

**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.

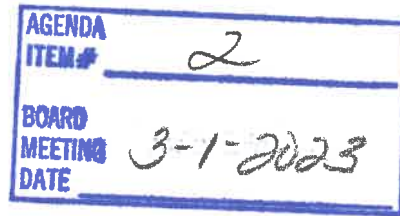
**DATED: March 1, 2023**

<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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE FEBRUARY 1, 2023 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS**, the Board of Commissioners held a Board of Commissioners Meeting on February 1, 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 February 1, 2023, Board of Commissioners Meeting are approved.

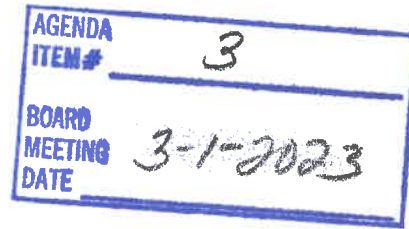
**DATED: March 1, 2023**

<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						
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S. Prince						
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R. Mukherji						

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\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON FEBRUARY 1, 2023.**

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on February 1, 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 February 1, 2023, Board of Commissioners Meeting are approved.

**DATED: March 1, 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						
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J. Dublin						
R. Mukherji						

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Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM #	4
BOARD MEETING DATE	3-1-2023

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

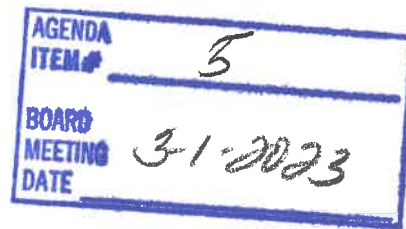
Dated: March 1, 2023

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

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\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE AMENDMENT OF A SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND CITY OF JERSEY CITY (CITY) FOR THE JCHA TO CONTINUE 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 and ERA 2 Programs on behalf of the City of Jersey City (City) and the City has recommended that JCHA receive additional funds for 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 of \$1,856,430.54 dollars to administer ERA 2 program on behalf of the City;

**WHEREAS**, based on the need to continue to provide rental assistance to eligible residents of Jersey City, the City of Jersey City has agreed to provide JCHA additional funds in the amount of \$618,809.98 and the JCHA will enter into a subrecipient agreement with the City, in order to administer the program as planned and required; and

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

**Dated: March 1, 2022**

<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						
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Vivian Brady-Philips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	6
BOARD MEETING DATE	3-1-2023

**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 and two (2) year term (April 1, 2023 to March 31, 2025) with an option to renew on an bi-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 1, 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						
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R. Mukherji						

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 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	3-1-2023

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO MIR REFINISH, LLC FOR BATHTUB RE-GLAZING & RESURFACING "AS NEEDED" FOR VARIOUS JCHA DEVELOPMENTS**

**WHEREAS**, the JCHA awarded contract #101407 on July 1, 2020 to MIR Refinish for the bathtub re-glazing and resurfacing "as needed" for various JCHA developments in an amount not to exceed twenty-four thousand dollars (\$24,000.00) for a period of 2 years with an option for an additional 2 years; and

**WHEREAS**, the JCHA is currently in the process of procurement; and

**WHEREAS**, the above service will require an increase of \$22,000.00 to cover cost of outstanding invoices; and

**WHEREAS**, N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, provides the JCHA with the ability to increase the contract value while we are in the process of procurement or awarding a new contract; and

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

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT  
 MAXIMUM TO MIR REFINISH, LLC FOR BATHTUB RE-GLAZING  
 & RESURFACING “AS NEEDED” FOR VARIOUS DEVELOPMENTS**

**Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms an increase to the contract (#101407) maximum to MIR Refinish, LLC 51 Louville Avenue Park Ridge, NJ 07656 for bathtub re-glazing & resurfacing “as needed” for various developments in the amount of twenty-two thousand dollars (\$22,000.00).

