

AGENDA ITEM #	1
BOARD MEETING DATE	11-6-2024

**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,

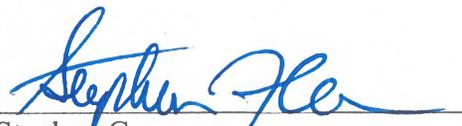
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins	✓	✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA
 ITEM# 2
 BOARD
 MEETING
 DATE 11-6-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 2, 2024

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on October 2, 2024; 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 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 minutes of the October 2, 2024, Board of Commissioners Meeting are approved.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins						✓
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA
 ITEM# 3
 BOARD
 MEETING
 DATE 11-6-2024

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

Dated: November 6, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	11-6-2024

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 TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR PERIOD

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, William J. Guarini, Inc. was awarded the contract for plumbing services under the Educational Services Commission of New Jersey Cooperative (ESCNJ) Co-op.; and

WHEREAS, the duration of William J. Guarini, Inc. Co-op contract # ESCNJ123/24-26 will be from June 5, 2024, through June 4, 2026; and

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

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

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past; and

WHEREAS, availability of funds has been established.

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 TWO (2) YEARS WITH OPTION FOR ADDITIONAL ONE (1) YEAR

Page - 2 -

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of an option year and increase of 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 two hundred fifty thousand dollars (\$250,000.00) for a period of two (2) years with option for an additional one (1) year

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	11-6-2024

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR EMERGENCY REPLACEMENT OF WATER SERVICE TO BUILDING AND REPAIR OF ALL CORRODED PIPING FOR THE FIRE DETECTION SYSTEM AT THOMAS J. STEWART APARTMENTS

WHEREAS, the JCHA required a contractor to complete emergency removal and replacement of water service to the building and to replace all corroded piping for the fire detection system at Thomas J. Stewart Apartments; and

WHEREAS, this work needed to be immediately addressed since water service was constantly being interrupted, causing significant issues for our Senior residents; and

WHEREAS, William J. Guarini Inc has worked for the JCHA in the past and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of sixty-five thousand and thirty-two dollars and fifty cents (\$65,032.50) for emergency replacement of water service to the building and repair of all corroded piping for the fire detection system at Thomas J. Stewart Apartments.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins		✓	✓			
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 November 6, 2024 in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	6
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING AN AMENDMENT TO THE JERSEY CITY HOUSING AUTHORITY CAPITAL FUND PROGRAM "CFP" TO INCLUDE THE ACQUISITION OF VEHICLES AND AUTHORIZING THE AWARD OF A CONTRACT TO LEGACY BROTHERS, INC. FOR THE PURCHASE OF TWO (2) GMC3500 TRUCKS AND THREE (3) FORD ESCAPE HYBRID VEHICLES

WHEREAS, the Jersey City Housing Authority "JCHA" has deemed it necessary to purchase two (2) GMC3500 trucks to be used PHA wide for the upgrade and improvement of JCHA properties; and

WHEREAS, in accordance with 24 CFR Part 200 the acquisition of the two GMC3500 trucks is needed on a full-time basis to administer/implement the physical and management improvements, and justified to upgrade and improve the operation and maintenance of Public Housing Projects; and

WHEREAS, it was determined that three (3) Ford Escape Hybrid vehicles were needed for use by the Housing Choice Voucher Inspectors for daily inspections; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing statutes of the State of New Jersey, the JCHA properly advertised a public bid on August 14, 2024, less than three (3) bid packages were received and on October 2, 2024, a sole bid package was received from the following company:

- Legacy Brothers, Inc., Douglas, Georgia; and

WHEREAS, Legacy Brothers, Inc. submitted the sole qualified bid in the amount of two hundred and sixty-eight thousand and two hundred dollars (\$268,200.00) see attached memo and recap sheet for details; and

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE JERSEY CITY HOUSING AUTHORITY CAPITAL FUND PROGRAM "CFP" TO INCLUDE THE PURCHASE OF VEHICLES AND AUTHORIZING THE AWARD OF A CONTRACT TO LEGACY BROTHERS, INC. FOR THE PURCHASE OF TWO (2) GMC3500 TRUCKS AND THREE (3) FORD ESCAPE HYBRID VEHICLES
 Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the submission of an amendment to the Capital Fund Program to HUD to include the purchase of two (2) vehicles for PHA wide improvements; and

BE IT FURTHER RESOLEVED that the JCHA Board of Commissioners authorizes the award of a contract for the purchase of two (2) GMC3500 Trucks under the CFP program and three (3) Ford Escape Hybrid vehicles for the HCV program to Legacy Brothers, Inc., 407 Peterson Avenue North, Douglas, Georgia in the amount of two hundred and sixty-eight thousand and two hundred dollars (\$268,200.00).

DATED: NOVEMBER 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins	✓	✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	11-6-2024

**RESOLUTION CONFIRMING THE AWARD
OF A CONTRACT TO MILLER & CHITTY
COMPANY, INC. FOR THE FURNISHING &
DELIVERY OF A VACUUM CONDENSATE
TANK FOR BUILDING #2 AT HUDSON
GARDENS**

WHEREAS, the Jersey City Housing Authority (“JCHA”) deemed it necessary to replace the vacuum condensate tank in building #2 at Hudson Gardens; and

WHEREAS, the heating season upon us and the condensate vacuum tank in building #2 is currently leaking and residents may be without heat if tank is not replaced, and purchase of tank needs to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of condensate vacuum tank for more than ninety (90) days plus 12 - 14 weeks for delivery plus additional installation time for JCHA staff to replace the tank; and

WHEREAS, quotes were requested from multiple vendors as follows:

- Miller & Chitty, Kenilworth, New Jersey – Quote attached
- Crosstown Plumbing, East Orange, New Jersey - Quote attached
- F.W. Webb (Grant Supply Company, Inc.), Piscataway, New Jersey- No Quote
- Capp USA, New York, New York – No Quote
- Ferguson Enterprises, Secaucus, New Jersey – No Quote
- Hudson Heating Wholesaler, North Bergen, New Jersey – No Quote
- Grainger Industrial Supply, Elizabeth, New Jersey – No Quote; and

WHEREAS, Miller & Chitty submitted the lowest qualified lump sum bid in the amount of twenty-eight thousand nine hundred dollars (\$28,900.00); and

WHEREAS, the availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MILLER & CHITTY COMPANY, INC. FOR THE FURNISHING & DELIVERY OF A VACUUM CONDENSATE TANK FOR BUILDING #2 AT HUDSON GARDENS

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 a vacuum condensate tank to Miller & Chitty Company, Inc., 135-139 Market Street, Kenilworth, New Jersey 07033, in the amount of twenty-eight thousand nine hundred dollars (\$28,900.00) for building #2 at Hudson Gardens.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson						
H. Fuentes						
A. Herbold						
J. Moore						
C. Mullins						
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 November 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO QUADIENT INC. FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS FOR A PERIOD OF TWO (2) YEARS

WHEREAS, the Jersey City Housing Authority (“JCHA”) awarded contract 16993 to Quadient, Inc. for a mail software solution for a period of five (5) years at the May 11, 2022 Board of Commissioners meeting (see attached resolution); and

WHEREAS, both programs require and rely on the distribution of mail as a part of the daily operation when managing the flow of information to applicants, residents, staff, vendors, HUD and other entities; and

WHEREAS, JCHA and Quadient staff have determined that it is prudent to implement a new contract agreement based on analysis of system usage, updated contract designs, proximity of future facility managing mail is closer to NJ (currently in Virginia moving to Long Island, NY) reduces processing time, and training has help staff maximize system usage; and

WHEREAS, replacing the existing contract that has a balance of 34 months with a new 24 month contract will provide a cost reduction (see attachment Financial Considerations for details) as well as provide contract flexibility based on actual usage data; and

WHEREAS, Quadient has a New Jersey State contract #T0200 for Mailroom Equipment, Accessories, Supplies and Services; and

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

WHEREAS, the JCHA has utilized 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 service and supplies to JCHA developments; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO QUADIENT INC. FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS FOR A PERIOD OF TWO (2) YEARS

Page 2

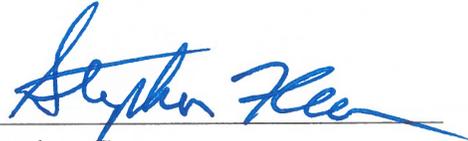
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to Quadient Inc. for a Mail Software Solution, Equipment and Supportive services, in an amount of Four Hundred Eighty Thousand Dollars (\$80,000.00) with a 20% contingency of sixteen thousand (\$16,000.00) dollars for a total amount not to exceed ninety-six thousand (\$96,000.00) dollars to cover lease fees, postage and related cost for a period of two (2) years.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C Mullins	✓	✓	✓			
S. Prince			✓			
J. Dublin			✓			

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 November 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the JCHA has awarded a contract on March 5th, 2008 to Emphasys Computer Software (ECS) to install and maintain a comprehensive public and housing choice voucher (Section 8) programs; and

WHEREAS, in order for the system to function properly, it is necessary for the JCHA to purchase updates to the proprietary software supplied with this system: and

WHEREAS, the required software updated are only available from Emphasys Computer Software: and

WHEREAS, pursuant to the JCHA's Procurement Policy provisions relating to the purchase of goods and services for the support or maintenance of proprietary computer hardware and software, the JCHA recommends entering into a Software maintenance Agreement for a period of one year, reserving the right to exercise the JCHA's option with mutual consent of both parties to this Agreement, to extend this Agreement for one provided that ECS agrees to the extension under substantially the same rates, terms and conditions enumerated in this Agreement, without public advertising and without public bidding; and in accordance with the attached Software Maintenance Agreement, without public advertising and without public bidding: and

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Emphasys Computer Software, Petoskey, MI in an amount not to exceed \$178,825.00 for the period 11/1/2024 to 10/30/2025 to provide software maintenance for the operation of a comprehensive Public Housing and Housing Choice Voucher (Section 8) Programs.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


 Stephen Gea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING APPROVAL OF AMENDMENTS TO THE JCHA'S 2024 AGENCY PLAN PURSUANT TO THE HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT OF 2016

WHEREAS, in October 1998, Congress passed the Quality Housing and Work Responsibility Act ("QHWRA"), which requires all Public Housing Agencies to development a Five-Year Strategic and Annual Operating Agency Plan (referred to as the "AGENCY PLAN"); and

WHEREAS, the JCHA's fiscal year (FY) 2024 Agency Plan was approved by HUD and went into effect on April 1, 2024; and

WHEREAS, the JCHA is amending its 2024 Annual Plan, Attachment C: Mixed-Finance, Mod/Development, Rehabilitation/ Sustainability, Demo/Disposition, Conversions, Homeownership Programs, Project-Based Vouchers (B.2 of HUD FORM 50075-ST), Section 2; and

WHEREAS, the JCHA made available copies of the plan amendment (attached) on its website, at each Asset Management Property office and the JCHA main office, and to Resident Leadership at each during the 45-day public comment period running from August 23, 2024, to October 7, 2024; and

WHEREAS, the JCHA provided notice informing the public that the information would be available for review and inspection during the public comment period, and that a public hearing would take place on the plan amendments on October 10, 2024, at Central Office Third Floor Conference Room located at 400 US Highway 1, Jersey City, NJ 07306; and

WHEREAS, No Certificate of Funds is needed to approve this Resolution.

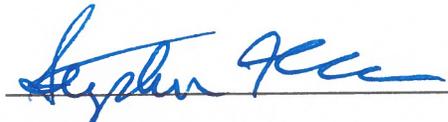
**RESOLUTION AUTHORIZING APPROVAL
OF AMENDMENTS TO THE JCHA'S 2024
AGENCY PLAN PURSUANT TO THE
HOUSING OPPORTUNITY THROUGH
MODERNIZATION ACT OF 2016**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the amendment to the FY 2024 Agency Plan, subject to Legal Counsel Opinion and HUD review and approval.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins	✓	✓	✓			
S. Prince			✓			
J. Dublin			✓			

Thereby 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 November 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	11-6-2024

**RESOLUTION AUTHORIZING THE JERSEY CITY
HOUSING AUTHORITY TO SERVE AS THE CONTRACT
ADMINISTRATOR FOR A DEVELOPMENT CALLED
KINGSBURY TOWERS IN TRENTON, NEW JERSEY**

WHEREAS, the Housing Authority of the City of Paterson (“HACP”) is the current contract administrator for a development called Kingsbury Towers in Trenton, NJ;

WHEREAS, Kingsbury Towers underwent a RAD conversion in 2015 where the prior rental assistance (a Rent Supplement, Rental Assistance Payments or Section 8 Moderate Rehabilitation contract), was converted to a RAD project based voucher (“PBV”) contract;

WHEREAS, Kingsbury Towers is comprised of 364 units of which: i) 152 PBV units are in the east tower; ii) 152 PBV units are in the west tower; and iii) 60 units (of which 4 were PBV) are in four townhome-style buildings;

WHEREAS, HACP is the current contract administrator for the 308 RAD PBV units at Kingsbury Towers, having previously agreed to serve as such at the request of HUD because the local Trenton Housing Authority does not have a Section 8 program;

WHEREAS, the existing owner of the Development, Kingsbury Corporation, engaged affiliates of L&M Development Partners (“L&M”) to acquire Kingsbury Towers and recapitalize the east and west towers (collectively, the “Development”) and undertake a substantial renovation of the Development;

WHEREAS, the 60 townhome-style buildings are vacant and dilapidated and NJHMFA is funding the demolition of the units and L&M plans to do a new construction project at a later date;

WHEREAS, in conjunction with the recapitalization and refinancing of the Development, L&M has requested that the existing HAP contract be split into two HAP contracts (one for the 152 units in the east tower and the other for the 152 units in the west tower – the 4 remaining units will be used to create a new HAP contract to support the planned new construction project) and that each run for a new term of 20 years;

WHEREAS, HACP does not desire to continue to serve as a contract administrator for this Development in Trenton, NJ and is requesting that HUD approve another contract administrator;

WHEREAS, Jersey City Housing Authority (“JCHA”), is interested in serving as a replacement contract administrator for the Development;

WHEREAS, there is a pending request with the HUD Newark field office to change the contact administrator from HACP to JCHA for the Development;

WHEREAS, JCHA has provided a written commitment that it will assume contract administrator responsibilities from HACP upon HUD's approval of such change;

WHEREAS, HUD requires a board resolution from JCHA in order to evaluate the request to change contract administrators for the Development;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the JCHA that they hereby authorizes JCHA to assume contract administrator responsibilities from HACP for Kingsbury Towers upon receipt of HUD approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Executive Director of the JCHA is hereby authorized to enter into the documentation, upon receipt of any required HUD approvals, necessary to effectuate the intent of this resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Executive Director of the JCHA is hereby authorized to take any and all related and ancillary actions necessary and appropriate to achieve the foregoing purposes including refinements to the terms and documents set forth in this resolution as may be reasonably determined by the Executive Director; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that all actions taken prior to the date of this resolution by the Executive Director, any of the other officers of JCHA or their respective designees on behalf of JCHA, acting singly or together, including but not limited to any of the actions authorized by this resolution, are hereby ratified and confirmed as the valid actions of JCHA, effective as of the date such actions were taken:

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins	✓	✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


Stephen Lea
Executive Director/Secretary

S E A L

AGENDA ITEM #	12
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL

WHEREAS, the Jersey City Housing Authority (“JCHA”) requires legal services regarding a variety of development activities including implementing RAD conversions, contract negotiation and representation regarding home-ownership transactions, establishing and maintaining Not for Profit Development Corporations, advising and representing the JCHA in matters pertaining to municipal land use, commercial lease transactions, representing and advising the JCHA on property re-financings and dispositions; and

WHEREAS, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Legal Services as Development Counsel on July 10th and July 11th, 2024 resulting in the receipt of three (3) proposals submitted by the due date of Wednesday, August 7, 2024 specifically 1) Convergent Law, LLC; 2) Rainone, Coughlin, Minchello, LLC; and 3) Trenk Isabel Siddiqi & Shahdanian; and

WHEREAS, all three proposals were deemed responsive and were evaluated in accordance with JCHA’s Professional Services Selection Criteria; and

