

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: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.

 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM #	2
BOARD MEETING DATE	6/7/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MAY 8, 2023 CLOSED CAUCUS MINUTES OF THE
BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on May 8, 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 May 8, 2023, Board of Commissioners Meeting are approved.

DATED: June 8, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	6/7/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON MAY 8, 2023.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on May 8, 2023; and,

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

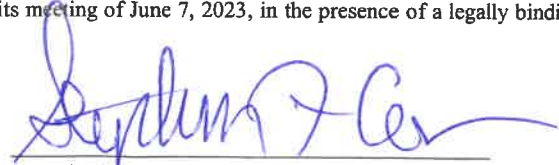
WHEREAS, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the May 8, 2023, Board of Commissioners Meeting are approved.

DATED: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM:#	4
BOARD MEETING DATE	6/7/2023

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

Dated: June 7, 2023

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold	✓	✓	✓			
E. Phillips-Lorenzo			✓			
S. 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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE ADOPTION OF JCHA'S FY 2022 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

WHEREAS, the Annual Budget and Capital Budget for the **Jersey City Housing Authority ("JCHA")** for the fiscal year beginning, April 1, 2022 and ending, March 31, 2023 has been presented for adoption before the governing body of the Jersey City Housing Authority at its open public meeting of June 7, 2023; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$94,808,442, Total Appropriations, including any Accumulated Deficit if any, of \$94,808,442 and Total Unrestricted Net Position utilized of zero "-0-"; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$6,578,836 and Total Unrestricted Net Position planned to be utilized as funding thereof, of zero "-0-"; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Housing Authority, at an open public meeting held on June 7, 2023, that the Annual Budget and Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2022 and, ending, March 31, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2022 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

PAGE 2 of 2

DATED: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS

WHEREAS, the York Street Project (YSP) was awarded Vouchers under the Department of Housing and Urban Development (HUD) Rapid-Re-Housing Program (HPRP). The HPRP funding will provide shallow, short-term financial assistance and case management services to prevent at-risk individuals and families from becoming homeless, and to quickly re-house and stabilize those who have recently become homeless. The Hudson County Division of Housing and Community Development will be responsible for overseeing the HPRP Program, and will be responsible for all associated monitoring; and

WHEREAS, JCHA staff will administer Forty three (43) vouchers in accordance with HPRP regulations, perform Housing Quality Standard (“HQS”) inspections and utilize 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, YSP will supply referrals to the JCHA for eligible Rapid Re-housing clients; and

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAM

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WHEREAS, the JCHA will receive compensation in the amount of \$40,764 for administering the HPRP for the period of one year.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the York Street Project to administer the HPRP Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (1) year period (June 7, 2023- May 31, 2024) with an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve.

Dated: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.


 Stephen Cetani
 Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION WITH THE HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM

WHEREAS WomenRising (“WR”) has been awarded Vouchers under the Department of Housing and Urban Development (HUD) Permanent Supportive Housing (PSH) Program. The PSH funding will provide housing subsidies to chronically homeless families with a disability for as long as the families meet eligibility criteria. The Hudson County Division of Housing and Community Development will be responsible for overseeing the PSH program, and will be responsible for all associated monitoring; and

WHEREAS, JCHA staff will administer approximately twenty two (22) Vouchers in accordance with PSH regulations and perform Housing Quality Standard (“HQS”) inspections and utilize 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 Jersey City Housing Authority (“JCHA”) and WR have come to an understanding regarding the JCHA performing such activities in connection with residences to be rented by families participating in the WomenRising PSH Program, known as Village of Families (“VoF”);

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION WITH THE HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANET SUPPORTIVE HOUSING PROGRAM

Page 2-

WHEREAS, the JCHA will receive compensation in the amount of \$20,856.00 for the administering the VoF for the period of one year.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with Womenrising to administer the VoF Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (2) year period (June 7, 2023- May 31, 205) with an option to renew on an biennial basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Acting Executive Director may approve after consultation with Legal Counsel.

