

AGENDA ITEM #	1
BOARD MEETING DATE	9-6-2023

**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 6, 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 September 6, 2023, in the presence of a legally binding quorum.



 Stephen Oea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	9-6-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON AUGUST 16, 2023**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on August 16, 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 August 16, 2023, Board of Commissioners Meeting are approved.

DATED: September 6, 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 September 6, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	3
BOARD MEETING DATE	9-6-2023

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

Dated: September 6, 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 September 6, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF BOILERS FOR MARION GARDENS, HUDSON GARDENS AND BOOKER T. WASHINGTON APTS

WHEREAS, the Jersey City Housing Authority (“JCHA”) deemed it necessary to purchase replacement boilers for Marion Gardens, Hudson Gardens and Booker T. Washington Apts.; and

WHEREAS, the failure of multiple boilers and the upcoming heating season required the purchase of boilers to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of boilers for an additional ninety (90) days, plus 15 – 30 days vendor lead time for boilers to be manufactured and an additional 15 – 20 days for JCHA staff to install and test the boilers for complete operation for the upcoming heating season; and

WHEREAS, quotes were requested from multiple vendors as follows:

- Capp USA, Clifton Heights, Pennsylvania – No quote
- Chas F. Connolly, North Arlington, New Jersey – No quote
- Grainger, Palatine, Illinois - No quote
- HD Supply, San Diego, California – No quote
- Hudson Heating, North Bergen, New Jersey – No response
- ieComfort, Montclair, New Jersey – No response
- Johnstone Supply, Kenilworth, New Jersey – No response
- United Supply, North Plainfield, New Jersey – Quote attached
- Ferguson Enterprises, Boston, Massachusetts - Quote attached
- Crosstown Plumbing, East Orange, New Jersey - Quote attached; and

WHEREAS, Crosstown Plumbing Supply Inc. submitted the lowest qualified bid in the lump sum amount of ninety-six thousand five hundred and eighty-five dollars and forty-five cents (\$96,585.45), and availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF BOILERS FOR MARION GARDENS, HUDSON GARDENS AND BOOKER T. WASHINGTON APTS

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract for the furnishing and delivery of boilers to Crosstown Plumbing Supply, Inc., 196 South Grove Street, East Orange, New Jersey 07018, in the amount of ninety-six thousand and five hundred and eighty-five dollars and forty-five cents (\$96,585.45) for Marion Gardens, Hudson Gardens and Booker T. Washington Apts.

DATED: September 6, 2023

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince	✓	✓	✓	✓		
D. 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 6, 2023, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	9-6-2023

**RESOLUTION CONFIRMING AWARD OF A CONTRACT
TO MURRAY CONTRACTING LLC FOR EMERGENCY
RESTORATION OF COLLAPSED ROOFING SOFFITS,
FACIA, GUTTERS AND DOWNSPOUTS AT CURRIES
WOODS**

WHEREAS, the JCHA required a contractor to complete emergency work to restore collapsed roofing soffits, fascia, gutters, downspouts and install gutter guards on townhouses between 31- 35 Peace Drive at Curries Woods; and

WHEREAS, Murray Contracting, LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 20/21-03 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 satisfactorily for the JCHA in the past; and availability of funds has been established.

RE: RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR EMERGENCY RESTORATION OF COLLAPSED ROOFING SOFFITS, FACIA, GUTTERS AND DOWNSPOUTS AT CURRIES WOODS
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms award of a contract to Murray Contracting LLC, 210 S. Newman Street, Hackensack, New Jersey 07601 in the amount of eighteen thousand six hundred and seventy dollars (\$18,670.00) for emergency restoration of collapsed roofing soffits, facia, gutters, downspouts and install gutter guards on townhouses between 31-35 Peace Drive at Curries Woods.

DATED: SEPTEMBER 6, 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 City of Jersey City as presented at its meeting of September 6, 2023, in the presence of a legally binding quorum.


