

AGENDA ITEM#	1
BOARD MEETING DATE	2-2-2022

**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: February 2, 2022**

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 February 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	2-2-2022

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE JANUARY 12, 2022 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on January 12, 2022; 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 January 12, 2022 Board of Commissioners Meeting are approved.

**DATED: February 2, 2022**

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 February 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	2-2-2022

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON JANUARY 12, 2022.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on January 12, 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 January 12, 2022 Board of Commissioners Meeting are approved.

**DATED: February 2, 2022**

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 February 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	2-2-2022

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

Dated: February 2, 2022

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 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 February 2, 2022 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	2-2-2022

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.**

**WHEREAS**, pursuant to the Local Authorities Fiscal Control Law (C:40A:12A-23), the Jersey City Housing Authority (JCHA) is required to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS**, the JCHA issued contract # 101388 to the firm of Novogradac & Company, LLP, on April 01, 2020 To Perform A Fiscal And Compliance Audit of 254 Bergen Avenue (HMFA #1099); and

**WHEREAS**, Novogradac & Company, LLP successfully completed the audit fieldwork and prepared the audit report here attached; and

**WHEREAS**, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review which was held at the Board of Commissioners Meeting on February 2, 2022, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2020, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.**

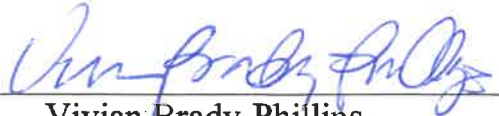
**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

**Dated: February 2, 2022**

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

**S E A L**

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

AGENDA ITEM#	6
BOARD MEETING DATE	1-2-2022

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.**

**WHEREAS**, pursuant to the Local Authorities Fiscal Control Law (C:40A:12A-23), the Jersey City Housing Authority (JCHA) is required to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS**, the JCHA issued contract # 101387 to the firm of Novogradac & Company, LLP, on April 01, 2020 To Perform A Fiscal And Compliance Audit of Arlington Gardens (CPC #4138); and

**WHEREAS**, Novogradac & Company, LLP successfully completed the audit fieldwork and prepared the audit report here attached; and

**WHEREAS**, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review which was held at the Board of Commissioners Meeting on February 2, 2022, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2020, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2020.**


**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

**Dated: February 2, 2022**

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

**S E A L**

  
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 Vivian Brady-Phillips  
 Executive Director/Secretary



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

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO REMOVE TWO (2) VACANT RESIDENTIAL UNITS KNOWN AS APARTMENTS #103 AND #104 AT HUDSON GARDENS FROM PIC, BY FILING A DI MINIMIS DISPOSITION APPLICATION WITH HUD'S SPECIAL APPLICATIONS CENTER**

**WHEREAS**, a similar resolution was previously approved by the JCHA Board of Commissioners during the duly advertised July 7, 2021 JCHA Board Meeting. However, at the behest of the SAC, is being resubmitted to specifically include the date on which consultation with the Resident Advisory Board constituted for the 2022 Annual Plan Process occurred; and

**WHEREAS**, 514 Newark Avenue, Jersey City (514 Newark) is non-residential office space located on the first floor and a portion of the second floor of Building 1 at Hudson Gardens; and

**WHEREAS**, the Jersey City Housing Authority (JCHA) currently leases 514 Newark to Garden State Episcopal CDC (GSECDC), which operates a Drop-In Center for residents and their families experiencing homelessness; and

**WHEREAS**, GSECDC provides residents with comprehensive intake and assessment and connects them as appropriate to case management, housing opportunities, and supportive services; and

**WHEREAS**, these critical community services are funded largely by funds from the U.S. Department of Housing and Urban Development and administered by the City of Jersey and Hudson County; and

**WHEREAS**, the JCHA and the Jersey City Health and Human Services (HHS) Department are collaborating to address the imminent needs of homeless residents by providing immediate and fundamental services, including congregate meals, laundry facilities, and warm showers at 514 Newark; and

**WHEREAS**, in order to provide these additional services, 514 Newark requires renovation; and

**WHEREAS**, the proposed renovation requires the removal of the two (2) contiguous vacant residential apartment units listed as Apartment #103 and #104 in HUD's Public Information Center (PIC) in order to (1) ensure ADA compliance through

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO REMOVE TWO (2) VACANT RESIDENTIAL UNITS KNOWN AS APARTMENT #103 AND APARTMENT #104 AT HUDSON GARDENS FROM PIC, BY FILING A DIMINIMIS DISPOSITION APPLICATION WITH HUD'S SPECIAL APPLICATIONS CENTER**  
Page 2 of 3

modifications to the space, (2) reduce the risk of COVID-19 transmission and (3) enable HHS to provide congregate meals, laundry facilities, and showers for residents and their families experiencing homelessness; and

**WHEREAS**, the City of Jersey City (City) plans to fund the following proposed renovations at 514 Newark, and pay an annual lease amount for 514 Newark that reflects a fair market rate and recognizes the loss of revenue due to removal of the rental units from inventory:

1. Installation of multiple showers for residents experiencing homelessness;
2. Creation of a new congregate dining facility (incorporating social distancing features) HHS will operate for residents experiencing homelessness;
3. Creation of a new laundry facility for residents experiencing homelessness;
4. Transformation of the building's breezeway that serves as unused entry space into a new welcoming center that incorporates social distancing features to be operate by GSECDC; and
5. Renovation and expansion of the case management and intake facilities operated by GSECDC, including bathrooms and installing an elevator to ensure ADA compliance, to better serve residents and incorporate social distancing features, and to address the loss of space caused by the new showers, laundry and meal services; and

**WHEREAS**, the proposed renovation is not only warranted, but will greatly enhance the City's ability to provide immediate and fundamental quality services for residents and their families experiencing homelessness by providing them with resources and access to stable housing; and

**WHEREAS**, The JCHA shared information about the proposed renovation and diminimis removal of the two units during its consultation with the Resident Advisory Board ("RAB") constituted for the 2022-23 Annual Plan process, which included resident representation from Hudson Gardens, on September 21, 2021.. Also referenced during that RAB meeting was the upcoming JCHA 5-Year Capital Action Plan public hearing to be held on October 15, 2021 and the 2022-23 Annual Plan public hearing to be held on December 8, 2021. Both meetings were also duly advertised and posted at all the sites. No questions or testimony regarding the proposed renovation was submitted or presented at these meetings.

**WHEREAS**, this Resolution requires no funding from the JCHA, and therefore no Certificate of Funds is necessary.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority, in accordance with the foregoing

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO REMOVE TWO (2) VACANT RESIDENTIAL UNITS KNOWN AS APARTMENT #103 AND APARTMENT #104 AT HUDSON GARDENS FROM PIC, BY FILING A DI MINIMIS DISPOSITION APPLICATION WITH HUD'S SPECIAL APPLICATIONS CENTER**  
**Page 3 of 3**

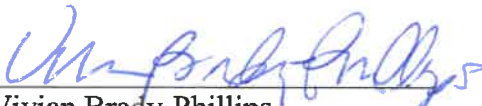
paragraphs, to remove two (2) vacant residential units known as Apartment #103 and #104 at Hudson Gardens from PIC, by filing a Di Minimis Disposition Application with HUD's Special Applications Center.

Subject to General Counsel's opinion.

Dated: February 2, 2022

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 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 February 2, 2022 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	2-2-2022

**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO MURRAY CONTRACTING FOR  
EMERGENCY REPAIRS TO UNDERGROUND STEAM  
LINE FOR BUILDING 9 AT MARION GARDENS**

**WHEREAS**, the JCHA required a contractor to complete emergency repairs of underground steam line for building 9 at Marion 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**, 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 thirty-seven thousand (\$37,200.00) dollars for emergency repairs of underground steam line for building 9 at Marion Gardens.

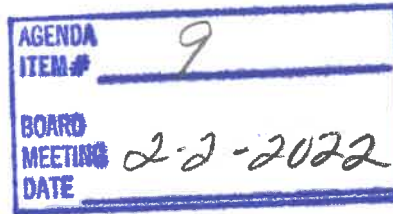
**DATED: February 2, 2022**

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 February 2, 2022 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO  
CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES:  
GENERAL COUNSEL**

**WHEREAS**, the JCHA requires legal services in the area of General Counsel, to provide general advice to the Board of Commissioners and JCHA administration regarding overall JCHA compliance with federal, state and local governing statutes, regulations and codes, and related general legal issues affecting the JCHA; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals on October 12<sup>th</sup> & 13<sup>th</sup>, 2021 and on November 16, 2021 the JCHA received a total of four (4) proposals from the following firms (*in alphabetical order*):

- *Chasan Lamparello Mallon Cappuzzo*
- *Cleary, Giacobbe, Alfieri, Jacobs*
- *Eric M. Bernstein & Associate*
- *Marmero Law*

**WHEREAS**, the JCHA committee evaluated the proposals in accordance with the evaluation and scoring criteria set forth in the Request for Proposals; and

**WHEREAS**, the proposals submitted by the law firm of Cleary, Giacobbe, Alfieri, Jacobs received the highest ratings and were found to be the best overall proposal, based on professional experience, qualifications, references and cost to perform the specified scope of services (as detailed in the attached memo); and

**WHEREAS**, availability of funds in the amount of \$60,000.00 has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A  
 CONTRACT TO CLEARY, GIACOBBE, ALFIERI,  
 JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL  
 Page 2-**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to: Cleary Giacobbe Alfieri Jacobs, 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436, to provide Legal Services for General Counsel for a one (1) year period, at an hourly rate of \$175.00/hour, in an amount not to exceed Seventy Thousand Dollars (\$70,000.00).