Dated: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM

WHEREAS, the Hoboken Housing Authority (“HHA”) is required to perform Housing Quality Standard (HQS) inspections for their Housing Choice Voucher (“Section 8”) Program participant apartments at least once annually; and

WHEREAS, the HHA administers a Housing Choice Voucher (“Section 8”) Program for more than 300 participants and the HHA is interested in the JCHA performing the Housing Quality Standard (HQS) inspections; and

WHEREAS, JCHA staff have been trained to perform HQS inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and utilize the appropriate local and state housing, property and maintenance codes; 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 Hoboken Housing Authority has agreed to pay the JCHA an amount of Seventy-Five (\$75.00) per inspection.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) 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 Inter-Local Agreement with the Hoboken Housing Authority to conduct Housing Quality Standard (HQS) inspections at a fee of \$75.00 per inspection for a one (1) year period (June 1, 2023 to May 31, 2024) with an option to renew for on an annual basis 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 Hoboken Housing Authority Board of Commissioners.

DATE: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	6/7/2023

**RESOLUTION RATIFYING THE ADOPTION OF FY2023
INCOME LIMITS FOR ADMISSION TO THE JCHA
PUBLIC HOUSING AND HOUSING CHOICE VOUCHER
(SECTION 8) PROGRAMS**

WHEREAS, the Jersey City Housing Authority (JCHA) assists nearly 2,000 families, senior citizens and persons with disabilities under the Public Housing Program and over 5000 families under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has issued FY2023 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective May 15, 2023; and

WHEREAS, the income limits for FY 2023 have increased in comparison to the FY 2022 income limits for Public Housing and Housing Choice Voucher (Section 8) Programs; and

WHEREAS, within these Income Limits, the Quality Housing and Work Responsibility Act of 1998 mandates "Admission Targets," specifically for Public Housing, that at least 40% of new admissions must have incomes at or below 30% of area median income (\$36,500 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$97,300 for a family of four) and for the Housing Choice Voucher (Section 8) Program, at least 75% of new admissions must have incomes at or below 30% of the area median income (\$34,450 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$ 60,850 for a family of four).

**RESOLUTION RATIFYING THE ADOPTION OF
REVISED FY2022 INCOME LIMITS FOR ADMISSION
TO THE JCHA PUBLIC HOUSING AND HOUSING
CHOICE VOUCHER (SECTION 8) PROGRAMS**

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners ratifies the adoption of FY2023 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:

FY 2023 Income Limits

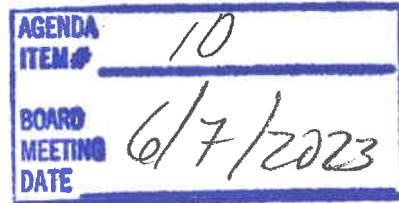
Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	25,550	29,200	32,850	36,500	39,450	42,350	45,420	50,560
31%-50%	42,600	48,700	54,800	60,850	65,750	70,600	75,500	80,350
51%-80%	68,150	77,850	87,600	97,300	105,100	112,900	120,700	128,450

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
S. 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 June 7, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Interim Executive Director/Secretary

S E A L



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 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 a quote in the amount of \$909,068.00 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: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	11
BOARD MEETING DATE	6/7/2023

RESOLUTION CONFIRMING AN INCREASE TO THE YARDI SYSTEMS Inc., CONTRACT MAXIMUM FOR PUBLIC AND VOUCHER PROGRAM MANAGEMENT SOFTWARE AND RELATED IMPLEMENTATION AND TRAINING SERVICES

WHEREAS, the Jersey City Housing Authority “JCHA” awarded contract #101627 on November 2, 2022, to Yardi for Implementation, Training and Maintenance of a Hosted Cloud Based Enterprise systems.in an amount not to exceed \$562,168.00; and

WHEREAS, it is necessary to add services for data extraction, conversion and importing from the current Elite enterprise software system and into the new Yardi enterprise software systems; and

WHEREAS, the above service will require an increase of \$71,400 to cover data extraction, conversion and importing; and

WHEREAS, NJ.AC. 5:30-6.1, provides the JCHA with the ability to increase the contract value without any restrictions: and

WHEREAS, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, The JCHA Board of Commissioners confirms an increase to the contract (#101627) maximum the contract to Yardi Systems Inc., 430 South Fairview Avenue, Goleta, CA. 93117, for Data extraction and conversion, in an amount not to exceed \$71,400.00.

DATED: June 7, 2023

COMMISSIONER	Motion	2 nd	AYE/	NAY	ABSENT	ABSTENTION
B. Dawson	✓		✓			
H. Fuentes	✓	✓	✓			
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
S. 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 June 7, 2023, in the presence of a legally binding quorum.



Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA
ITEM# 12
BOARD
MEETING
DATE 6/7/2023

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING AND SEWER CLEANING SERVICES/ EMERGENCIES "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 and related services due to the age of our developments and only one Plumber on staff; and

WHEREAS, William J. Guarini, 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 contract to William J. Guarini, Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 for plumbing and sewer cleaning services /emergencies "as needed" in an amount not to exceed twenty thousand dollars (\$20,000.00).

DATED: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023 in the presence of a legally binding quorum.


Stephen Cea
Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO THE BOYS AND GIRLS CLUB OF HUDSON COUNTY TO PROVIDE COMPREHENSIVE AFTER SCHOOL PROGRAMMING

WHEREAS, the mission of the JCHA is to develop and manage housing of choice of the highest standards, which is safe, affordable, sustainable and accessible, and to partner to foster resident responsibility and self-sufficiency through effective programming and partnerships; and

WHEREAS, the JCHA is committed to providing quality programming and resident services for the purpose of fostering self-sufficiency among residents and positive community engagement; and

WHEREAS, our communities continue to grow and we continue to seek supportive services for the almost 500 youth ages six to fourteen reside in JCHA's five family public housing developments; and

WHEREAS, a growing body of evidence shows that an integrated focus on academics, enrichment activities, expanded learning opportunities, and positive youth development are critical to improving student success; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of New Jersey, the JCHA properly advertised a Request for Proposals (hereinafter "RFP") for a Comprehensive After School Program to serve youth in grades 2 through 8 on March 1st and 2nd, 2023, which was due on April 5th, 2023, at 11:00 AM; and

WHEREAS, by April 5, 2023, the JCHA received a total of eight (3) proposals from the following organizations (in alphabetical order) in response to the RFP for Comprehensive After School Programs:

- Boys and Girls Clubs of Hudson County
- Leading Edge
- YMCA of Newark and Vicinity

WHEREAS, the JCHA review committee evaluated the proposals in accordance with the evaluation and scoring criteria set forth in the RFP; and

WHEREAS, the proposals submitted by the Boys and Girls Clubs of Hudson County received the highest ratings and were found to be the best overall proposals, 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 \$175,000.00 has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award contracts to provide comprehensive after school programs for one (1) school year period beginning September 2023 and ending June 2024 to the Boys and Girls Clubs of Hudson County for a period of 1 year with an option for an additional 4 years.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners approves that the JCHA may enter into a contract with The Boys and Girls Club of Hudson County, in the amount of \$79,608.60 beginning September 2023, and ending June 2024 with a 4 year option to renew.

DATED: June 7, 2023

COMMISSIONER	Motion	2nd	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 June 7, 2023, in the presence of a legally binding quorum.


Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	14
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES “AS NEEDED” FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR

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, 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 April 19, 2023, less than three (3) bids were received (contract was rebid) and on May 24, 2023, three (3) bid packages were received for award consideration as follows;

- William J. Guarini, Inc.
- Air Systems Maintenance, Inc.
- Magic Touch Construction Co., Inc.; and

WHEREAS, William J. Guarini, Inc. was the lowest responsible bidder with a combined hourly rate of:

- Mechanic Hourly Rate \$100.00
- Mechanic Helper Hourly Rate \$ 75.00
- Total Combined Hourly Rate \$175.00; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR

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WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past and a maximum contract expenditure of fifty thousand dollars (\$50,000.00) for a one (1) year period "as needed" is set for this contract; 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 William J. Guarini, Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 for plumbing, HVAC and sewer maintenance services "as needed" at all JCHA developments in an amount not to exceed fifty thousand dollars (\$50,000.00) for a period of one (1) year with an option for an additional year.

DATED: June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	15
BOARD MEETING DATE	6/7/2023

**RESOLUTION CONFIRMING AN AMENDMENT TO THE CONTRACT
AWARDED TO ALAMO INSURANCE GROUP FOR RISK CONSULTANT
SERVICES**

WHEREAS, on March 1, 2023, the Board of Commissioners awarded a contract to Alamo Insurance Group for 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, the resolution stated that Alamo Insurance Group is compensated for Risk Management insurance services based on either the Joint Insurance fund policy not to exceed 6% of the Assessment for Workers Comp "WC" (\$697,577) as promulgated by the fund by-laws or by the carrier for insurance services secured outside of the fund; and


WHEREAS, the certificate of funds inadvertently excluded the 6% (\$41,855) allotment based on the Joint Insurance fund policy Assessment for WC (\$697,577); and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms an amendment to the contract awarded to: Alamo Insurance Group, 55 Flanagan Way, Secaucus, NJ 07094, to provide Risk Consulting services for a one (1) year period, in the amount forty-one thousand, eight hundred fifty-five (\$41,855) with a 20% contingency of eight thousand three hundred and seventy-one (\$8,371) dollars for a total amount not to exceed fifty thousand two hundred and twenty-six (\$50,226).

DATED: June 7, 2023

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
S. Price			✓			
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 June 7, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM #	16
BOARD MEETING DATE	6/7/2023

RESOLUTION AUTHORIZING APPROVAL OF PROPOSED MUTUAL GENERAL RELEASE AND SETTLEMENT AGREEMENT IN THE MATTER OF MITCHELL COMMUNICATIONS CORPORATION VERSUS THE JCHA

WHEREAS, on December 26, 2018, Mitchell Communications Corporation (“Mitchell”) filed a civil action in the New Jersey Superior Court, Hudson County Vicinage, naming the Jersey City Housing Authority (“JCHA”) as defendant, for alleged breach of contract; and

WHEREAS, the JCHA’s general liability carrier, HAI Group, denied coverage, but retained Muscio, Kaplan & Helfrich, LLC to defend the claim; and

WHEREAS, pursuant to HUD Litigation Handbook 1530.1 and PHA Circular 06-01, the JCHA provided notice of the litigation to HUD counsel; and

WHEREAS, the JCHA has thereafter repeatedly reported to HUD counsel on the status of the matter; and

WHEREAS, after diligent discovery and mandated arbitration, defense counsel has advised that payment of \$45,000 in consideration of the execution of the attached Mutual Release and Settlement Agreement would be prudent, considering the cost of trial representation and possibility of a damages award; and

WHEREAS, the attached Mutual Release and Settlement Agreement resolves the matter completely; and

WHEREAS, a Certificate of Funds is necessary to approve this Resolution and is attached.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the Executive Director to execute the accompanying General Release and Settlement Agreement, binding Mitchell and the JCHA to the terms, and resolving this matter with prejudice.

**Re: RESOLUTION AUTHORIZING APPROVAL OF PROPOSED MUTUAL
GENERAL RELEASE AND SETTLEMENT AGREEMENT IN THE MATTER OF
MITCHELL COMMUNICATIONS CORPORATION VERSUS THE JCHA**

Page 2 of 2

June 7, 2023

COMMISSIONER	Motion	2 nd	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 June 7, 2023, in the presence of a legally binding quorum.

Stephen F. Cea
Interim Executive Director/Secretary

SEAL