

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
OCTOBER 5, 2022**

**PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 5, 2022, AT 6:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3<sup>RD</sup> FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:**

**SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.**

- ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.**
- ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 7, 2022.**
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 3, 2022.**
- ITEM #4: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 7, 2022.**
- ITEM #5: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 3, 2022.**
- ITEM #6: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2022.**
- ITEM #7: RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2023 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.**
- ITEM #8: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR.**
- ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SCIENTIFIC WATER CONDITIONING CO., INC. FOR BOILER CHEMICAL WATER TREATMENT FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS.**
- ITEM #10: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE INSPECTION, CERTIFICATION, REPAIR AND MAINTENANCE "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.**
- ITEM #11: RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MILLER & CHITTY CORPORATION FOR EMERGENCY SUPPLY OF MAKE-UP TANKS FOR BOILERS AT HUDSON GARDENS.**

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- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR REPAIR TO RETAINING WALL AT CURRIES WOODS CRC BUILDING.
- ITEM #13:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY JCHA TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.
- ITEM #14:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #15:** 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.
- ITEM #16:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GLOBAL MONTELLO GROUP CORP FOR FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #17:** RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S SF-425 FORMS FOR 2020 CARES ACT TO THE OFFICE OF HOUSING VOUCHER PROGRAMS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #18:** RESOLUTION CERTIFYING JCHA AUDIT FYE 3-31-2021.
- ITEM #19:** RESOLUTION CERTIFYING ARLINGTON GARDENS AUDIT FYE 3-31-2021.
- ITEM #20:** RESOLUTION CERTIFYING 254 BERGEN AVE AUDIT FYE 3-31-2021.
- ITEM #21:** RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.
- ITEM #22:** RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS' CLUBS OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.
- ITEM #23:** RESOLUTION AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT FOR THE CITY OF THE JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.
- ITEM #24:** RESOLUTION CONFIRMING APPROVAL OF SETTLEMENT AGREEMENT RE: DENNISON VS. JERSEY CITY HOUSING AUTHORITY ET AL.

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 2, 2022
2. NO COMMUNITY CALENDAR FOR OCTOBER 2022
3. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2022
4. RECE MEMO: UPDATES/ACTIVITIES

AGENDA ITEM #	<u>1</u>
BOARD MEETING DATE	<u>10-5-2022</u>

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

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

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

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

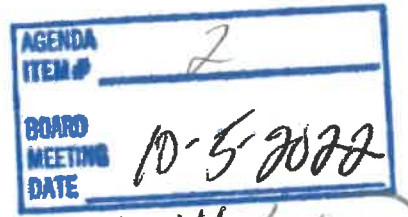
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant			✓			
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L .**



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE SEPTEMBER 7, 2022 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS**, the Board of Commissioners held a Board of Commissioners Meeting on September 7, 2022; and,

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

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

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached close caucus minutes of the September 7, 2022, Board of Commissioners Meeting are approved.

**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
Vacant						
J. Dublin						
R. Mukherji						

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

**S E A L**

AGENDA ITEM #	3
BOARD MEETING DATE	10-5-2022

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

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on August 3, 2022; and,

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

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

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached close caucus minutes of the August 3, 2022, Board of Commissioners Meeting are approved.

**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes			✓			
A. Herbold		✓			✓	
E. Phillips-Lorenzo			✓			
S. Prince			✓			
Vacant						
J. Dublin	✓		✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L**

AGENDA ITEM #	4
BOARD MEETING DATE	10-5-2022

*withdrawn*

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON SEPTEMBER 7, 2022.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on September 7, 2022; and,

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

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

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the September 7, 2022, Board of Commissioners Meeting are approved.

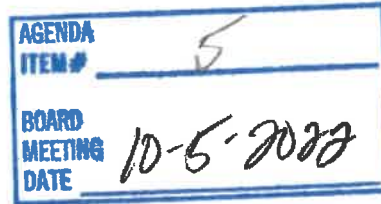
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
Vacant						
J. Dublin						
R. Mukherji						

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



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

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on August 3, 2022; and,

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

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

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the August 3, 2022, Board of Commissioners Meeting are approved.

**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



AGENDA ITEM #	6
BOARD MEETING DATE	10-5-2022

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

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

**NOW THEREFORE, BE IT RESOLVED,** that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of October 2022.

**Dated: October 5, 2022**

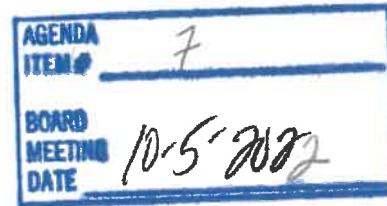
COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**





**RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2023 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM**

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

**WHEREAS**, the Department of Housing and Urban Development (HUD) has issued and the JCHA must adopt new FY2023 Fair Market Rents (FMRs) for the Housing Choice Voucher (Section 8) Program; and

**WHEREAS**, the FMRs determine the eligibility of rental units for the Housing Choice Voucher (Section 8) Program in different metropolitan areas and are gross rent estimates that include the rent plus the cost of utilities for privately owned rental units; and

**WHEREAS**, the FY2023 FMRs reflect higher amounts, the FMRs increased in comparison to the FY2022 FMRs; and

**WHEREAS**, pursuant to HUD regulations, FMRs are used to determine Payment Standard amounts which are the maximum monthly rental subsidy including utilities for an assisted family, and PHAs have the flexibility to establish Payment Standards between 90% and 110% of the FMRs and the JCHA's Payment Standards will be set at 100% of the FMR; and

**WHEREAS**, the JCHA recommends that the payment standard be set at 100% of the FMR, this will increase the Payment Standard in comparison to FY22 and continue to encourage landlord participation, unit availability and facilitates the Fair Housing goals of

RESOLUTION RATIFYING THE ADOPTING THE NEW  
FY2023 "FAIR MARKET RENTS" AND REVISING THE  
PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR  
THE HOUSING CHOICE VOUCHER (SECTION 8)  
PROGRAM

Page 2

promoting mobility, deconcentration, and positively impacting the lease-up rate within the  
HCVP Budget:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners  
Ratifies the adoption of the new FY2023 Fair Market Rents and revision of the Payment  
Standards for the Housing Choice Voucher (Section 8) Program based on 100% of the  
FY2022 Fair Market Rents, effective September 12, 2022, as follows:

Bedroom Size	Current Fair Market Rent	Current Payment Standard	FY 2023 Fair Market Rent	FY 2023 Payment Standard
Efficiency	\$1610	\$1610	\$1725	\$1725
1 Bedroom	\$1711	\$1711	\$1821	\$1821
2 Bedrooms	\$1972	\$1972	\$2088	\$2088
3 Bedrooms	\$2438	\$2438	\$2578	\$2578
4 Bedrooms	\$2674	\$2674	\$2805	\$2805

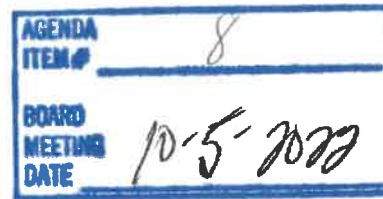
**Dated October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant			✓			
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR**

**WHEREAS**, the Jersey City Housing Authority ("JCHA") has deemed it necessary to public bid for hot water heaters for Curries Woods and 254 Bergen Avenue; 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 31, 2022, three (3) bid packages were received for award consideration as follows:

- Ideal Supply Company, Jersey City, New Jersey
- Z & Z Supply d/b/a Johnstone Supply, Kenilworth, New Jersey
- Ferguson Enterprises, Forked River, New Jersey; and

**WHEREAS**, Ideal Supply Company submitted the lowest qualified bid in an amount not to exceed forty-one thousand six hundred and thirty dollars (\$41,630.00) for one year; and

**WHEREAS**, Ideal Supply Company has performed satisfactorily for the JCHA in the past and availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A  
CONTRACT TO IDEAL SUPPLY COMPANY FOR THE  
FURNISHING & DELIVERY OF HOT WATER HEATERS  
"AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN  
AVENUE FOR A PERIOD OF ONE (1) YEAR  
PAGE 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract for the furnishing and delivery of hot water heaters "As Needed" for Curries Woods and 254 Bergen Avenue to Ideal Supply Company, 445 Communipaw Avenue, Jersey City, New Jersey 07304 in an amount not to exceed forty-one thousand six hundred and thirty dollars (\$41,630.00) for a period of one (1) year.

**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant			✓			
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L**

AGENDA ITEM #	9
BOARD MEETING DATE	10-5-2022

**RESOLUTION AUTHORIZING THE AWARD OF A  
CONTRACT TO SCIENTIFIC WATER CONDITIONING  
CO., INC. FOR BOILER CHEMICAL WATER  
TREATMENT FOR VARIOUS JCHA DEVELOPMENTS  
FOR A PERIOD OF TWO (2) YEARS WITH OPTION  
FOR TWO (2) ADDITIONAL YEARS**

**WHEREAS**, the JCHA has deemed it necessary to public bid for boiler chemical water treatment for Marion Gardens, Booker T. Washington Apartments, Hudson, Holland and Berry Gardens; 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 17, 2022, three (3) bid packages were received for award consideration as follows:

- Scientific Water Conditioning Co., Inc., Linden, NJ
- Boiler Chem Inc., Yonkers, New York
- Purity Laboratories, Inc., East Rutherford, New Jersey; and

**WHEREAS**, Scientific Water Conditioning Co., Inc., submitted the lowest responsible bid of a lump sum rate of sixteen hundred and fifty dollars (\$1,650.00) per month for years one and two heating seasons of seven (7) months each year for a total amount not to exceed twenty-three thousand one hundred dollars (\$23,100.00); and

**WHEREAS**, Scientific Water Conditioning Co., Inc. has performed satisfactorily for the JCHA in the past and availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A  
CONTRACT TO SCIENTIFIC WATER CONDITIONING  
CO., INC. FOR BOILER CHEMICAL WATER  
TREATMENT OF TWO (2) YEARS WITH OPTION  
FOR TWO (2) ADDITIONAL YEARS**  
Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Scientific Water Conditioning Co., Inc., 515 Pennsylvania Avenue, Linden, NJ 07036 for a lump sum rate of sixteen hundred and fifty dollars (\$1,650.00) per month for years one and two heating seasons of seven (7) months each year for a total amount not to exceed twenty-three thousand one hundred dollars (\$23,100.00) with an option for additional two (2) years for boiler chemical water treatment," for various JCHA Developments.

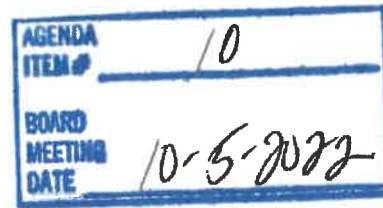
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant			✓			
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE  
INSPECTION, CERTIFICATION, REPAIR AND  
MAINTENANCE "AS NEEDED" AT VARIOUS JCHA  
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for fire escape inspection, certification, repair and maintenance at various 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 said service on June 2, 2022, less than three (3) bid packages were received, contract was rebid and on July 7, 2022 a total of two (2) bid packages were received for award consideration, after a challenge from MJZ Services, the JCHA bid specification was revised and re-advertised and rebid for a third occasion and on September 7, 2022 two (2) bid package were received for award consideration as follows:

- Willow Run Construction, Jersey City, New Jersey
- MJZ Services, d/b/a Maximum Fire Escape, Newark, New Jersey; and

**WHEREAS**, Willow Run Construction submitted the lowest responsible bid with a combined hourly rate of one hundred eighty-five (\$185.00) dollars per hour in an amount not to exceed one hundred thousand (\$100,000.00) dollars for the one-year period; and

**WHEREAS**, Willow Run Construction has performed satisfactorily for the JCHA in the past and availability of funds has been established.



**RE: RESOLUTION AUTHORIZING AWARD OF A  
CONTRACT TO WILLOW RUN CONSTRUCTION  
FOR FIRE ESCAPE INSPECTION, CERTIFICATION,  
REPAIR AND MAINTENANCE "AS NEEDED" AT VARIOUS  
JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR  
Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Willow Run Construction, 67 Pollock Avenue, Jersey City, New Jersey 07305 in the amount of one hundred eighty-five (\$185.00) dollars per hour in an amount not to exceed one hundred thousand (\$100,000.00) dollars for a period of one year for fire escape inspection, certification, repair and maintenance "as needed" at various JCHA developments.

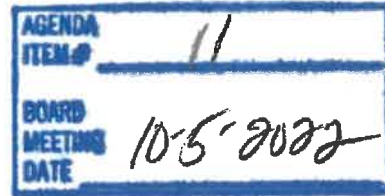
**DATED: OCTOBER 5, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO MILLER & CHITTY CORPORATION  
FOR EMERGENCY SUPPLY OF MAKE-UP TANKS  
FOR BOILERS AT HUDSON GARDENS**

**WHEREAS**, the JCHA urgently needed to replace two corroded and leaking make-up tanks on boilers at Hudson Gardens; and

**WHEREAS**, these tanks needed to be immediately replaced since residents would be without hot water causing a health and safety issue; and

**WHEREAS**, Miller & Chitty Corporation was able to supply the make-up tanks, 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 Miller & Chitty Corporation, 135 Market Street, Kenilworth, New Jersey 07033 in the amount of twenty-two thousand nine hundred (\$22,900.00) dollars for emergency supply of make-up tanks for boilers at Hudson Gardens.

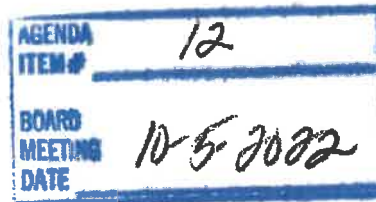
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION CONFIRMING THE AWARD OF A  
CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR  
REPAIR TO RETAINING WALL AT CURRIES WOODS  
CRC BUILDING**

**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 retaining wall on Kennedy Boulevard at the Community Revitalization Center ("CRC") Building located in the Curries Woods complex sustained considerable damage from an automobile accident; and

**WHEREAS**, these repairs will restore the curb appeal of the building on a prominent street in Jersey City; and

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

**WHEREAS**, the JCHA has utilized New Jersey State contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e., advertising, streamline administrative and management processes regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

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

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

**RESOLUTION CONFIRMING THE AWARD OF A  
CONTRACT TO MICHAEL J. MALPERE COMPANY INC.  
FOR REPAIR TO RETAINING WALL AT CURRIES  
WOODS CRC BUILDING**

Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to Michael J. Malpere Co., Inc. for the Repair to Retaining Wall at Curries Woods CRC Building in an amount not to exceed twenty-five thousand dollars (\$25,000.00).

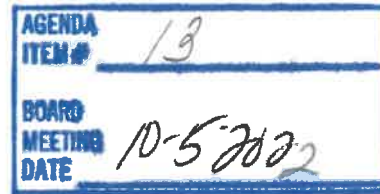
**DATED: October 5, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L**



**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE**

**WHEREAS**, the Jersey City Housing Authority (JCHA) has determined to move forward with the EMEX Reverse Auction in order procure electricity and/or natural gas for all properties owned and managed by the JCHA ; and

**WHEREAS**, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the “Act”) authorizes the purchase of electricity and/or natural gas supply service for public use through the use of an online auction service; and

**WHEREAS**, the JCHA 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 by the participating supplier that a contract is awarded to; and

**WHEREAS**, the online auction will be conducted pursuant to and accordance with the Act; and

**WHEREAS**, if the auction for the purchase of electricity achieves a price of \$0.07656/kWh or less for a 12 month term, a price of \$0.0710/kWh or less for a 18 month term, a price of \$0.0700/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 JERSEY CITY HOUSING AUTHORITY "JCHA" TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE**  
PAGE 2

**WHEREAS**, if the auction for the purchase of natural gas achieves a price of \$1.0000/therm or less for a 12 month term, a price of \$0.9500/therm or less for an 18 month term, a price of \$0.9600/therm or less for a 24 month term, a price of \$0.9400/therm or less for a 36 month term; Jersey City Housing Authority may award a contract to the winning supplier for the selected term.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the JCHA hereby is authorized to execute on behalf of the JCHA any electricity and/or natural gas contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction if the auction achieves the prices for Electricity or Natural Gas referenced above or less for a 12, 18, 24 or for a 36 month term; JCHA may award a contract to the winning supplier for the selected term.

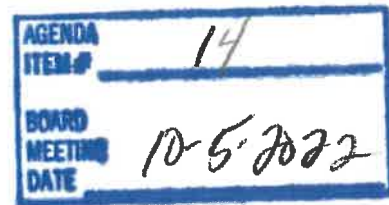
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

**S E A L**

  
Vivian Brady-Phillips  
Executive Director/Secretary



**RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required to administer a Housing Choice Voucher (Section 8) Family Self-Sufficiency (FSS) Program for a minimum of 320 participants, which is based on the number of Vouchers that the JCHA was awarded between October 1, 1992 through September 30, 1998, and each year the minimum required number of participants is decreased by the number of Program graduates; and

**WHEREAS**, a total of one hundred seventy-two (172) FSS participants have graduated from the Program since its inception resulting in the current minimum requirement of one forty-nine (149) FSS Program participants; and

**WHEREAS**, under the Quality Housing and Work Responsibility Act of 1998 (QHWRA), FSS became a voluntary program for participants as of October 21, 1998 that encourages and assists low-income Housing Choice Voucher (Section 8) participants to achieve empowering goals such as higher education, employment and homeownership that will lead to economic independence and self-sufficiency; and



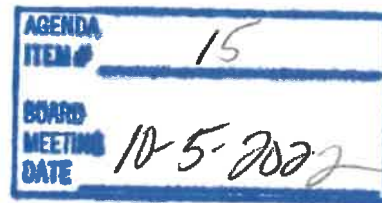
**RESOLUTION CONFIRMING THE  
SUBMISSION OF AN APPLICATION TO  
THE U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT (HUD) FOR  
FISCAL YEAR 2021 FAMILY SELF-  
SUFFICIENCY PROGRAM GRANT FOR  
THE HOUSING CHOICE VOUCHER  
(SECTION 8) AND PUBLIC HOUSING  
PROGRAMS**

**WHEREAS**, a Housing Choice Voucher (Section 8) participant's income increases, the JCHA's portion of the rental payment is decreased; however, when an FSS participant's income increases, the amount by which the JCHA would decrease its rental payment is invested in an escrow account and serves as an incentive for completing the FSS Program and achieving The goals established by the participant at the beginning of the five-year contract period; and