**DATED: February 2, 2022**

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 February 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	2-2-2022

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO  
1) NEE PLATA LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO  
AND 3) ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR LEGAL  
SERVICES AS DEVELOPMENT COUNSEL**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) requires legal services regarding a variety of development activities including implementing RAD conversions, contract negotiation and representation regarding home-ownership transactions, establishing and maintaining Not for Profit Development Corporations, advising and representing the JCHA in matters pertaining to municipal land use, commercial lease transactions, representing and advising the JCHA on property re-financings and dispositions; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Legal Services as Development Counsel on October 12 and October 13, 2022 resulting in the receipt of three (3) proposals submitted by the due date of November 16, 2021 specifically 1) Nee Plata Law, LLC 2) Rainone, Coughlin, Minchello; and 4) Eric M. Bernstein & Associates, LLC; and

**WHEREAS**, all three proposals were deemed responsive and were evaluated in accordance with JCHA’s Professional Services Selection Criteria; and

**WHEREAS**, as a result of this evaluation, the firms of 1) Nee Plata Law, LLC 2) Rainone, Coughlin, Minchello and 3) Eric M. Bernstein & Associates, LLC were judged to be qualified to represent the JCHA on development matters, based on their overall related experience and excellent performance on previous JCHA commissions; and

**WHEREAS**, **Nee Plata Law, LLC** proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; and **Rainone, Coughlin, Minchello** proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; and **Eric M. Bernstein & Associates** proposed a fee of \$150 per hour which was determined to be within the cost estimate range established for this commission; and

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) NEE PLATA LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO AND 3) ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL**

Page 2 of 2

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to the firms of 1) Nee Plata Law, LLC 2) Rainone, Coughlin, Minchello and 3) Eric M. Bernstein & Associates, to provide Legal Services as Development Counsel for a term of one year at the hourly fees set forth above, and not to exceed maximum joint amount of \$20,000.00 subject to Legal Counsel opinion.

**Dated: February 2, 2022**

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 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 February 2, 2022 in the presence of a legally binding quorum.

Vivian Brady-Phillips  
Executive Director/Secretary

SEAL



AGENDA ITEM#	11
BOARD MEETING DATE	2-2-2022

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) McMANIMON SCOTLAND BAUMANN, LLC 2) RENO & CAVANAUGH, PLLC 3) NEE PLATA LAW, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL**

**WHEREAS**, due to continuing federal funding cut-backs the Jersey City Housing Authority (“JCHA”) is evaluating all possible funding, development, modernization and management strategies including federal programs such as public housing capital funding, Section 18 revitalization, LIHTC, New Market Tax Credits, Historic Tax Credits, Choice Neighborhoods, Rental Assistance Demonstration (RAD), Moving To Work (MTW) Program, Faircloth availability, etc. to adequately address its aging public housing assets while addressing the continuing unmet need for affordable housing in Jersey City in both the short and long term; and

**WHEREAS**, the JCHA requires special legal services to represent it in the statutory, regulatory, financing and real estate elements of its current and proposed Revitalization/Repositioning of its housing resources, including negotiating and reviewing legal agreements with partners and residents, assisting in obtaining HUD-approval for requested waivers/approvals, providing regulatory guidance on the proposed development and management structure of phased developments, and reviewing and negotiating individual development/repositioning proposals and closing documents; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Special Revitalization Legal Services on October 12 and October 13, 2021 resulting in the receipt of four (4) proposals submitted by the due date of November 16, 2021 specifically McManimon Scotland Baumann, LLC, Reno & Cavanaugh, PLLC, Eric M. Bernstein & Assoc. LLC, and Nee Plata Law, LLC; and

**WHEREAS**, as a result of this evaluation, the firms of 1) McManimon Scotland Baumann, LLC, 2) Reno & Cavanaugh, PLLC, 3) Nee Plata Law, LLC were judged to be high-rated firms based on their overall Public Housing Revitalization Program experience including their extensive public financing and tax credit experience, redevelopment and land use experience, environmental law experience, and mixed use and mixed finance experience, and in consideration of each firm’s proposed hourly rate, these firms proved to be competitively qualified respondents to the RFP for Special Revitalization Legal Services; and

**WHEREAS**, McManimon Scotland Baumann, LLC proposed a competitive fee of \$275 per hour which was determined to be within the cost estimate range established for this commission; Reno & Cavanaugh, PLLC proposed a competitive fee of \$355 per hour which was determined to be within the cost estimate range established for this commission; and Nee Plata Law, LLC proposed a competitive fee of \$250 per hour which was determined to be within the cost estimate range established for this commission.

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) McMANIMON SCOTLAND BAUMANN, LLC 2) RENO & CAVANAUGH, PLLC 3) NEE PLATA LAW, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL**

Page 2 of 2

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of one (1) year contracts from January 1, 2022 to December 31, 2022 to the following law firms at the below stated hourly rates, for a joint amount not to exceed fifty thousand dollars (\$50,000):

- 1) McManimon Scotland Baumann, LLC, 75 Livingston Avenue, Roseland, N.J. 07068 as Revitalization Counsel at an hourly rate of \$275;
- 2) Reno & Cavanaugh, PLLC, 455 Massachusetts Avenue, NW, Suite 400, Washington, DC 20001 as Revitalization Counsel at an hourly rate of \$355;
- 3) Nee Plata Law, LLC 101 Eisenhower Parkway, Suite 101, Roseland, New Jersey 07068 as Revitalization Counsel at an hourly rate of \$250;

Subject to General Counsel’s opinion.

**Dated: February 2, 2022**

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 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 February 2, 2022 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

S E A L