

AGENDA ITEM #	<u>1</u>
BOARD MEETING DATE	<u>9-7-2022</u>

**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: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
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 of the City of Jersey City as presented at its meeting of September 7, 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 9-7-2022  
*with addendum*

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE AUGUST 3, 2022 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on August 3, 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 August 3, 2022, Board of Commissioners Meeting are approved.

**DATED: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
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 of the City of Jersey City as presented at its meeting of September 7, 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 9-7-2022  
*with duPon*

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON AUGUST 3, 2022.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on August 3, 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 August 3, 2022, Board of Commissioners Meeting are approved.

**DATED: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
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 of the City of Jersey City as presented at its meeting of September 7, 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	9-7-2022

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

Dated: September 7, 2022

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes			✓		✓	
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓		✓	
S. Prince			✓			
Vacant						
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 September 7, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	9-7-2022

**RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND WOMENRISING PURSUANT TO WOMENRISING'S RECEIPT OF A HUD ROSS GRANT TO SERVE BOOKER T WASHINGTON**

**WHEREAS**, in addition to providing quality, affordable housing opportunities, the Jersey City Housing Authority ("JCHA") strives to bring about positive changes by encouraging and supporting opportunities for residents to make investments towards personal growth; and

**WHEREAS**, in an effort to provide quality services, JCHA is constantly seeking out partnerships and collaborations that will bring in resources to enhance residents' employment prospects, educational opportunities, health and wellbeing, and financial literacy; and

**WHEREAS**, WomenRising is a nonprofit organization that has operated in Hudson County for over 100 years and has long been a strong partner of JCHA's and an invaluable resource for both our public housing residents and Housing Choice Voucher participants, severing clients of both JCHA's Resident Opportunity and Self Sufficiency (ROSS) and Family Self Sufficiency (FSS) programs over the last several decades by providing a range of services including employment training and job placement, resume writing, job search support, career counseling, domestic violence support, crisis intervention, supportive counseling, and digital literacy training.; and

**WHEREAS**, in collaboration with JCHA, WomenRising was successfully awarded an FY21 HUD ROSS grant to service JCHA residents of Booker T. Washington Apartments, located at 200 Colden Street, Jersey City, NJ 07302 for a three-year term beginning June 1, 2022 and ending May 31, 2025; and

**WHEREAS**, JCHA committed to supporting the success of WomenRising's ROSS program if awarded by providing space on-site for a full-time service coordinator and leveraging of JCHA's existing resident services relationships and resources;

**WHEREAS**, JCHA and WomenRising wish to ensure all components and requirements of the grant are met and quality services are available to the approximately 615 residents of Booker T Washington Apartments; and

**WHEREAS**, no certificate of funds is needed;

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of a Memorandum of Understanding between the Jersey City Housing Authority and WomenRising, 270 Fairmount Ave, Jersey City, NJ 07306 to engage in the activities outlined in the agreement from July 2022 through May 2025.

**RESOLUTION CONFIRMING THE EXECUTION  
OF A MEMORANDUM OF UNDERSTANDING  
BETWEEN THE JERSEY CITY HOUSING  
AUTHORITY AND WOMENRISING PURSUANT TO  
WOMENRISING'S RECEIPT OF A HUD ROSS  
GRANT TO SERVE BOOKER T WASHINGTON**  
Page 2 of 2

**Dated: September 7, 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>
H. Fuentes		✓	✓		✓	
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓		✓	
S. Prince			✓			
Vacant			✓	✓		
J. Dublin	✓		✓			
R. Mukherji			✓			

I hereby certify that the above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of September 7, 2022, in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

**SEAL**

AGENDA ITEM#	6
BOARD MEETING DATE	9-7-2022

**RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HUDSON COUNTY COMMUNITY COLLEGE TO JOINTLY EXECUTE A DIGITAL EQUITY PROJECT FUNDED BY AN AARP COMMUNITY CHALLENGE GRANT**

**WHEREAS**, in addition to providing quality, affordable housing opportunities, the Jersey City Housing Authority (“JCHA”) strives to bring about positive changes by encouraging and supporting opportunities for residents to make investments towards personal growth and especially digital equity; and

**WHEREAS**, in an effort to provide quality services, JCHA is constantly seeking out partnerships and collaborations that will bring in resources to enhance residents’ digital access and literacy as part of JCHA’s ConnectHome USA slate of initiatives; and

**WHEREAS**, Hudson County Community College (HCCC) is committed to ensuring all members of the community feel heard, seen, and valued with a mission to “provide its diverse communities with inclusive, high-quality educational programs and services that promote student success and upward social and economic mobility”; and

**WHEREAS**, in collaboration with HCCC, JCHA developed a digital equity project proposal that was awarded nearly \$14k in funding by AARP as part of their 2022 Community Challenge Grant, a quick-action grant program intended to help jump-start projects that will have a long-term impact; and

**WHEREAS**, JCHA’s project will provide 50 Wi-Fi enabled tablets to older adult residents of Hudson Gardens who attend at least two, one-on-one tutoring and digital literacy instruction sessions provided by HCCC student interns who in turn will receive an hourly stipend, travel stipend, and, upon completion of 20 hours of tutoring, a free laptop; and

**WHEREAS**, JCHA will make payment from grant funds to HCCC to cover the cost of intern hourly and travel stipends in an amount not to exceed \$5,117.70 as allowed by the approved and funded grant budget; and

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of a Memorandum of Understanding between the Jersey City Housing Authority and Hudson County Community College, 70 Sip Ave, Jersey City, NJ 07306 to engage in the activities outlined in the agreement from August 2022 through December 2022.

**RESOLUTION CONFIRMING THE EXECUTION  
OF A MEMORANDUM OF UNDERSTANDING  
BETWEEN THE JERSEY CITY HOUSING  
AUTHORITY AND HUDSON COUNTY  
COMMUNITY COLLEGE TO JOINTLY EXECUTE  
A DIGITAL EQUITY PROJECT FUNDED BY AN  
AARP COMMUNITY CHALLENGE GRANT**  
Page 2 of 2

**Dated: September 7, 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>
H. Fuentes		✓	✓		✓	
A. Herbold		✓	✓		✓	
E. Phillips-Lorenzo			✓		✓	
S. Prince			✓			
Vacant			✓			
J. Dublin	✓		✓			
R. Mukherji			✓			

I hereby certify that the above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of September 7, 2022, in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	9-7-2022

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MAGIC TOUCH CONSTRUCTION COMPANY INC. FOR PLUMBING, SEWER CLEANING AND RELATED SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS**

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

**WHEREAS**, the JCHA is experiencing an excessive need for plumbing, sewer cleaning and related services due to the age of our developments and limited JCHA staff; and

**WHEREAS**, Magic Touch Construction Co., Inc. was awarded contract ESCNJ 20/21-18 for Plumbing, Sewer Cleaning and related services by the Co-operative known as the Educational Services Commission New Jersey (ESCNJ); 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 services and supplies to JCHA developments; and

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO  
MAGIC TOUCH CONSTRUCTION COMPANY INC. FOR PLUMBING,  
SEWER CLEANING AND RELATED SERVICES "AS NEEDED" FOR  
ALL JCHA DEVELOPMENTS**

Page 2

**WHEREAS**, Magic Touch Construction Co., Inc. has provided these services for the JCHA in the past;

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a Co-operative contract #ESCNJ 20/21-18 to Magic Touch Construction Co., Inc. for the Plumbing, Sewer Cleaning and Related services "as needed" in an amount not to exceed fifty thousand dollars (\$50,000.00).

**DATED: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
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 of the City of Jersey City as presented at its meeting of September 7, 2022 in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	8
BOARD MEETING DATE	9-7-2022

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES AND SIMULTANEOUS VOICE CALL CAPACITY THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance and management of 9 separate Public Housing and Affordable Housing development offices throughout the City of Jersey City; and

**WHEREAS**, the JCHA is seeking to increase Internet speed for main office and to better communicate with HUD sites and JCHA sites; and

**WHEREAS** the higher speed Internet connection will provide capabilities of integrating voice, video, data, and the ability to monitor video surveillance security system from the main office; and

**WHEREAS**, Comcast monthly charges will be \$1,557.00 for dedicated 300Mbps Internet and 46 simultaneous voice call capacity will be spread across the life of the contract which is a three (3) year period; and

**WHEREAS**, in accordance with the JCHA Procurement Policy, the firm of Comcast Business was awarded a NJ ESC Cooperative contract NJ-ESCNJ-012618-FY18 which does not require a Request for Proposal (RFP) or Bidding process; and

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR THE VOICE OVER IP TELECOMMUNICATIONS SYSTEM, AND PHONE TO MILLENNIUM COMMUNICATIONS GROUP INC FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

Page 2 of 2

**WHEREAS**, the JCHA has used these NJ ESC Cooperative Contracts “formerly NJ MRESC” in the past, recognize 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

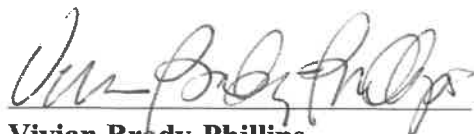
**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the award of a contract to Comcast Business, for dedicated internet service, which includes 46 simultaneous voice calls capacity trunk lines for \$1,557.00 per month for a period of 36-month contract, total contract value \$56,052.00.

DATED: September 7, 2022

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
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 of the City of Jersey City as presented at its meeting of September 7, 2022 in the presence of a legally binding quorum.