 Stephen Ceal
 Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	9-6-2023

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR

WHEREAS, the 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 order to maximize resident safety and minimize the potential exposure of lead hazards HUD requires the JCHA to do a Lead Based Paint "Risk Assessment" every two (2) years; and

WHEREAS, the JCHA is seeking to contract with a NJ State licensed (certified) environment company to provide a Risk Assessment and related services; and

WHEREAS, the contractor shall perform a Risk Assessment of various JCHA developments in accordance with the JCHA Lead Policy and Department of Housing and Urban Development Guidelines (HUD) as detailed in the 2012 version, chapter 7 and in accordance with 40 CFR 745 rules and regulations; 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 May 24, 2023 less than three (3) bids were received (contract was rebid) and on July 12, 2023, a sole bid package was received for award consideration as follows; and

WHEREAS, Lew Corporation submitted the lowest responsible bid to perform the Risk Assessment in the amount of Fifty Thousand Three Hundred Twenty-One Dollars (\$50,321.00.00); and

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR

-Page 2-

WHEREAS, LEW Corp. will provide onsite investigation of residential buildings for lead-based paint hazards including but is not limited to: a visual inspection; targeted environmental sampling of dust, soil and deteriorated paint; and provide a report of the results that identifies areas that require interim control strategies and recommendations for areas that may make sense for abatement.

WHEREAS, LEW Corporation has the necessary staff and expertise to provide testing and training services for the JCHA developments and staff; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to LEW Corporation, 1090 Bristol Road, Mountainside, New Jersey 07091, in an amount not to exceed One Hundred Ten Thousand (\$110,000.00) for HUD Lead Risk assessment and related services for various JCHA Owned Developments for a period of one (1) year with an option for an additional one (1) year.

DATED: September 6, 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 September 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

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

**RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION
CLAUSE TO CENTRAL POLY BAG CORP FOR THE FURNISHING
AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED
DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS**

WHEREAS, the JCHA public bid for the furnishing and delivery of trash bags at all JCHA owned Developments on September 2, 2021 for a period of two (2) years with an option for an additional two (2) years; and

WHEREAS, a contract (#101535/13988-10939) was awarded on December 1, 2021 to Central Poly for the furnishing and delivery of trash bags for all JCHA Developments not to exceed twenty-seven thousand four hundred twenty-four dollars and eighty cents (\$27,424.80) for a period of two (2) years ending December, 2023; and

WHEREAS, a term option clause is included in the specification term as required by Local Public Contract Law (Attached pg. TR-2); and

WHEREAS, in order to continue to provide uninterrupted products to all JCHA owned developments, the JCHA wishes to exercise the term option clause for the third and fourth year, under the same terms and conditions for a total not to exceed amount of thirty-two thousand five hundred sixty-three dollars and forty-four cents (\$32,563.44) for the two (2) year period; and

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTON CLAUSE TO CENTRAL POLY BAG CORP. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED DEVELOPMENTS OR A PERIOD OF TWO (2) YEARS

-Page 2-

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to Central Poly Bag Corp, 2400 Bedle Place, Linden, NJ 07036 in the amount of Thirty-Two Thousand Five Hundred Sixty-Three Dollars and Forty-Four Cents (\$32,563.44) for furnishing and delivery of trash bags for all JCHA Developments, for a period of two (2) years.

DATED: September 6, 2023

COMISSIONER	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 September 6, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	9-6-2023

RESOLUTION AUTHORIZING AWARD OF A 60 MONTH FAIR MARKET VALUE LEASE CONTRACT TO XEROX CORPORATION/STEWART BUSINESS SYSTEMS TO PROVIDE MULTI-FUNCTION PRODUCTS (MFPs)/COPIERS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, Public Housing Authorities are receiving decreased federal funding and the Jersey City Housing Authority (hereinafter "JCHA") has implemented a variety of technology solutions in order to manage the issues that are significantly impacting the quality of services and the bottom-line of our budget.; and