WHEREAS, as a result of this evaluation, the firms of 1) Convergent Law, LLC; 2) Rainone, Coughlin, Minchello, LLC; and 3) Trenk Isabel Siddiqi & Shahdanian were judged to be qualified to represent the JCHA on development matters, based on their overall related experience and excellent performance on previous JCHA commissions; and

WHEREAS, Convergent Law, LLC proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; Rainone, Coughlin, Minchello proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; Trenk Isabel Siddiqi & Shahdanian proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; and

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO
 1) CONVERGENT LAW, LLC 2) RAINONE, COUGHLIN,
 MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR
 LEGAL SERVICES AS DEVELOPMENT COUNSEL**

Page 2 of 2

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of one (1) year contracts from January 1, 2025 to December 31, 2025 to the following law firms at the below stated hourly rates, for a joint amount not to exceed thirty thousand dollars (\$30,000):

- 1) Convergent Law, 101 Eisenhower Parkway, Suite 101, Roseland, New Jersey 07068 as Development Counsel at an hourly rate of \$175;
- 2) Rainone Coughlin Minchello, 555 U.S. Highway One South, Suite 440, Iselin, New Jersey 08830 as Development Counsel at an hourly rate of \$175;
- 3) Trenk Isabel Siddiqi Shahdanian, 290 West Mount Pleasant Avenue, Suite 2370, Livingston, New Jersey 07039 as Development Counsel at an hourly rate of \$175;

Subject to General Counsel’s opinion.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes					✓	
A. Herbold			✓		✓	
J. Moore		✓	✓			
C. Mullins	✓		✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL

WHEREAS, due to continuing federal funding cut-backs the Jersey City Housing Authority (“JCHA”) is evaluating all possible funding, development, modernization and management strategies including federal programs such as public housing capital funding, Section 18 revitalization, LIHTC, New Market Tax Credits, Historic Tax Credits, Choice Neighborhoods, Rental Assistance Demonstration (RAD), Moving To Work (MTW) Program, Faircloth availability, etc. to adequately address its aging public housing assets while addressing the continuing unmet need for affordable housing in Jersey City in both the short and long term; and

WHEREAS, the JCHA requires special legal services to represent it in the statutory, regulatory, financing and real estate elements of its current and proposed Revitalization/Repositioning of its housing resources, including negotiating and reviewing legal agreements with partners and residents, assisting in obtaining HUD-approval for requested waivers/approvals, providing regulatory guidance on the proposed development and management structure of phased developments, and reviewing and negotiating individual development/repositioning proposals and closing documents; and

WHEREAS, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Special Revitalization Legal Services on July 10th and July 11th, 2024 resulting in the receipt of four (4) proposals submitted by the due date of August 7, 2024 specifically Reno & Cavanaugh, PLLC, McManimon, Scotland & Baumann, LLC, Rainone Coughlin Minchello, and Convergent Law; and

WHEREAS, as a result of this evaluation, the firms of 1) Reno & Cavanaugh, PLLC, 2) McManimon, Scotland & Baumann, LLC, 3) Rainone Coughlin Minchello, and 4) Convergent Law, were judged to be high-rated firms based on their overall Public Housing Revitalization Program experience including their extensive public financing and tax credit experience, redevelopment and land use experience, environmental law experience, and mixed use and mixed finance experience, and in consideration of each firm’s proposed hourly rate, these firms proved to be competitively qualified respondents to the RFP for Special Revitalization Legal Services; and

WHEREAS, Reno & Cavanaugh, PLLC proposed a competitive fee of \$498.33 per hour which was determined to be within the cost estimate range established for this commission; McManimon, Scotland & Baumann, LLC proposed a competitive fee of \$295 per hour which was determined to be within the cost estimate range established for this commission; Rainone Coughlin Minchello proposed a competitive fee of \$175 per hour which was determined to be within the cost estimate range established for this commission, and Convergent Law proposed a competitive fee of \$175 per hour which was determined to be within the cost estimate range established for this commission.

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL

Page 2 of 2

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of one (1) year contracts from January 1, 2025 to December 31, 2025 to the following law firms at the below stated hourly rates, for a joint amount not to exceed one hundred thirty thousand dollars (\$130,000):

- 1) Reno & Cavanaugh, PLLC, 455 Massachusetts Avenue, NW, Suite 400, Washington, DC 20001 as Revitalization Counsel at an hourly rate of \$498.33;
- 2) McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, New Jersey 07068 as Revitalization Counsel at an hourly rate of \$295;
- 3) Convergent Law, 101 Eisenhower Parkway, Suite 101, Roseland, New Jersey 07068 as Revitalization Counsel at an hourly rate of \$175;
- 4) Rainone Coughlin Minchello, 555 U.S. Highway One South, Suite 440, Iselin, New Jersey 08830 as Revitalization Counsel at an hourly rate of \$175;

Subject to General Counsel’s opinion.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	14
BOARD MEETING DATE	11-6-2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL**

WHEREAS, the Jersey City Housing Authority “JCHA” requires legal services in the area of Tenancy Counsel, to provide third party representation for non-payment and lease violations, hearing officer services “as needed” and related services regarding tenancy issues affecting the JCHA; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals on August 7, 2024, the JCHA received a sole proposal from the following firm; and

Sobel, Han and Cannon LLP

WHEREAS, the JCHA received a sole proposal last year for these services from the same firm and determined that it is prudent and necessary to open with a sole proposal because the JCHA has over 200+ cases pending resolution that has a direct impact on resources necessary for the efficient operation of the JCHA; and

WHEREAS, the proposal submitted by the law firm of Sobel, Han & Cannon LLP was found to be well qualified by the evaluation committee, 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 \$100,000.00 has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of contracts to: Sobel, Han & Cannon LLP, 365 W. Passiac Street, Suite 270, Rochelle Park, NJ 07662, to provide Legal Services for Tenancy Counsel for a one (1) year period, at an hourly rate of \$175.00/hour, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00).,

DATED: November 6, 2024

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.

Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	15
BOARD MEETING DATE	11-6-2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES:
GENERAL COUNSEL**

WHEREAS, the JCHA requires legal services in the area of General Counsel, to provide general advice to the Board of Commissioners and JCHA administration regarding overall JCHA compliance with federal, state and local governing statutes, regulations and codes, and related general legal issues affecting the JCHA; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals on July 10th & 11th, 2024, and on August 7, 2024, the JCHA received a total of four (4) proposals from the following firms (*in alphabetical order*):

- *Cleary, Giacobbe, Alfieri, Jacobs*
- *Eric M. Bernstein & Associate*
- *Rainone Coughlin Minchello*
- *Sobel Han*

WHEREAS, the JCHA committee evaluated the proposals in accordance with the evaluation and scoring criteria set forth in the Request for Proposals; and

WHEREAS, the proposals submitted by the law firm of Cleary, Giacobbe, Alfieri, Jacobs received the highest ratings and were found to be the best overall proposal, based on professional experience, qualifications, references and cost to perform the specified scope of services (as detailed in the attached memo); and

WHEREAS, availability of funds in the amount of \$70,000.00 has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL

Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of contracts to: Cleary Giacobbe Alfieri Jacobs, 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436, to provide Legal Services for General Counsel for a one (1) year period, at an hourly rate of \$175.00/hour, in an amount not to exceed Seventy Thousand Dollars (\$70,000.00).,

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Gea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	16
BOARD MEETING DATE	11-6-2024

**RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY
SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY
FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

WHEREAS, Jersey City Housing Authority has determined to move forward with the EMEX Reverse Auction in order to procure electricity for the Jersey City Housing Authority; and

WHEREAS, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the "Act") authorizes the purchase of electricity supply service for public use through the use of an online auction service; and

WHEREAS, Jersey City Housing Authority will utilize the online auction services of EMEX, LLC, a division of Mantis Innovation, an approved vendor pursuant to the Act; and

WHEREAS, EMEX, LLC, a division of Mantis Innovation, is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act; and

WHEREAS, if the auction achieves a price of \$0.05395/kWh or less for a 12 month term, a price of \$0.05372/kWh or less for an 18 month term, a price of \$0.05572/kWh or less for a 24 month term; Jersey City Housing Authority may award a contract to the winning supplier for the selected term.

**RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY
 SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY
 FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**
 Page 2-

NOW THEREFORE BE IT RESOLVED, that the Jersey City Housing Authority Board of Commissioners hereby authorized the Deputy ED/Director of Procurement to execute on behalf of the Jersey City Housing Authority any electricity contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction if the auction achieves a price of \$0.05395/kWh or less for a 12 month term, a price of \$0.05372/kWh or less for an 18 month term, a price of \$0.05572/kWh or less for a 24 month term; Jersey City Housing Authority may award a contract to the winning supplier for the selected term.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins	✓	✓	✓			
S. Prince			✓			
D. 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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	17
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO AEGIS SECURITY FOR SECURITY GUARD SERVICES FOR UNARMED SECURITY GUARD SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS

WHEREAS, in accordance with Security Ordinance 20-010 the JCHA has deemed it necessary to public bid for Security Guard Services for Berry Gardens 92 Danforth Ave., 199 Ocean Ave. and Curries Woods 3 New Heckman Drive; 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 August 28, 2024, four (4) bid packages were received for award consideration as follows:

- Aegis Security, Randolph, New Jersey 07869
- Arrow Security, Union, New Jersey 07083
- Custom Protective Services, New York, New York 10017
- Drone Security Services, Staten Island, NY 10304; and

WHEREAS, Aegis Security was the lowest responsible bidder with a blended combined hourly rate of \$22.23 for Year 1 and \$22.23 for Year 2 (bid memo and recap attached); and

WHEREAS, availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO AEGIS SECURITY FOR SECURITY GUARD SERVICES FOR UNARMED SECURITY GUARD SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the execution of a contract for Security Guards Services for Berry Gardens 92 Danforth Ave. and 199 Ocean Ave. and Curries Woods 3 New Heckman Drive to Aegis Security, 22 Smallbrook Circle, Randolph, NJ 07869 for a period of two (2) years in an amount not to exceed Nine Hundred ninety thousand dollars (\$990,000.00) based on the Year 1 & 2 hourly rates, with an option for an additional two (2) years

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	18
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS

WHEREAS, the JCHA public bid for furnishing and delivery of Ice Melting Materials (calcium chloride pellets and rock salt), for all JCHA 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 the furnishing and delivery of calcium chloride and rock salt on an "as needed" basis for a period of six (6) months and on August 28, 2024, the JCHA received a total of (4) bid packages or award consideration as follows:

- East Coast Salt Distributors, Clarksburg, New Jersey
- Extech Building Materials, Parsippany, New Jersey
- Circle Janitorial Supplies, Paterson, New Jersey
- Madison Renovation, Newark, New Jersey

WHEREAS, East Coast Salt Distributors submitted the lowest responsible bid in the amount of Thirty Two Thousand Seventy Dollars (\$32,070.00); and

WHEREAS, availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS

-Page 2-

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners confirms the award of a contract to East Coast Salt Distributors P.O. Box 283, Clarksburg, New Jersey in the amount of Thirty-Two Thousand Seventy Dollars (\$32,070.00) for furnishing and delivery of Ice Melting Materials on an "as needed basis", for all JCHA Developments, for a period of six (6) months as outlined in the specifications.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓		✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Oea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	19
BOARD MEETING DATE	11-6-2024

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL

WHEREAS, the JCHA requires legal services in the area of labor related issues including but not limited to: general policy review and advice regarding compliance with and interpretation of applicable federal, State and local statutes, rules and regulations regarding the development and implementation of JCHA personnel policies, practices and collective bargaining agreements; third party review, preparation and representation of JCHA positions for disputes before appeal board including New Jersey Public Employees Relations Commission, New Jersey Department of Personnel (Civil Service), Equal Employment Opportunity Commission, etc., and, other labor-related work as required; and,

WHEREAS, in accordance with the JCHA's Procurement Policy the JCHA advertised a Request For Proposals (RFP) for Legal Services as Labor and Employment Counsel Services resulting in the receipt of five (5) proposals submitted by the due date of August 7, 2024, specifically, *Ruderman & Roth LLC, Cleary Giacobbe Alfieri & Jacobs, LLC; Eric M. Bernstein & Associates, LLC; Rainone Coughlin Minchello, and Trenk Isabel Siddiqi & Shahdanian, LLC*

WHEREAS, the JCHA reviewed the proposals in terms of the evaluation and scoring criteria set forth in the Request For Proposals; and has recommended the four (4) highest scoring firms with regard to the breadth of their public sector experience (municipal representation and labor/employment experience) which is further detailed in the attached memo, and

WHEREAS, availability of funds of \$70,000 has been established for labor and employment counsel services.