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

**S E A L**

AGENDA ITEM#	9
BOARD MEETING DATE	9-7-2022

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR CONCRETE REPAIRS ON BUILDING STRUCTURE AT BOOKER T. WASHINGTON APTS. UNIT 602**

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

**WHEREAS**, the JCHA sustained considerable damage due to Super Storm Sandy at various sites, including Booker T. Washington Apartments (“BTW”); and

**WHEREAS**, the JCHA secured funding commitment from the New Jersey Housing Mortgage and Finance Agency (“NJHMFA”) in the amount of \$6 Million of CDBG Disaster Relief funds specifically set aside for Public Housing Authorities in nine counties most severely affected by Super Storm Sandy; and

**WHEREAS**, the \$6 Million was used by the JCHA to address Super Storm Sandy needed repairs at BTW, including but not limited to installation of new, state of the art boiler and hot water systems, electrical panels, and fire alarm system; and

**WHEREAS**, this work fulfilled the scope of the original NJMHFA contract; and

**WHEREAS**, additional funds were available, so the JCHA was authorized by the NJHMFA to amend the original scope of work to include repairs to Unit 602, a severely damaged unit at BTW; and

**WHEREAS**, these repairs will enable a unit that has been vacant to become available for lease up; and

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE COMPANY INC. FOR CONCRETE REPAIRS ON BUILDING STRUCTURE AT BOOKER T. WASHINGTON APTS. UNIT 602**

Page 2

**WHEREAS**, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize New Jersey State contracts without advertising for bids; and

**WHEREAS**, the JCHA has utilized New Jersey 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**, Michael J. Malpere Co., Inc. has a New Jersey State contract and has provided these services for the JCHA in the past;

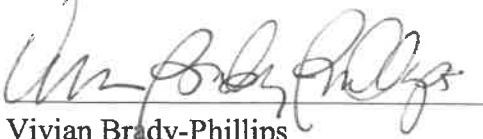
**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to Michael J. Malpere Co., Inc. for the Concrete Repairs on Building Structure at Booker T. Washington Apts. Unit 602 in an amount not to exceed one hundred twenty-eight thousand five hundred dollars (\$128,500.00).

**DATED: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
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 of the City of Jersey City as presented at its meeting of September 7, 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	9-7-2022

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO WILLIAM J. GUARINI INC. FOR EMERGENCY DIVERSION OF SEWER LINE AT MARION GARDENS**

**WHEREAS**, the JCHA awarded Purchase Order #11387-9664 (Contract #101485) on February 3, 2021 to William J. Guarini Inc. for Emergency Diversion of Sewer Line at Marion Gardens in an amount not to exceed twenty-two thousand dollars (\$22,000.00); and

**WHEREAS**, the offices located in Building #8 were flooded and required the drainage system to be rerouted to alleviate the problem; and

**WHEREAS**, during excavation William J. Guarini Inc. came upon an unforeseeable issue that required them to reroute the piping and more than double the amount of time and resources needed to complete the renovation; and

**WHEREAS**, the work was deemed as emergent and has been completed with no further work necessary; and

**WHEREAS**, the above task required an increase of thirty-six thousand one hundred fifteen dollars and eighteen cents (\$36,115.18) to cover cost for the additional work to be performed; and

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

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT  
 MAXIMUM TO WILLIAM J. GUARINI INC. FOR EMERGENCY  
 DIVERSION OF SEWER LINE AT MARION GARDENS  
 Page 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms an increase to the contract maximum to William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 for Emergency Diversion of Sewer Line at Marion Gardens in the amount of thirty-six thousand one hundred fifteen dollars and eighteen cents (\$36,115.18) for a total contract value of fifty-eight thousand one hundred fifteen dollars and eighteen cents (\$58,115.18).

**DATED: September 7, 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>
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 of the City of Jersey City as presented at its meeting of September 7, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	11
BOARD MEETING DATE	9-7-2022

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC FOR EMERGENCY PLUMBING AND SEWER CLEANING SERVICES FOR VARIOUS JCHA DEVELOPMENTS**

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

**WHEREAS**, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs and upgrades to maintain its utilities to provide JCHA residents with water, heating, electric and waste management (sewer) services; and

**WHEREAS**, JCHA staffing has been severely limited for plumbing and sewer cleaning services due to retirements, COVID related illness and a current staffing environment that has provided no replacements; and

**WHEREAS**, the inability to provide important utility services like water, gas heating and sewer services to our residents would constitute an emergency; and

**WHEREAS**, the company William J. Guarini, Inc. has the necessary qualifications, has been responsive and utilized successfully in the past by the JCHA to mitigate plumbing, heating and sewer services on an emergency basis; and

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT  
TO WILLIAM J. GUARINI, INC. FOR EMERGENCY PLUMBING  
AND SEWER CLEANING FOR VARIOUS JCHA DEVELOPMENTS  
Page 2**

**WHEREAS**, pursuant to N.J.S.A. 40A: 11-6 and the JCHA’s procurement policy the above referenced services are considered an emergent situation that requires immediate attention and can be awarded without public bidding to serve both the needs and safety of our tenants and staff; and

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to William J. Guarini, Inc., 152 Stevens Avenue, Jersey City, NJ 07305 for emergency plumbing and sewer cleaning services in the amount one hundred eight thousand seven hundred sixty-six dollars and sixty cents (\$108,766.60).

**DATED: September 7, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
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 of the City of Jersey City as presented at its meeting of September 7, 2022 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**