**WHEREAS**, pursuant to the Section 8 Management Assessment Program (SEMAP), SEMAP Indicator # 14 measures a Public Housing Authority's (PHA) success rate in enrolling Section 8 participants in the FSS Program for which the JCHA scored 10 points out of the maximum 10 points; and

**WHEREAS**, for the last twenty-four (24) years the JCHA has been awarded funding by the U. S. Department of Housing & Urban Development (HUD) under its Housing Choice Voucher Family Self Sufficiency Program Coordinator Funding; and

**WHEREAS**, HUD issued a two- (2) year Notice of Funding Availability (NOFA) for FY2022 and FY2023 Housing Choice Voucher Family Self-Sufficiency Program funding application, with a due date of October 7, 2022; and



**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 5<sup>th</sup>, 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

**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**

Page 2

**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 \$137,397.00 for the period 11/1/2022 to 10/30/2023 to provide software maintenance for the operation of a comprehensive Public Housing and Housing Choice Voucher (Section 8) Programs.

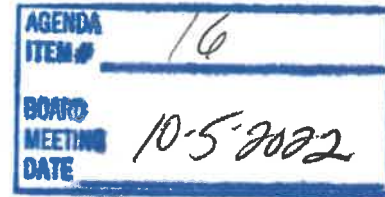
**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L**



**RESOLUTION AUTHORIZING AWARD OF A  
CONTRACT TO GLOBAL MONTELLO GROUP CORP  
FOR FURNISHING AND DELIVERY OF #2 FUEL OIL  
AT MARION GARDENS FOR A PERIOD OF ONE (1)  
YEAR WITH OPTION FOR AN ADDITIONAL YEAR**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of #2 fuel oil for Marion Gardens for a period of one (1) year with option for an additional year; 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 17, 2022, bid was cancelled and rebid and on September 14, 2022, two (2) bid packages were received for award consideration as follows:

- Global Montello Group Corp., Waltham, Massachusetts
- Sprague Operating Resources LLC, Portsmouth, New Hampshire; and

**WHEREAS**, it has been determined that Global Montello Group Corp. is the lowest responsible bidder with a total price per gallon of:

- \$3.7963 is the price per gallon posted on the Newark, New Jersey Average Price as it appeared in the Oil Price Information Service (OPIS) on July 15, 2022.
- Plus \$0.0080/gallon added on amount is used to provide a mathematical formula for bid analysis, as well as to provide a fair method for the vendor and owner to manage the fluctuation in fuel cost incurred and prices charged for fuel oil deliveries; and

**RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO GLOBAL MONTELLO GROUP CORP FOR FURNISHING &  
DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A  
PERIOD OF ONE (1) YEAR WITH OPTION FOR AN  
ADDITIONAL YEAR**  
Page 2

**WHEREAS**, Global Montello Group Corp. has not performed for the JCHA in the past and a check of the company's references was conducted and as a result, the JCHA is satisfied that the company has the necessary qualifications to satisfactorily perform this service and availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Global Montello Group Corp., 800 South Street, Suite 500, Waltham, Massachusetts 02453 for furnishing and delivery of #2 fuel oil, petroleum price based on the Newark, New Jersey Average Price as it appears in the Oil Price Information Service (OPIS) on the day of delivery plus \$0.0080 per gallon to account for the daily fluctuation of oil prices on the stock exchange in an amount not to exceed 150,000 gallons in an amount not to exceed five hundred seventy thousand six hundred forty five (\$570,645.00) dollars for one (1) year with an option for an additional year.

**DATED: October 5, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
Vacant						
J. Dublin						
R. Mukherji						

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

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

**S E A L**

AGENDA ITEM #	17
BOARD MEETING DATE	10-5-2022

**RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S SF-425 FORMS FOR 2020 CARES ACT TO THE OFFICE OF HOUSING VOUCHER PROGRAMS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the CARES Act the Housing Choice Voucher (HCV) Program, Mainstream Vouchers and Moderate Rehabilitation (Mod Rehab) Program Close Out Procedures issued on Notice PIH 2022-21 on August 3, 2022 states that SF-425 forms must be completed and submitted via email by September 6, 2022; and

**WHEREAS**, Jersey City Housing Authority ("JCHA") had to incur all eligible CARES Act expenses, as described in PIH-2020-24, by December 31, 2021; and

**WHEREAS**, if JCHA failed to obligate any CARES Act, such funds would be returned to HUD; and

**WHEREAS**, JCHA has expended the full \$1,639,704.00 in CARES Act funds it received on eligible expenses on or before December 31, 2021 as set forth in the detailed report is attached along with copies of the required HUD SF-425 Forms.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the stated documents were submitted electronically via email.