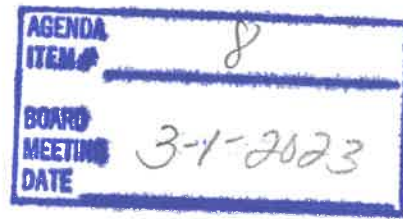
**DATED: MARCH 1, 2023**

<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						
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\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION CONFIRMING AN AWARD OF A  
CONTRACT TO RESTORE CORE, INC. FOR EMERGENCY  
MOLD REMEDIATION AT 254 BERGEN AVENUE,  
COMMUNITY ROOM**

**WHEREAS**, the JCHA required a contractor to complete emergency mold remediation in the community room of 254 Bergen Avenue; and

**WHEREAS**, this work needed to be immediately addressed for the health and safety of our residents 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 forty-four thousand nine hundred sixty-six dollars and thirty-seven cents (\$44,966.37) for emergency mold remediation in the community room at 254 Bergen Avenue.

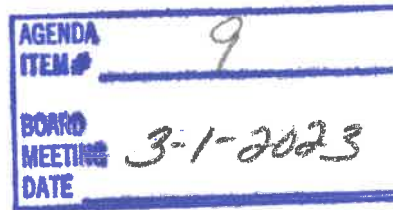
**DATED: March 1, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
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Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR**

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

**WHEREAS**, Sherwin Williams was awarded the contract for paint and painting supplies under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op.; and

**WHEREAS**, the duration of Sherwin Williams Co-op contract # ESCNJ19/20-14 will be from February 23, 2020 through February 22, 2022; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-12a; and

**WHEREAS**, the JCHA has used these Co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e., advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

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

**RESOLUTION AUTHORIZING THE AWARD OF A  
 CONTRACT FOR THE FURNISHING AND DELIVERY OF  
 PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS  
 FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD  
 OF ONE (1) YEAR**

Page - 2 -

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to the New Jersey Cooperative Contract vendor Sherwin Williams 748 Communipaw Ave, Jersey City, NJ 07304 for the furnishing and delivery of paint and paint supplies in an amount not to exceed sixty-five thousand and zero cents (\$65,000.00) for the furnishing and delivery of paint and paint supplies for all JCHA owned developments for a period of one (1) year.

**DATED: March 1, 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM #	10
BOARD MEETING DATE	3-1-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LIFESTATION INC. FOR MONITORING AND MAINTENANCE OF WIRELESS CALL-FOR-AID SYSTEM AT CURRIES WOODS, 3 NEW HECKMAN DRIVE AND BERRY GARDENS FOR A PERIOD OF THREE (3) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS**

**WHEREAS**, the JCHA awarded contracts #101055 on July 13, 2019 at Curries Woods in an amount not to exceed forty-five thousand three hundred forty dollars (\$45,340.00) and contract #101366 on February 5, 2020 at Berry Gardens in an amount not to exceed ninety-four thousand nine hundred eighty one dollars and sixty cents (\$94,981.60) to Lifestation for the installation, monitoring and maintenance of wireless call-for-aid system for a period of 3 years with an option for an additional 2 years; and

**WHEREAS**, the wireless call-for-aid system is a health and safety matter that has been deemed essential for senior disabled residents; and

**WHEREAS**, Lifestation's equipment is proprietary, and the JCHA only requires monitoring and maintenance; and

**WHEREAS**, the JCHA procurement policy allows us for sole source purchase when the equipment or source is proprietary; and

**WHEREAS**, it is more cost effective to purchase the monitoring and maintenance in the amount of twenty-six thousand six hundred and seventy-six dollars (\$26,676.00) for Curries Woods and seventy eight thousand six hundred twenty four dollars (\$78,624.00) for Berry Gardens; and

**WHEREAS**, Lifestation, Inc. has performed satisfactory for the JCHA in the past the availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LIFESTATION INC. FOR MONITORING AND MAINTENANCE OF WIRELESS CALL-FOR-AID SYSTEM AT CURRIES WOODS, 3 NEW HECKMAN DRIVE AND BERRY GARDENS FOR A PERIOD OF THREE (3) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS**

**Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to Lifestation Inc. 2 Stathuber Avenue, Union, New Jersey 07083 for monitoring and maintenance of wireless call-for-aid system at Curries Woods, 3 New Heckman Drive and Berry Gardens in the amount of one hundred and five thousand three hundred dollars (\$105,300.00) for a period of three (3) years with option for two (2) additional years.

**DATED: March 1, 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						
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R. Mukherji						

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**Vivian Brady-Phillips**  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	11
BOARD MEETING DATE	3-1-2023

**RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.**

**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, and EHV: Emergency Housing Voucher, and FSS Forfeitures bank accounts at Provident Bank; and

**WHEREAS**, the bank requires updated signature cards annually for all signatories for each bank account; and

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

Raj Mukherji, Chairperson

Stephen Cea, Acting Executive Director/Secretary

Arlyn Agustin, Chief Financial Officer



**RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.**

Page2

**NOW THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners approve the updated signature cards for the Bank and approve the above-mentioned signatories.

**Dated: March 01, 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>						

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\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	12
BOARD MEETING DATE	3-1-2023

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT, AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY**

**WHEREAS**, it is the Jersey City Housing Authority's policy, in accordance with HUD regulations, to admit as residents only those applicants who meet and pass suitability standards, pursuant to its Public Housing Applicant Selection and Assignment Policy and the Housing Choice Voucher (Section 8) Program Administrative Plan; and

**WHEREAS**, one of the provisions of the suitability criteria is to assess, through objective information an applicant's history of meeting financial obligations, criminal history, and previous and current tenancy; and

**WHEREAS**, the JCHA must also rely on a service provider to provide an in-depth analysis of requested background checks and present to the JCHA a Pass/Fail recommendation of searches performed on Public Housing and Housing Choice Voucher (Section 8) Applicants, Public Housing Residents and participants of the Housing Choice Voucher (Section 8) and the Homeownership Program as requested; and

**WHEREAS**, in accordance with the JCHA's Admissions and Continued Occupancy Policy (ACOP), and in accordance with HUD's Occupancy Guidelines, the JCHA is obligated to pursue verification of income for adult resident household members reporting "Zero Income", to include requests for Credit Reports: and

**WHEREAS**, the JCHA Personnel Policies under "Recruitment and Appointments" requires that the Human Resources Office conduct the appropriate reference checks, including a civilian background check, subsequent to a candidate's approval for appointment; and

**WHEREAS**, pursuant to the JCHA’s Procurement Policy provisions three (3) bids were received from qualified vendors, with Online Rental Exchange submitting the lowest bid in the amount of \$30,150.00 annually; and

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to Online Rental Exchange, 685 W. Firetower Rd, Winterville, New Carolina 28590 in an amount not to exceed Thirty Thousand One Hundred and Fifty Dollars (\$30,150) to provide Tenant Court Record Searches, Credit and Criminal History Reports for its Public Housing and Housing Choice Voucher (Section 8) programs and Pre-Employment Background Searches for a period of Two (2) year, subject to Legal Counsel opinion.

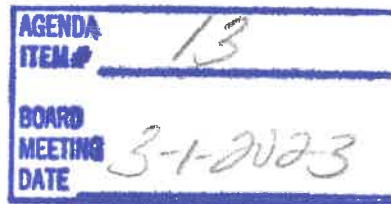
**DATED: March 1, 2023**

<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						
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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 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION SELECTING WINNDEVELOPMENT COMPANY LP  
AS JERSEY CITY HOUSING AUTHORITY'S DEVELOPMENT  
PARTNER FOR THE REDEVELOPMENT OF HOLLAND  
GARDENS**

**WHEREAS**, in accordance with the Jersey City Housing Authority (JCHA) Procurement Policy, and New Jersey and federal procurement laws and regulations, the JCHA publicly advertised a Request for Qualifications (RFQ) for developers to qualify as candidates to respond to a closed Request for Proposals (RFP) to revitalize and redevelop Holland Gardens Apartments, 241 Sixteenth Street, Jersey City, New Jersey 07310 (Block 7101, Lot 1) from Monday August 9, 2021 to Friday, August 13, 2021, with responses due on or before September 23, 2021; and

**WHEREAS**, on September 23, 2021, the JCHA received the nine (9) responses and a JCHA evaluation committee comprised of members of the JCHA Executive Team subsequently reviewed and scored these responses according to the RFQ's evaluation criteria which identified six (6) RFQ respondents with the qualifications to develop a mixed-finance, mixed-use development in accordance with the Holland Gardens Vision approved by the Board of Commissioners in November 2020 (see development teams listed in bold below);

1. ***L&M/McCormack***
2. ***Albanese/Genesis***
3. ***WinnDevelopment***
4. ***Ironstate/Alpert***
5. ***Camber/Hudson***
6. ***RPM/Manhattan***
7. ***Conifer/Claremont***
8. ***Slate/ReGen***
9. ***Xylem/Urban***

**WHEREAS**, on September 15, 2022, the JCHA issued the Request for Proposals (RFP) for the Redevelopment of Holland Gardens to the six (6) developers selected to participate in the RFP with proposals due on or before December 13, 2022; and

**WHEREAS**, on December 13, 2022, the JCHA received proposals from the following development teams: L&M Development/McCormack Baron and WinnDevelopment; and

**WHEREAS**, these two proposals were reviewed and scored based on the RFP evaluation criteria by a JCHA Evaluation Committee comprised of a Holland Gardens resident, a City of Jersey City representative and five members of the JCHA's Executive Team; and

**RESOLUTION SELECTING WinnDEVELOPMENT COMPANY  
LP AS DEVLEOPER OF HOLLAND GARDENS**

**Page Two**

**WHEREAS**, both development teams were required to make oral presentation on February 2, 2023, as part of the RFP evaluation process that included a question and answer session attended by the JCHA Evaluation Committee, advisors to the Committee and a representative group of Holland Garden residents; and

**WHEREAS**, the RFP Evaluation Committee selected the proposal submitted and presented by WinnDevelopment as the best for the redevelopment of Holland Gardens in accordance with the Holland Gardens Vision as set forth in the memorandum annexed hereto; and

**WHEREAS**, no certificate of funds is required because the project is self-funded by the Development Team.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the selection of WinnDevelopment as the development partner for Holland Gardens and further authorizes the negotiation of the Master Developer Agreement to be presented to the Board.

**DATED: March 1, 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM #	14
BOARD MEETING DATE	3-1-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO  
ALAMO INSURANCE GROUP FOR RISK CONSULTANT SERVICES**

**WHEREAS**, the JCHA requires Risk Consulting services to provide assessment, planning and general advice regarding insurance affecting the JCHA including but not limited to Property & Casualty, Workers Compensation, Risk Management; 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 two (2) occasions; and

**WHEREAS**, on the first occasion December 14, 2022, less than three (3) proposals were received and in accordance with the JCHA Procurement Policy a rebid was held on January 18, 2023, the JCHA received a total of three (3) proposals from the following firms (*in alphabetical order*):

1. ALAMO INSURANCE GROUP
2. BROWN & BROWN METRO
3. KAI STRATEGIC INSURANCE

**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 Alamo Insurance Group 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

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO  
ALAMO INSURANCE GROUP FOR RISK CONSULTANT SERVICES**  
Page 2-

**WHEREAS**, Alamo Insurance Group is compensated for Risk Management insurance services based on either the Joint Insurance fund policy or by the insurance carrier not to exceed 6% of Assessment as promulgated by the fund by-laws, and the JCHA has set aside an additional \$10,000.00 for consultation services on benefit insurance matters.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to: Alamo Insurance Group, 55 Flanagan Way, Secaucus, NJ 07094, to provide Risk Consulting services for a one (1) year period, in an amount not to exceed Ten Thousand Dollars (\$10,000.00).

**DATED: March 1, 2023**

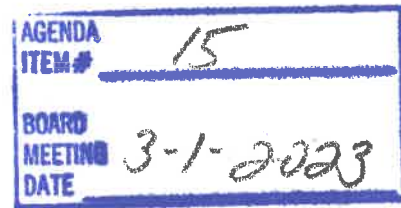
<b>COMMISSIONER</b>	<b>MOTION</b>	<b>2<sup>ND</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTENTION</b>
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
J. Dublin						
R. Mukherji						

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\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

S E A L





**RESOLUTION AUTHORIZING A CONTRACT WITH THE SERVICE COLLABORATIVE OF WNY, INC., FOR JCHA TO HOST AN AMERICORPS VOLUNTEER FOR A PERIOD OF ONE (1) YEAR**

**WHEREAS**, the Jersey City Housing Authority is a member of HUD’s ConnectHome USA initiative, designed to bridge the digital divide for federally assisted households through public-private partnerships; and

**WHEREAS**, since late 2018, JCHA’s digital inclusion initiatives, which have focused on digital literacy as well as devices and home internet access, have led to the development of 5 on-site computer labs, dozens of digital literacy classes, distribution of devices to 500+ residents, and support of 100s of residents’ applications for internet subsidies, and have been nationally recognized by HUD and the FCC; and.

**WHEREAS**, The Service Collaborative of WNY, Inc. (“Service Collaborative”) seeks to contract with the JCHA to provide an AmeriCorps Volunteers in Service to America (VISTA), ConnectHome Technical Coordinator to assist with the JCHA’s Department of Resident Empowerment and Community Engagement (RECE) to expand its digital inclusion programs for JCHA residents; and

**WHEREAS**, The Service Collaborative of WNY, Inc. will provide an AmeriCorps Volunteers in Service to America (VISTA), ConnectHome Technical Coordinator in a full-time position for the period of one year to work with RECE exclusively to help in its digital equity initiatives to expand and find sources to maintain stability; and

**WHEREAS**, a contract with The Service Collaborative of WNY would provide access to and cost-sharing of the salary of the VISTA as an additional resource for RECE to enhance programmatic offerings to JCHA residents;

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



**RESOLUTION AUTHORIZING A CONTRACT WITH THE SERVICE COLLABORATIVE OF WNY, INC., FOR JCHA TO HOST AN AMERICORPS VOLUNTEER FOR A PERIOD OF ONE (1) YEAR**  
**Page 2**

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners approves that the JCHA may enter into a one (1) year contract with The Service Collaborative of WNY, Inc., 173 Elm St., Buffalo, NY 14203, in the amount of (\$11,577.21) beginning March 13, 2023, and ending March 12, 2024.

**DATED: March 1, 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						

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\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	16
BOARD MEETING DATE	3-1-2023

**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO SUPERIOR WELDING COMPANY  
FOR EMERGENCY REPLACEMENT OF UNDER-  
GROUND STEAM LINE FOR VARIOUS BUILDINGS  
AT MARION GARDENS & REPLACEMENT OF  
UNDERGROUND CARBON STEEL PIPES AT  
HOLLAND GARDENS**

**WHEREAS**, the JCHA required a contractor to complete emergency repairs to underground steam lines for various buildings at Marion Gardens as well as underground carbon steel pipes at Holland Gardens; and

**WHEREAS**, this work needed to be immediately addressed since residents were without heat causing a health and safety issue for our residents at both developments 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 thousand (\$90,000.00) dollars for emergency replacement of underground steam lines for various buildings at Marion Gardens and underground carbon steel pipes at Holland Gardens.

**DATED: March 1, 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	17
BOARD MEETING DATE	3-1-2023

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO MURRAY CONTRACTING LLC FOR EQUIPMENT  
RENTAL AND SERVICES FOR EXCAVATION AND  
CONCRETE REPAIR FOR ALL JCHA DEVELOPMENTS  
FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR  
TWO (2) ADDITIONAL YEARS**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for equipment rental and services, excavation and concrete repair on an “as needed” basis at all JCHA Developments; and

**WHEREAS**, Murray Contracting, LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 18/19-66 and New Jersey State Law allows State Agencies to utilize these Co-operative contracts; and

**WHEREAS**, the State of New Jersey Department of the Treasury allows counties, and other public entities to establish cooperatives that allow members to contract with companies for supplies and services awarded contracts through these organizations based on a competitive process in accordance with the appropriate state procurement rules and regulations; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-11(5); and

**WHEREAS**, the JCHA has used these State 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 services and supplies to JCHA developments; and

**WHEREAS**, Murray Contracting LLC has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR EQUIPMENT RENTAL AND SERVICES FOR EXCAVATION AND CONCRETE REPAIR FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS**  
**Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Murray Contracting LLC 210 S. Newman Street, Hackensack, New Jersey 07601 in an amount not to exceed three hundred thousand dollars (\$300,000.00) for equipment rental and services, excavation and concrete repair on an “as needed” basis at all JCHA Developments for a period of two (2) years with an option for two (2) additional years.

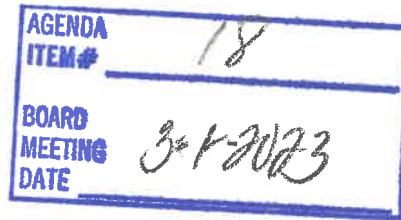
**DATED: MARCH 1, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
Vacant						
J. Dublin						
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 1, 2023 in the presence of a legally binding quorum.

\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION CONFIRMING THE EXECUTION OF AN MOU BETWEEN JCHA AND THE JERSEY CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES TO HOST SENIOR CONGREGATE MEALS PROGRAMS AT VARIOUS SITES**

**WHEREAS**, the Congregate Nutrition Service or Senior Citizen Lunch Program (“Program”) provides the opportunity for active seniors to receive a nutritionally balanced hot lunch and to socialize with other seniors in a community setting; and

**WHEREAS**, the City of Jersey City (“City”) is contracted by the Hudson County Office on Aging to run the Congregate Nutrition Service at appropriate sites throughout Jersey City for residents of Jersey City who are 60 years of age or older; and

**WHEREAS**, the JCHA seeks to continue to host the Program at Holland Gardens, Hudson Gardens, and Berry Gardens to serve the seniors currently residing at those sites; and

**WHEREAS**, the JCHA will provide access to the communal kitchen space at these sites from 9am – 1pm on weekdays year round for the City to run this Program for a period of one year; and

**WHEREAS**, the City will be responsible for the administrative management of the program including the collection of participant data, attendance/daily sign-in sheets, daily food records, supply inventories, personnel records, health department inspections reports and placards, program and fiscal reports, contribution records, nutrition programming records, and menus; and

**WHEREAS**, the City will contract with a food vendor to provide hot meals that comply with the current federal Dietary Guidelines for Americans and that meet 1/3 the

**RESOLUTION CONFIRMING THE EXECUTION OF AN MOU  
BETWEEN JCHA AND THE JERSEY CITY DEPARTMENT OF  
HEALTH AND HUMAN SERVICES TO HOST SENIOR  
CONGREGATE MEALS PROGRAMS AT VARIOUS SITES**

Page 2 of 2

Dietary Recommended Intake as established by the Food & Nutrition Board of the National Research Council of the National Academy of Sciences; and

**WHEREAS**, the City will provide a City employee to serve as the lunch site coordinator; the site coordinator will be responsible for managing the lunch site operations; and

**WHEREAS**, the attached Memorandum of Understanding further details the role and responsibilities of JCHA and the City in implementing the Program; and

**WHEREAS**, no Certificate of Funds is necessary to approve this Resolution.

**NOW BE IT RESOLVED**, that the JCHA is authorized to enter into the agreement with the City of Jersey City, Department of Health and Human Services to host their Senior Congregate Meals program at various sites; subject to the approval of the Municipal Council of the City of Jersey City.

**DATED: March 1, 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	19
BOARD MEETING DATE	3-1-2023

**RESOLUTION ACCEPTING THE RESIGNATION OF VIVIAN BRADY-PHILLIPS AS EXECUTIVE DIRECTOR OF THE JERSEY CITY HOUSING AUTHORITY (JCHA)**

**WHEREAS**, Vivian Brady-Phillips provided written notification to the JCHA Board of Commissioners of her voluntary resignation from her position as Executive Director in January 2023; and

**WHEREAS**, the JCHA Board of Commissioners accepts Ms. Brady-Phillips' resignation effective March 7, 2023; and

**WHEREAS**, the JCHA, by and through its Chairperson and legal counsel, has negotiated the attached Amendment to the Employment Agreement between the Jersey City Housing Authority and Vivian Brady-Phillips confirming her resignation and the terms of her separation.

**NOW BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the execution of the attached Amendment to the Employment Agreement between the JCHA and Vivian Brady-Phillips.

**DATED: March 1, 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	20
BOARD MEETING DATE	3-1-23

**RESOLUTION APPOINTING STEPHEN CEA AS JCHA INTERIM EXECUTIVE DIRECTOR**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A;12A-1 et seq., the Jersey City Housing Authority (JCHA) is required to employ an Executive Director; and

**WHEREAS**, the JCHA, by and through its Board of Commissioners will conduct a search process for the Executive Director position in accordance with New Jersey Law and UAS Department of Housing and Urban Development (HUD) rules and regulations; and

**WHEREAS**, while it conducts the aforementioned search, the JCHA wishes to appoint Stephen Cea, Director of Development, Modernization and Sustainability and In-House Counsel as interim Executive Director effective Wednesday, March 8, 2023;

**NOW THEREFORE, BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the appointment of Stephen Cea as interim Executive Director.

**Dated: March 1, 2023**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
J. 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 March 1, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	21
BOARD MEETING DATE	3-1-2023

**RESOLUTION CONFIRMING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO ACCEPT ADDITIONAL ADMINISTRATIVE FEES TO CONTINUE ADMINISTERING THE CITY'S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY**

**WHEREAS**, The City of Jersey was 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 and ERA 2 Programs on behalf of the City of Jersey City (City) and the City has recommended that JCHA receive additional administrative fees for ERA 2 Funds to cover the cost of administering the Program.

**WHEREAS**, the JCHA Board of Commissioners previously authorized the JCHA to award of \$1,856,430.54 dollars to cover Rental Assistance and 10% of the total to cover Administrative Fees in to administer ERA 2 program on behalf of the City;

**WHEREAS**, based on the need to continue to provide rental assistance to eligible residents of Jersey City, the City of Jersey City has agreed to increase the percentage of Admin Fees from 15%, specifically the JCHA will receive \$185,643.00 which represents additional administrative fees, and,

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby confirms execution of a subrecipient agreement between JCHA and the City to accept the additional administrative fee to cover the cost of administering the rent relief program.

**Dated: March 1, 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						

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\_\_\_\_\_  
Vivian Brady-Philips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	22
BOARD MEETING DATE	3-1-2023

**RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2023 OPERATING SUBSIDY AND FY 2023 CAPITAL FUND ACC AMENDMENTS TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the General Operating Fund Grant Submission Processing for CY 2023 must be completed via OpFund Web Portal by March 8, 2023, with the required forms and documentation:

A. Form HUD-52723 Operating Fund Calculation of Operating Subsidy: This form is used to calculate OpFund Grant eligibility in accordance with regulations in 24 CFR Part 990.

B. Form HUD-52722 Operating Fund Calculation of Utilities Expense Level: This form is used to calculate the utilities expense level component of the project's OpFund Grant eligibility in accordance with regulations in 24 CFR Parts 990.170 – 990.185.

C. Form HUD-52574 PHA Board Resolution approved January 12, 2023.

**WHEREAS**, the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract (form HUD-53012) must be signed and other required forms electronically to the HUD's Office of Capital Improvements (OCI) / EPIC;

**WHEREAS**, the 2023 Capital Fund Program, Grant #NJ39P00950123 in the amount of \$7,589,218.00 will be held on the reserve Budget Line Item (BLI 0100) in eLOCCS;

**WHEREAS**, the CFP 5-Year Action Plan 2021-2025 approved by HUD July 6, 2022, lists eligible work activities to align and spread the budget for FY 2023 CFP Grant;

**RESOLUTION AUTHORIZING  
THE SUBMISSION OF JCHA'S  
FY 2023 OPERATING SUBSIDY  
AND FY 2023 CAPITAL FUND  
ACC AMENDMENTS TO US  
DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
(HUD) page 2 of 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners approves the stated documents to be submitted electronically.

**DATED: MARCH 1, 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>
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
Vacant						
J. Dublin						
R. Mukherji						

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\_\_\_\_\_  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**