries Woods not to exceed seven hundred forty thousand dollars (\$740,000.00) for a period of two (2) years with an option for an additional two (2) years; and

WHEREAS, the JCHA has acquired Webb Apartments located at 450 MLK Drive and has deemed it necessary to provide security services on a temporary basis to help mitigate public safety and trespassing issues; and

WHEREAS, the above said service will require an increase of \$100,000.00 to cover the cost for security guards for Webb Apartments; 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 (#101537) maximum for Security Guards Services at Webb Apartments 450 Martin Luther King Jr. Drive, Jersey City, NJ 07304 to Aegis Security, 22 Smallbrook Circle, Randolph, NJ 07869 in an amount not to exceed one hundred thousand dollars (\$100,000.00).

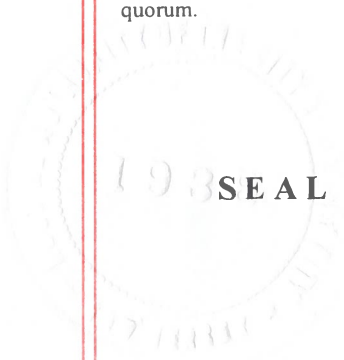
DATED: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold	✓		✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince		✓	✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM#	8
BOARD MEETING DATE	1-10-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR WEBB APARTMENTS.

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development and maintenance and management of (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, Millennium was awarded TIPs contract #221003 for furnishing and installation of security cameras; and

WHEREAS, the service provided under their cooperative contract includes the furnishing and installation of cameras: and

WHEREAS the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids: and

WHEREAS, the JCHA has utilized State and Co-operative contracts in the past recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management processes regarding the public bid process) and expedite the delivery of service and supplies to JCHA developments; and

WHEREAS, Millennium, has the necessary staff and expertise to provide long term maintenance, repair and modernization service for the JCHA’s developments; and

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR WEBB APARTMENTS.


Page 2

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the contract awarded to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, for the furnishing and installation of cameras for WEBB apartments, in an amount of \$231,342.26 with a contingency of 10%, \$23,134.26 for minor modifications if needed, for a total not to exceed amount of \$254,476.52.

DATED: January 10, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



Stephen Cea
 Executive Director/Secretary

SEAL



AGENDA ITEM #	9
BOARD MEETING DATE	1-10-2024

RESOLUTION AUTHORIZING THE EXECUTION OF AN EMERGENCY SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM

WHEREAS the Housing Authority of The City of Jersey City y (“JCHA”) administers a Housing Choice Voucher (“Section 8”) Program a Program of 5000 vouchers; and

WHEREAS, given limited staff and time constraints, the JCHA is seeking Housing Authority Services to perform Housing Choice Voucher Program Services; and

WHEREAS, Housing Services staff have experience in conducting Housing Choice Voucher Program Recertifications and Interim Recertifications, the JCHA is attempting to minimize the negative impact on staffing levels while maintaining compliance as mandated by HUD and

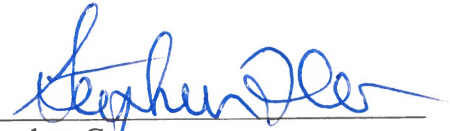
WHEREAS, Housing Services has agreed to conduct the services for recertifications for a fee of \$41.50 per recertification and \$21.50 per interim recertification for a period of period of six months effective February 1, 2024-August 31, 2024.

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby confirms the execution of an emergency Service Agreement with the Housing Services Consulting Group to conduct Housing Choice Voucher Program Services for a period of six months, specifically (February 1, 2024- August 31, 2024) with an option to renew for a second six month period, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with General Counsel and as approved by the Housing Authority of Bergen County’s Board of Commissioners.

Dated: January 10, 2024

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin			✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

1938

AGENDA ITEM #	10
BOARD MEETING DATE	1-10-2024

**RESOLUTION APPROVING IMPLEMENTATION
OF FORCE ACCOUNT LABOR UTILIZING LOCAL
UNION 55 LABORERS TO REHABILITATE
SUBSTANTIALLY DISTRESSED VACANT UNITS
AT VARIOUS JCHA SITES**

WHEREAS, the JCHA received a Substandard Management PHAS score from HUD as a result of having a Vacancy Rate that exceeds HUD's vacancy standard; and

WHEREAS, Booker T. Washington Apartments (BTW) consists of 319 family designated apartments of which 36 are vacant; and

WHEREAS, these vacancies require substantial repair and replacement of fixtures and mechanical systems, rendering them uninhabitable in their present condition; and

WHEREAS, the JCHA informed HUD representatives that it planned to utilize Force Account Labor pursuant to 24 CFR §968.120 to address the JCHA's substantially distressed vacancies, specifically at Booker T. Washington Apts. due to the high number of vacancies at that site; and

WHEREAS, the JCHA finds it beneficial and more efficient to utilize the existing Collective Bargaining Agreement with LIUNA Residential Construction & General Service Workers Local Union 55 to temporarily hire workers to address this temporary situation (see attached Resolution); and

WHEREAS, the JCHA's proposed project plan includes crews of qualified workforce from Local Union 55 Laborers to repair those vacant units in accordance with the project plan which outlines the scope, cost, timeline, critical path, and Work Breakdown Structure of the work to be accomplished; and

WHEREAS, in the future, the JCHA shall utilize Local Union 55 to make repairs to other distressed vacant units requiring substantial repairs; and

RESOLUTION APPROVING IMPLEMENTATION OF FORCE ACCOUNT LABOR UTILIZING LOCAL UNION 55 LABORERS TO REHABILITATE SUBSTANTIALLY DISTRESSED VACANT UNITS AT VARIOUS JCHA SITES

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners approves utilization of Local 55 to make necessary substantial repairs to distressed vacant apartments throughout the JCHA portfolio, subject to review of General Counsel.

DATED: January 10, 2024

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes						✓
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓		✓	
S. Prince			✓			
J. Dublin	✓		✓			
Vacant						

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 January 10, 2024, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