**DATED: October 5, 2022**

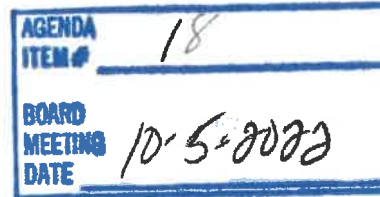
COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**SEAL**





**RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2021.**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is subject to the provisions of the Local Authorities Fiscal Control Law (C: 40A:12A-23), which requires the JCHA to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS**, the JCHA issued Contract# 101508 to the firm of Polcari & Company, on July 07, 2021 to perform a fiscal and compliance audit of JCHA programs; and

**WHEREAS**, Polcari & Company successfully completed the audit fieldwork and prepared the Audit Report for the fiscal year ending March 31, 2021, attached hereto; and

**WHEREAS**, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review, which was held at the Board of Commissioners Meeting on October 05, 2022, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2021, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and



**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS TO REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2021.**

**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

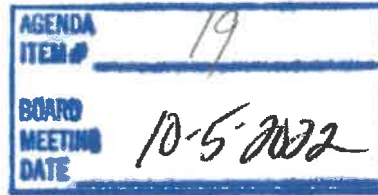
**Dated: October 05, 2022**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 05, 2022, in the presence of a legally binding quorum.

**S E A L**

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



**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2021.**

**WHEREAS,** pursuant to the Local Authorities Fiscal Control Law (C:40A:12A-23), the Jersey City Housing Authority (JCHA) is required to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS,** the JCHA issued contract # 101495 to the firm of Polcari & Company, on May 05, 2021 To Perform A Fiscal And Compliance Audit of Arlington Gardens (CPC #4138); and

**WHEREAS,** Polcari & Company successfully completed the audit fieldwork and prepared the audit report here attached; and

**WHEREAS,** it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review which was held at the Board of Commissioners Meeting on October 5, 2022, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2021, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW  
OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON  
GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR  
ENDING MARCH 31, 2021.**


**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

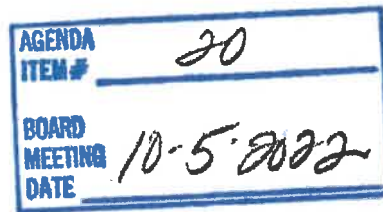
**Dated: October 05, 2022**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 05, 2022, in the presence of a legally binding quorum.

**S E A L**

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



**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2021.**

**WHEREAS**, pursuant to the Local Authorities Fiscal Control Law (C:40A:12A-23), the Jersey City Housing Authority (JCHA) is required to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS**, the JCHA issued contract # 101494 to the firm of Polcari & Company, on May 05, 2021 To Perform A Fiscal And Compliance Audit of 254 Bergen Avenue (HMFA #1099); and

**WHEREAS**, Polcari & Company successfully completed the audit fieldwork and prepared the audit report here attached; and

**WHEREAS**, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review which was held at the Board of Commissioners Meeting on October 05, 2022, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2021, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW  
OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254  
BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE  
YEAR ENDING MARCH 31, 2021.**

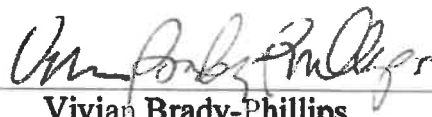
**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

**Dated: October 05, 2022**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 05, 2022, in the presence of a legally binding quorum.

**S E A L**



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

AGENDA ITEM#	21
BOARD MEETING DATE	10-5-2022

**RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS**

**WHEREAS**, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

**WHEREAS**, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, Other Federal ERA, and EHV: Emergency Housing Voucher bank accounts at Provident Bank; and

**WHEREAS**, the bank requires updated signature cards annually for all signatories for each bank account; and

**WHEREAS**, the following officials in their capacity are designated as authorized check signers:

Raj Mukherji, Chairperson  
Vivian Brady-Phillips, Executive Director/Secretary  
Aryn Agustin, Chief Financial Officer

**NOW THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners approve the updated signature cards for the Bank and approve the above-mentioned signatories.

**Dated: October 05, 2022**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 05, 2022, in the presence of a legally binding.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**SEAL**

AGENDA ITEM #	72
BOARD MEETING DATE	10-5-2022

**RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION  
CLAUSE TO BOYS AND GIRLS CLUBS OF HUDSON COUNTY FOR COM-  
PREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE  
(1) YEAR.**

**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**, almost 500 youth ages six to fourteen reside in JCHA's five family public housing developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; 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**, contracts (#101258 and # 101259 respectively) were awarded on October 4<sup>th</sup>, 2018, to Boys and Girls Clubs of Hudson County to serve Marion Gardens, Curries Woods, and Booker T Washington and to Jersey Art Exchange to serve Hudson Gardens and Holland Gardens for a period of one (1) year in amounts not to exceed \$79,028.40 and \$56,215.00 respectively for the period 11/1/2018 to 6/30/2019; and

**WHEREAS**, the New Jersey Local Public Contract Law N.J.S.A 40A allows the contract specifications to include a term option clause for a period of five (5) years in one (1) year increments; and



**RESOLUTION CONFIRMING EXECUTION OF THE  
TERM OPTION CLAUSE TO BOYS AND GIRLS CLUBS  
OF HUDSON COUNTY FOR COMPREHENSIVE AF-  
TERSCHOOL PROGRAMMING FOR A PERIOD OF  
ONE (1) YEAR.**

**Page 2**

**WHEREAS**, the JCHA and Boys and Girls Club mutually agreed to exercise the term option clause for a second (2<sup>nd</sup>) year in September 2019, for a third (3<sup>rd</sup>) year in September 2020, for a forth (4<sup>th</sup>) year in September 2021, and now mutually agree to exercise the term option clause for a fifth (5<sup>th</sup>) year in order to continue to provide comprehensive afterschool programming for youth at JCHA's family developments; and

**WHEREAS**, in 2020 Jersey Art Exchange was no longer able to provide these service, and the Boys and Girls Club became the sole provider of comprehensive afterschool programming for youth at JCHA's family developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; and

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

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners confirms that the JCHA may exercise the one (1) year option in the existing contracts to Boys and Girls Clubs of Hudson County at a rate of \$85,462.44 to serve Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens under the same terms and conditions that includes a contingency of five (5) percent to cover program growth or related services beginning September 2022 and ending June 2023.

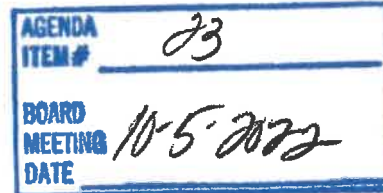
**DATED: October 5, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTENTION</b>
H. Fuentes	✓		✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the 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 October 5, 2022, in the presence of a legally binding quorum.

  
**Vivian Brady-Phillips**  
**Executive Director**

**S E A L**



**RESOLUTION AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT FOR THE CITY OF THE JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS**

**WHEREAS**, in order to enhance the safety and security of residents, the Jersey City Housing Authority (JCHA) requires the assistance of the Police Division of the City of Jersey City Department of Public Safety by providing the services of police officers; and

**WHEREAS**, the JCHA requires the assistance of the Police Division of the City of Jersey City Department of Public Safety (hereinafter "JCPD") to enhance the safety and security of its residents, by providing the services of police officers; and

**WHEREAS**, the JCHA has requested assignment of Police Officers to help foster and promote the JCHA's One Strike Policy and serve as a liaison with the JCPD; and

**WHEREAS**, pursuant to a resolution authorized by the JCHA Board of Commissioners on August 5, 2020 and resolution 20-558 authorized by the Municipal Council on August 12, 2020, the JCHA and the City of Jersey City (City) entered into a Shared Services Agreement for the City to provide the Housing Authority with the services of On-Duty Police Officers; and

**WHEREAS** the initial two-year term of the Shared Services Agreement expired on July 31, 2022; and

**WHEREAS**, pursuant to article 3, paragraph 1 of the Shared Services Agreement, the parties have the option to renew the Shared Services Agreement for a one (1) year term commencing at the expiration of the initial term; and

**WHEREAS**, the JCHA and the City desire to exercise the one (1) year renewal option; and

RESOLUTION AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATED ACT FOR THE CITY OF THE JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.

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**WHEREAS**, the total amount of the contract shall not exceed the sum of \$175,000.00, and the term of the Shared Services Agreement shall be for one year effective as of August 1, 2022.

**NOW, THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the Executive Director to execute a renewal of a Shared Services Agreement with the City of Jersey City for the provision of the police services as set forth in the Shared Services Agreement, including the provision of on-duty police officers at no cost to the JCHA for regular hours, that the JCHA shall pay the City for overtime costs of the On-Duty Police Officers at the rates set forth in the attached agreement hereto for a total contract amount not to exceed the sum of \$175,000.00 and that the term of the renewed Shared Services Agreement shall be for one (1) year effective August 1, 2022.

Dated: October 5, 2022

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**SEAL**

**RESOLUTION CONFIRMING APPROVAL OF SETTLEMENT AGREEMENT RE DENNISON VS. JERSEY CITY HOUSING AUTHORITY ET AL.**

**WHEREAS**, the Jersey City Housing Authority, Executive Director Vivian Brady Phillips and Anthony Dennison are parties to litigation currently pending in the Superior Court of New Jersey, Hudson County, under Docket No.: HUD-L-3350-21;

**WHEREAS**, the Jersey City Housing Authority and Executive Director Vivian Brady Phillips have denied the claims asserted by Mr. Dennison and otherwise asserted affirmative defenses to same; and

**WHEREAS**, a stipulation of dismissal with prejudice and without costs as to Vivian Brady-Phillips on consent was filed with the court on October 3, 2022;

**WHEREAS**, without admitting or determining any liability whatsoever, and to avoid the uncertainties, expense and delay inherent in litigation, the parties desire to resolved the litigation in order to provide for the dismissal of the same in accordance with the terms and conditions set forth in the Agreement attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED**, by the Jersey City Housing Authority that the Authority's Board hereby approved the Settlement Agreement and authorizes the Executive Director and/or her designee to execute all documents necessary to effectuate said Settlement Agreement.

**DATED: October 5, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold			✓		✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
J. Dublin			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 5, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**SEAL**

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
AUGUST 3, 2022**

**Attendees**

Chairman Raj Mukherji - <b>ABSENT</b> Vice-Chairman Jeffrey Dublin Commissioner Hector Fuentes Commissioner Amy Herbold - <b>ABSENT</b> Commissioner Elizabeth Phillips-Lorenzo Commissioner Shawn Prince Mary Kate Serratelli, Legal Counsel Vivian Brady-Phillips, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Doreen Tucker, Director of Human Resources Arlyn Agustin, Chief Financial Officer Patricia Ramirez, Director HCV/Sec. 8 Program Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Luz Santana, Director of Compliance Stephen Cea, Director of Development Allison Strobel, Chief of Staff Trena Hinton, Assistant Director of RECE
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**Call to Order**

Vice Chairman Jeffrey Dublin called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 6:00 p.m. on Wednesday, August 3, 2022, in person. Executive Director Vivian Brady-Phillips acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted.

**Via Online/Conference Call - Participation**

Public Participation – Telissa Dowling – FSS/Section 8 Employee

**Items for Approval**

The Vice Chairman commence the meeting by requesting a motion to place Item #1, Resolution authorizing "closed caucus" at the conclusion of the agenda for the convenience of the public. Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince second the motion following a roll call with yes votes. The Vice Chairman requested a motion on Item #2, the July 6, 2022 "closed caucus board minutes". Commissioner Hector Fuentes made the motion and Commissioner Elizabeth Phillips-Lorenzo second the motion following a roll call with yes votes. The Vice Chairman continued with Item #3 the acceptance of the July 6, 2022, regular board minutes, Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince second the motion following a roll call with yes votes.

The Vice Chairman then proceeded the meeting by requesting a motion to place Items # 4 thru 9 onto a consent agenda that were read for the record. Commissioner Hector Fuentes made the motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion. The Vice Chairman then asked if there were any questions/or concerns with any of the following board items that were read onto the record. Having no further questions/comments, the Chairman requested a final motion on the consent agenda comprised of Items # 4 thru 9. Commissioner Hector Fuentes made the motion and Commissioner Shawn Prince seconded the motion. Being no further discussion roll was called and the consent agenda was passed.

Executive Director Brady-Phillips was asked to review Matters of Information by the Vice Chairman. Once concluded, Matters of Information was closed. The Vice Chairman requested a final motion on Item #1, "closed caucus" which was placed at the end of the board meeting. Commissioner Hector Fuentes made a motion and Commissioner Elizabeth Phillips-Lorenzo seconded the motion, following a roll call of yes votes.



The Vice Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. He then requested a motion to end the board meeting. Commissioner Shawn Prince made a motion and Commissioner Hector Fuentes seconded the motion, following a roll call of yes votes to end the meeting. The regular board of commissioners' meeting was then adjourned.

### **BOARD RESOLUTIONS – AUGUST 3, 2022 REGULAR BOARD MEETING**

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 6, 2022.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 6, 2022.
- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF AUGUST 2022.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA LOCATIONS FOR A PERIOD OF THREE (3) YEARS.
- ITEM #6:** 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.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #8:** RESOLUTION CONFIRMING EXECUTION OF THE NEW EQUIPMENT LEASE-PURCHASE AGREEMENT TO FINANCE THE ADDITIONAL PHASE II ENERGY CONSERVATION MEASURES PROPOSED.
- ITEM #9:** RESOLUTION AUTHORIZING THE JCHA TO EXECUTE THE ASSIGNMENT AND ASSUMPTION AGREEMENT AND TAX CREDIT COMPLIANCE AND INDEMNITY AGREEMENT OF THE LIMITED AND SPECIAL PARTNERS OF GENESIS JERSEY CITY PARTNERS, LLC AT THE TIME OF TRANSFER OF THE GENERAL PARTNER INTEREST.

#### **Adjournment**

There being no further business to come before the Board of Commissioners, the Chairman adjourn the Board of Commissioners meeting at 6:30 p.m. "Closed Caucus" was held separately following the end of the regular board meeting.

  
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Vivian Brady-Phillips, Executive Director  
Secretary to the Board