WHEREAS, JCHA IT staff reviewed each department/development and checked their previous usage of the multi-function product (MFP)/Copier and tailored the specifications based on their individual and unique needs; and

WHEREAS, these MFPs/Copiers will allow users to copy/scan/fax/print from a single device and are the most cost effective; and

WHEREAS, the JCHA has deemed it more cost effective to lease eighteen (18) MFPs for a period of sixty (60) months in accordance with the NJ Local Public Contracts Law (40A:11-12) which allows the JCHA to utilize NJ State contracts and cooperative contracts for the lease of MFPs without advertising for bids; and

WHEREAS, the JCHA solicited proposals, from the following three (3) companies; and

<i>Document Solutions</i>	<i>151 Summer Avenue, Kenilworth, NJ</i>
<i>TGI Office Automation</i>	<i>350 Passaic Avenue, Fairfield, NJ</i>
<i>XEROX/Stewart Business Systems</i>	<i>301 Irwin Road, Mount Laurel, NJ</i>

WHEREAS, the proposals were reviewed and presentations were provide for the JCHA review committee by the three (3) companies; and

WHEREAS, the XEROX/Stewart proposal was found to be the best overall proposal at a cost of One Thousand Nine Hundred and Ninety-Seven Dollars and 63 cents (\$1,997.63) per month for a period of sixty (60) months; and

RESOLUTION AUTHORIZING AWARD OF A 60 MONTH FAIR MARKET VALUE LEASE CONTRACT TO XEROX CORPORATION/STEWART BUSINESS SYSTEMS TO PROVIDE MULTI-FUNCTION PRODUCTS (MFPs)/COPIERS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

Page 2

WHEREAS, the new lease cost represents an approximate savings of \$450 per month or \$27,000 over the life of the contract based on utilizing new eFax technology that eliminates the need for POTs lines as well as an increase in the number of color copiers from 2 to 8 at no additional cost; 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 sixty (60) month, fair market value lease to XEROX/Stewart Business Systems (NJ State Contract A40469), 301 Irwin Road, Mount Laurel, NJ 08054 for eighteen (18) Multi-Function Products (MFPs)/Copiers in an amount not to exceed One Thousand Nine Hundred and Ninety-Seven Dollars and 63 cents (\$1,997.63) per month, not to exceed \$124,857.80 which includes an allotment of \$5,000.00 for overages (B/W \$0.004 (C8155), \$0.0099 (B405) and Color \$0.039).

DATED: September 6, 2023

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
D. 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 6, 2023, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA
ITEM# 9
BOARD
MEETING
DATE 9-6-2023

WALK-IN POCKET

**RESOLUTION MEMORIALIZING THE APPOINTMENT
OF STEPHEN CEA AS THE JERSEY CITY HOUSING
AUTHORITY'S EXECUTIVE DIRECTOR/SECRETARY
EFFECTIVE AUGUST 18, 2023**

WHEREAS, on August 16, 2023, the Board of Commissioners voted to appoint Stephen Cea as Executive Director/Secretary immediately upon the New Jersey Department of Community Affairs ("DCA") approving the appointment; and

WHEREAS, DCA provided the Jersey City Housing Authority ("JCHA") with written notice approving Stephen Cea's appointment as JCHA Executive Director/Secretary by letter dated August 17, 2023; and

WHEREAS, the JCHA received DCA's letter on August 18, 2023; and

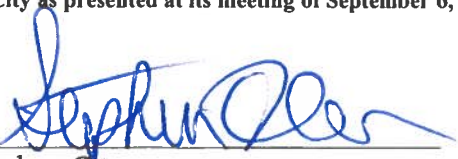
WHEREAS, the Board of Commissioners wishes to memorialize its action of the August 16, 2023, meeting appointing Stephen Cea as the JCHA's Executive Director/Secretary as of August 18, 2023.

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that this resolution shall memorialize the appointment of Stephen Cea as Executive Director of the JCHA, pursuant to the terms and conditions of the attached contract retro actively to August 18, 2023.

DATED: September 6, 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 September 6, 2023, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL