

AGENDA
 ITEM # 7
 BOARD MEETING DATE 4-3-2024

RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND STRATEGY

WHEREAS, matters pertaining to the above may be discussed by the Board of Commissioners in a Closed Caucus; and,

WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

 Stephen Cea
 Executive Director/Secretary

Kenneth Pinnock

 Kenneth Pinnock
 Deputy Executive Director

SEAL

AGENDA ITEM # 2
 BOARD MEETING DATE 4-3-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FEBRUARY 7, 2024 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on February 7, 2024; 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 7, 2024, Board of Commissioners Meeting are approved.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

Stephen Cea
 Executive Director/Secretary

Kenneth Pinnock
 Kenneth Pinnock
 Deputy Executive Director

SEAL

AGENDA
 ITEM# 3
 BOARD
 MEETING
 DATE 4-3-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON FEBRUARY 7, 2024

WHEREAS, the Board of Commissioners held the Board of Commissioners Regular Meeting on February 7, 2024; and,

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

WHEREAS, the minutes of the Board of Commissioners Regular 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 regular minutes of the February 7, 2024, Board of Commissioners Meeting are approved.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

Stephen Cea
 Executive Director/Secretary

Kenneth Pinnock
 Kenneth Pinnock
 Deputy Executive Director

SEAL



AGENDA
 ITEM# 4
 BOARD
 MEETING
 DATE 4-3-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON MARCH 6, 2024

WHEREAS, the Board of Commissioners held the Board of Commissioners Regular Meeting on March 6, 2024; and,

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

WHEREAS, the minutes of the Board of Commissioners Regular 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 regular minutes of the March 6, 2024, Board of Commissioners Meeting are approved.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

 Stephen Cea
 Executive Director/Secretary

Kenneth Pinnock

 Kenneth Pinnock
 Deputy Executive Director

SEAL

AGENDA
 ITEM# 5
 BOARD
 MEETING
 DATE 4-3-2024

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

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

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of April 2024.

Dated: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

Stephen Cea
 Executive Director/Secretary

Kenneth Pinnock
 Kenneth Pinnock
 Deputy Executive Director



RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO P.C. RICHARD & SON FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

AGENDA ITEM#	6
BOARD MEETING DATE	4-3-2024

WHEREAS, it has been deemed necessary by the JCHA to public bid for for the furnishing and delivery of major appliances for all JCHA owned developments; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on March 13, 2024, a total of five (5) bid packages were received for award consideration as follows; and

- P.C. Richard & Son, LLC, Carteret, NJ
- Appliance Brokers Limited, Inc., Dayton, NJ
- Ferguson Enterprises, Forked River, NJ
- Sam Tell & Son, Inc., Farmingdale, NY
- HD Supply Facilities Maintenance, Atlanta, GA

WHEREAS, P.C. Richard & Son submitted the lowest responsible bid in the amount of five hundred sixty-six thousand one hundred eighty-six dollars and zero cents (\$566,186.00); and

WHEREAS, P.C. Richard & Son has performed satisfactory for the JCHA in the past and availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO P.C. RICHARD & SON FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to P.C. Richard & Son, LLC 2 Germak Drive, Carteret, NJ 07008 in the amount of five hundred sixty-six thousand one hundred sixty-six dollars and zero cents (\$566,186.00); for the furnishing and delivery of major appliances to all JCHA owned developments.

DATED: APRIL 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

 Stephen Cea
 Executive Director/Secretary

SEAL

Kenneth Pinnock

 Kenneth Pinnock
 Deputy Executive Director

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND FLOOR TILE ACCESSORIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS

AGENDA ITEM #	7
BOARD MEETING DATE	4-3-2024

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

WHEREAS, Continental Flooring was awarded contract # 02-145 for Maintenance, Repair and operations, Products and Services from the Co-operative known as U.S Communities; 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 process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, Continental Flooring Company has performed satisfactory for the JCHA in the past; and availability of funds has been established.

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND FLOOR TILE ACCESSORIES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS

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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Continental Flooring Company, 9319 N. 94th Way, Ste. 1000, Scottsdale, Arizona 85258 in the amount not to exceed two hundred thousand dollars and zero cents (\$200,000.00) for the furnishing and delivery of floor tiles and floor tile accessories to be used "as needed" at all JCHA owned developments.

DATED: APRIL 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

 Stephen Cea
 Executive Director/Secretary

SEAL

Kenneth Pinnock

 Kenneth Pinnock
 Deputy Executive Director

AGENDA ITEM#	8
BOARD MEETING DATE	4-3-2024

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEARS

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

WHEREAS, the JCHA is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain various insurance at JCHA owned developments and Housing Choice Voucher Program; and

WHEREAS, General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages will be provided by the Housing Authority Insurance Group “HAIG”; and

WHEREAS, HUD has issued insurance bid waivers for various entities including the HAIG which allows the JCHA to award contracts without competitive bidding; and

WHEREAS, HAIG has provided an estimate in the amount of \$948,720.75 for all JCHA owned developments and HCV Program; and

WHEREAS, availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEARS

Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a One year contract to Housing Authority Insurance Group, Inc., 189 Commerce Court, Cheshire, Connecticut 06410 to provide General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

Stephen Cea
Executive Director/Secretary

Kenneth Pinnock
Kenneth Pinnock
Deputy Executive Director

SEAL

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AGENDA ITEM#	9
BOARD MEETING DATE	4-3-2024

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO
SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR
A ONE (1) YEAR PERIOD 04/29/2024 – 04/29/2025.**

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, the JCHA is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain various insurance at JCHA owned developments; and

WHEREAS, the JCHA developments known as Booker T. Washington, Holland Gardens, Montgomery Gardens, and Webb Apartments are located in areas that require flood insurance; and

WHEREAS, the Federal Emergency Management Agency "FEMA" has developed a national flood program; and

WHEREAS, Selective Insurance is authorized to provide flood insurance through the national flood program; and

WHEREAS, HUD has issued insurance bid waivers for various entities which allows the JCHA to award contracts without competitive bidding; and

WHEREAS, Selective Insurance has provided an estimate in the amount of \$133,977.00 for the JCHA properties that require flood insurance known as Booker T. Washington, Holland Gardens, Montgomery Gardens, and Webb Apartments; and

WHEREAS, availability of funds has been established.

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO
SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR
A ONE (1) YEAR PERIOD 04/29/2024 – 04/29/2025.**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a one (1) year contract for Flood Insurance coverage for Booker T. Washington, Holland Gardens and Montgomery Gardens to Selective Insurance P.O. Box 782747, Philadelphia, PA 19178, at a premium of \$133,977.00.

DATED: April 3, 2024

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

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 April 3, 2024, in the presence of a legally binding quorum.

Absent

Stephen Cea
Executive Director/Secretary

Kenneth Pinnock

Kenneth Pinnock
Deputy Executive Director