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, AND (4) ERIC BERNSTEIN & ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL

PAGE 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorize the award of labor and employment counsel contracts with **Ruderman & Roth, LLC**, 675 Morris Avenue, Suite 100, Springfield, NJ 07081; **Rainone Coughlin Minchello**, 555 U.S. Highway One south, Ste.440, Iselin, NJ 08830; and **Cleary, Giacobbe, Alfieri & Jacobs, LLC**; provide labor and employment legal services for a one (1) year period, at an hourly rate of \$175.00/per hour, in an aggregate amount not to exceed \$70,000 in accordance with the scope of service, terms and conditions specified in the JCHA's Request for Proposals.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA
 ITEM# 20
 BOARD MEETING DATE 11-6-2024

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD ASSET IQ AND PROCURE TO PAY SERVICE ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the JCHA utilizes Hosted Cloud-Based Yardi systems for Public Housing and Housing Voucher (Section 8) programs: and

WHEREAS, in order for the agency to increase its level of service to JCHA's applicants, residents and manage units, it is necessary for the JCHA to purchase Yardi Add-on modules, Asset IQ and Procure to pay services: and

WHEREAS, the required software is only available from Yardi Systems: and

WHEREAS, the JCHA's Procurement Policy provisions relating to the purchase of proprietary computer hardware and software, allows the JCHA to utilize federal General Service Administration without advertising for bids; and

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Yardi Systems Inc., 430 South Fairview Avenue, Goleta, CA. 93117, for Add-on module, Asset IQ and Procure to Pay services, in an amount not to exceed \$19,275.00.

DATED: November 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓		✓	
C. Mullins		✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


 Stephen Oea
 Executive Director/Secretary

SEAL

WV 12/14
AGENDA
ITEM# 21
BOARD MEETING DATE 11-6-2024

RESOLUTION AUTHORIZING TO INCLUDE VEHICLE PURCHASES IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the Jersey City Housing Authority (JCHA) annually receives Capital Fund Program grant from the U.S. Department of Housing & Urban Development's (HUD) for the purpose of administration, operations, management, and capital improvements of the existing public housing developments, to develop new units to replace de-programmed units due to demolition of obsolete public housing units in the JCHA portfolio; and

WHEREAS, the JCHA submitted its Capital Fund Program (CFP) 5-Year Action Plan into HUD's Energy and Performance Information Center (EPIC) system pursuant to HUD Processing Guidance.

WHEREAS, the Jersey City Housing Authority (JCHA) may use Capital Funds for eligible activities only if such use is included in the Capital Fund Program (CFP) 5-Year Action Plan approved by the Board of Commissioners and HUD.

WHEREAS, the approved JCHA's CFP 5-Year Action Plan 2021-2025 doesn't include the purchase or leasing of vehicles identified in 2 CFR Part 200,

WHEREAS, the purchase or leasing of new or replacement vehicles is an eligible cost under the Capital Fund Guidebook and where the vehicle is needed on a full-time basis to administer/implement the physical and Management Improvements set forth in the CFP Budget and the vehicle's use is justified for a Public Housing Modernization or Development Project, or on a PHA-wide basis, as is needed to: (1) upgrade or improve the operation or maintenance of the Public Housing Projects, (2) promote energy improvements, (3) sustain the physical improvements, or (4) correct a management deficiency.

WHEREAS, the JCHA may submit the amended CFP 5-Year Action Plan to HUD for approval;

**RESOLUTION AUTHORIZING TO
INCLUDE VEHICLE PURCHASES
IN THE SUBMISSION OF JCHA'S
AMENDED CAPITAL FUND
PROGRAM 5-YEAR ACTION PLAN
2021 – 2025 TO THE US DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT (HUD) page 2 of 2**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the submission of an amendment to the Capital Fund Program to HUD be submitted electronically.

DATED: November 6, 2024

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore					✓	
C. Mullins	✓	✓	✓			
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 November 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL