

VOTED NOT TO
CONDUCT
"Closed CAUCUS"

AGENDA ITEM #	1
BOARD MEETING DATE	6-5-2024

**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,

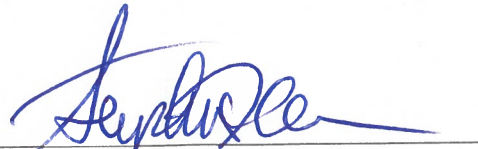
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes			✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	6-5-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR & REORGANIZATION MEETING HELD ON
MAY 7, 2024**

WHEREAS, the Board of Commissioners held the Board of Commissioners Regular/Reorganization Meeting on May 7, 2024; and,

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

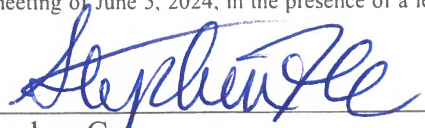
WHEREAS, the minutes of the Board of Commissioners Regular/Reorganization Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached regular/reorganization minutes of the May 7, 2024, Board of Commissioners Meeting are approved.

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	✓
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
J. Watterman-Moore	✓		✓			
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 June 5, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	6-5-2024

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

Dated: June 5, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman Moore	✓		✓			
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 June 5, 2024, in the presence of a legally binding quorum.


 Stephen Ce
 Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	6-5-2024

**RESOLUTION CONFIRMING THE ADOPTION AND
SUBMISSION OF THE SECTION EIGHT
MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the JCHA administers a Housing Choice Voucher (Section Eight) Program with a \$52 Million annual budget that provides rental assistance to over 5,000 families, senior citizens and persons with disabilities; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to objectively measure Housing Authorities' annual performance in key Housing Choice Voucher (Section 8) Program areas; and

WHEREAS, SEMAP stipulates that Housing Authorities must compile and certify data related to the operation and performance of their Housing Choice Voucher (Section 8) Program in accordance with Federal Regulation (24 CFR 985.1); and

WHEREAS, the JCHA performed a SEMAP review and quality control audit for the period of April 1, 2023 through March 31, 2024, and based on this review, the JCHA anticipates it will receive a score of 97%, which results in a High Performer rating and the JCHA has received High Performer rating since 2007; and

WHEREAS, in accordance with NOTICE PIH 98-50, SEMAP "Final Rule," the required certification for the end of the Fiscal Year, March 31, 2024, was completed by the JCHA Housing Choice Voucher (Section 8) Program and is herein attached; and

WHEREAS, the certification was electronically submitted to HUD on May 7, 2024, which is in compliance with the 60 day after the end of the Fiscal Year, i.e., May 30th, 2022

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorize the submission of the Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development, subject to HUD review and approval.

Dated: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L

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

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

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

WHEREAS, JCHA staff will administer approximately twenty two (22) Vouchers in accordance with PSH regulations and perform Housing Quality Standard (“HQS”) inspections and utilize the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

WHEREAS the Jersey City Housing Authority (“JCHA”) and WR have come to an understanding regarding the JCHA performing such activities in connection with residences to be rented by families participating in the WomenRising PSH Program, known as Village of Families (“VoF”);

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

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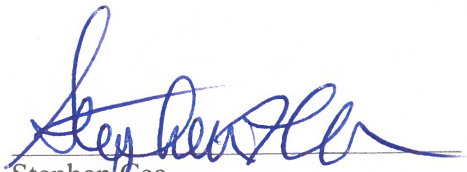
WHEREAS, the JCHA will receive compensation in the amount of \$20,856.00 for the administering the VoF for the period of one year.

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

Dated: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea

Executive Director/Secretary

S E A L

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

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

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

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

WHEREAS, JCHA staff have been trained to perform HQS inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and utilize the appropriate local and state housing, property and maintenance codes; and

WHEREAS, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

WHEREAS, the Hoboken Housing Authority has agreed to pay the JCHA an amount of Seventy Five (\$75.00) per inspection.

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

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NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Inter-Local Agreement with the Hoboken Housing Authority to conduct Housing Quality Standard (HQS) inspections at a fee of \$75.00 per inspection for a one (1) year period (June 5, 2023 to May 31, 2025) with an option to renew for a Fourth one (1) year period, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by the Hoboken Housing Authority Board of Commissioners.

DATE: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
J. Watterman-Moore	✓		✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Ceia
Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	6-5-2024

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

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

WHEREAS, JCHA staff will administer Forty three (43) vouchers in accordance with HPRP regulations, perform Housing Quality Standard ("HQS") inspections and utilize the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

WHEREAS, YSP will supply referrals to the JCHA for eligible Rapid Re-housing clients; and

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

-Page 2-

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

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the York Street Project to administer the HPRP Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (1) year period (June 5, 2024- May 31, 2025) with an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve.

Dated: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	8
BOARD MEETING DATE	6-5-2024

RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO T-MOBILE CELLULAR SERVICE

WHEREAS, the Jersey City Housing Authority (hereinafter "JCHA") requires cellular services for the staff; and

WHEREAS, New Jersey Division of Purchase and Property permits public agencies to utilize NASPO without advertising for bids; and

WHEREAS T-Mobile was awarded New Jersey NASPO contract #MA176 to provide cellular services; and

WHEREAS, T-Mobile, cellular service was determined to be the best option; and


WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirming award of a contract to T-Mobile USA Inc. 12920 SE 38th Street, Bellevue, WA 98006 for a period of one-year June, 2024 – May, 2025 in an amount not to exceed \$67,132.80.

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore	✓		✓			
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 June 5, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	9
BOARD MEETING DATE	6-5-2024

**RESOLUTION CONFIRMING AN AWARD OF AN EMERGENCY
CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION
FOR ELEVATOR REPAIR SERVICE AT 72-82 DANFORTH AVE.,
BERRY GARDENS**

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, various JCHA locations have elevators that require periodic maintenance and/or repair; and

WHEREAS ThyssenKrupp was awarded contract #101311 at the July 2019 board meeting to provide periodic maintenance and/or repair; and

WHEREAS, there is only a single elevator at 72-82 Danforth Ave. building is out of service due to jack replacement; and

WHEREAS, the Berry Gardens development houses our most vulnerable population, senior and disabled residents that rely on elevators for accessing and exiting their apartments located at 72-82 Danforth; and

WHEREAS, an emergency contract was necessary to repair this elevator because the repair cost of \$244,551.38 would exhaust the contract budget for repairs; and

WHEREAS, ThyssenKrupp has the necessary staff and expertise to provide elevator repair services for the JCHA’s elevators under their National IPA Cooperative Contract #R150801 for Elevator Maintenance; and

WHEREAS, the NJ Local Public Contracts Law (40A:11- 6) allows the JCHA to enter a contract for emergency services without advertising for bids; and


WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of an emergency contract for repair of the elevator located at 72-82 Danforth Ave (Berry Gardens) to ThyssenKrupp Elevators Corporation (National IPA Maintenance Agreement Contract #R150801) 114 Townpark Drive, Kennesaw, Georgia 30144 in an amount not to exceed Two hundred Forty-Four thousand Five Hundred Fifty One Dollars and Thirty Eight Cents (\$244,551.38)

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	10
BOARD MEETING DATE	6-5-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS

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, Sherwin Williams was awarded the contract for paint and painting supplies under the Educational Services Commission of New Jersey Cooperative (ESCNJ) Co-op.; and

WHEREAS, the duration of Sherwin Williams Co-op contract # ESCNJ19/20-14 will be from February 24, 2024 through February 23, 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, availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT FOR THE FURNISHING AND DELIVERY OF
PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS
FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD
OF TWO (2) YEARS**

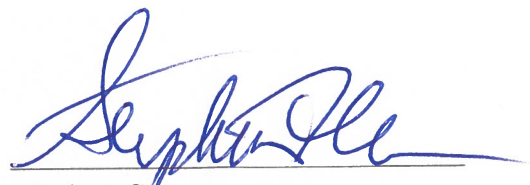
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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to the New Jersey Cooperative Contract vendor Sherwin Williams 748 Communipaw Ave, Jersey City, NJ 07304 for the furnishing and delivery of paint and paint supplies in an amount not to exceed one hundred twenty thousand and zero cents (\$120,000.00) for the furnishing and delivery of paint and paint supplies for all JCHA owned developments for a period of two (2) years.

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

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

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE, INC. FOR THE FURNISHING AND DELIVERY OF LOCKS & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of locks & door hardware to all JCHA sites monthly; 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 services on March 13, 2024, less than (3) bids were received, and a rebid was held on April 10, 2024, the JCHA received a total of two (2) bids for award consideration as follows:

- Independent Hardware Inc., Philadelphia, PA
- US Trade Resources *dba* Avenue C Hardware, Bayonne, NJ; and

WHEREAS, Independent Hardware, Inc., submitted the lowest responsible bid in the amount of sixty-six thousand nine hundred sixty-two dollars and fifty cents (\$66,962.50); and

WHEREAS, Independent Hardware, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.


**RE: RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO INDEPENDENT HARDWARE INC. FOR
THE FURNISHING AND MONTHLY DELIVERY OF LOCKS
& DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS
FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN
ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS**
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Independent Hardware, Inc., in an amount not to exceed sixty-six thousand nine hundred sixty-two dollars and fifty cents (\$66,962.50) for the furnishing and monthly delivery of locks & door hardware to all JCHA developments for a period of one (1) year with an option for an additional two (2) one (1) year.

DATED: JUNE 5, 2024

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of June 5, 2024, in the presence of a legally binding quorum.


Stephen Crea
Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOARD MEETING DATE	6-5-2024

**RESOLUTION AUTHORIZING THE AWARD
OF A CONTRACT FOR THE FURNISHING AND
DELIVERY OF PLUMBING SUPPLIES TO
FERGUSON ENTERPRISES FOR ALL
JCHA OWNED DEVELOPMENTS FOR A PERIOD
OF TWO (2) YEARS**

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, Ferguson Enterprises was awarded the contract for paint and painting supplies under the Educational Services Commission of New Jersey Cooperative (ESCNJ) Co-op.; and

WHEREAS, the duration of Ferguson Enterprises Co-op contract # ESCNJ19/20-14 will be from April 19, 2022 through April 30, 2025; 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, availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT FOR THE FURNISHING AND DELIVERY OF
PLUMBING SUPPLIES TO FERGUSON ENTERPRISES
FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD
OF TWO (2) YEARS**

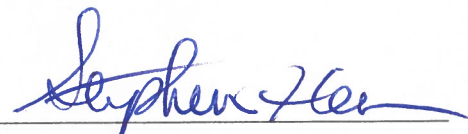
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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to the New Jersey Cooperative Contract vendor Ferguson Enterprises Inc., PO Box 417592, Boston, MA 02241 for the delivery of plumbing supplies in an amount not to exceed twenty five thousand and zero cents (\$25,000.00) for the furnishing and delivery of paint and paint supplies for all JCHA owned developments for a period of two (2) years.

DATED: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	13
BOARD MEETING DATE	6-5-2024

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2023 - 3/31/2024

WHEREAS, 254 Bergen Avenue is an affordable housing development of 36 units and is financed with a mortgage through the New Jersey Housing & Mortgage Finance Agency ("NJHMFA"); and

WHEREAS, the Jersey City Housing Authority ("JCHA") is required by the NJHMFA to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

WHEREAS, the next scheduled audit period for 254 Bergen Avenue will be for Fiscal Year Ending 03/31/2024; and

WHEREAS, the JCHA advertised a Request For Proposal ("RFP") and two (2) firms submitted responsive proposals as follow:

1. Polcari & Company, 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470; and
2. Jump, Perry & Company, 12 Lexington Avenue, Toms River, NJ 08753

WHEREAS, the two (2) responsive proposals was reviewed and ranked in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and

WHEREAS, as a result of the review and evaluation process Polcari & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

WHEREAS, availability of funds has been established:

PAGE 2

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2024 Fiscal and Compliance Audit be awarded to Polcari & Company, 2035 Hamburg Tnpk., Unit H, Wayne, NJ 07470, in the amount of Eight Thousand Dollars (\$8,000.00) subject to General Counsel opinion and NJHMFA approval.

Dated: June 05, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	14
BOARD MEETING DATE	6-5-2024

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2023 - 3/31/2024.

WHEREAS, Arlington Gardens is an affordable housing development of 90 units and is financed with a mortgage through The Community Preservation Corporation ("CPC"); and

WHEREAS, the Jersey City Housing Authority ("JCHA") is required by the CPC to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

WHEREAS, the next scheduled audit period for Arlington Gardens will be for Fiscal Year Ending 03/31/2024; and

WHEREAS, the JCHA advertised a Request For Proposal ("RFP") and Two (2) firms submitted responsive proposal as follow:

1. Polcari & Company, 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470; and
2. Jump, Perry & Company, 12 Lexington Avenue, Toms River, NJ 08753

WHEREAS, the two (2) responsive proposals were reviewed and ranked in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and

WHEREAS, as a result of the review and evaluation process Polcari & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

WHEREAS, availability of funds has been established:

RESOLUTION AUTHORIZING AN
AWARD OF A CONTRACT TO
POLCARI & COMPANY TO PERFORM
A FISCAL AND COMPLIANCE AUDIT
OF THE COMMUNITY PRESERVATION
CORPORATION #4138, ARLINGTON
GARDENS, FOR THE PERIOD OF
4/1/2023 - 3/31/2024.

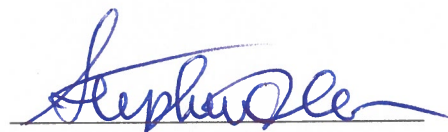
PAGE 2

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2024 Fiscal and Compliance Audit be awarded to Polcari & Company, 2035 Hamburg Tnpk., Unit H, Wayne, NJ 07470, in the amount of Eight Thousand Dollars (\$8,000.00) subject to General Counsel opinion.

Dated: June 05, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	15
BOARD MEETING DATE	6-5-2024

**RESOLUTION UPDATING THE SUBMISSION OF JCHA'S CY 2024
OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD)**

WHEREAS, the General Operating Fund Grant Submission for CY 2024 was completed via OpFund Web Portal with the required forms and documentation:

A. Form HUD-52723 Operating Fund Calculation of Operating Subsidy: This form is used to calculate OpFund Grant eligibility in accordance with regulations in 24 CFR Part 990.

B. Form HUD-52722 Operating Fund Calculation of Utilities Expense Level: This form is used to calculate the utilities expense level component of the project's OpFund Grant eligibility in accordance with regulations in 24 CFR Parts 990.170 – 990.185.

C. Form HUD-52574 PHA Board Resolution Approving Operating Budget.

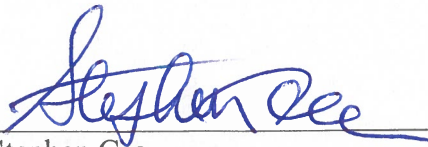
WHEREAS, HUD pre-populates much of the OpFund Forms with data sourced from Inventory Management System/PIH Information Center (IMS/PIC), the Financial Data Schedule (FDS), and previous OpFund form submissions;

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners approves the stated documents to be submitted electronically.

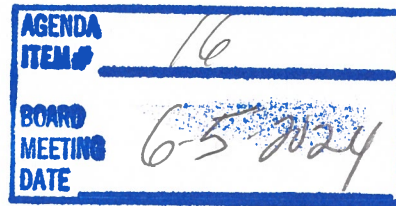
DATED: June 5, 2024

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 5, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L



RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & CO. TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2023 – 3/31/2024

WHEREAS, the Jersey City Housing Authority (JCHA) is required by the Department of Housing & Urban Development (HUD) to conduct an independent annual financial and compliance audit in accordance with the U.S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions, the Single Audit Act of 1966, HUD Handbook 7476.1, Audits of Public Housing Agencies, the Provisions of OMB Super Circular or Omni Circular (which supersede requirements from OMB Circulars A-21, A-87, A-110, A-122, A-89, A-102 and A-133; and the guidance in Circular A-50 on Single Audit Act follow-up, and HUD Notice PIH 96-32, Compliance Supplement for Annual audits of Public Housing Agencies; and

WHEREAS, the JCHA is also required by the State of New Jersey's Local Authorities Fiscal Control Law (40A:5A-15 & 16), and the New Jersey administrative Code (5:31-7.6 to 7.9) to contract for an independent annual audit of JCHA programs; and

WHEREAS, the next scheduled audit period is for the Fiscal Year Ending March 31, 2024; and

WHEREAS, availability of funds has been established:

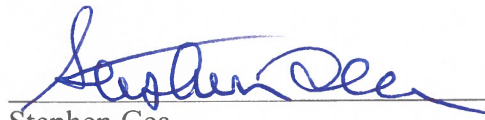
RESOLUTION AUTHORIZING AN
AWARD OF A CONTRACT TO POLCARI
& CO. TO PERFORM A FISCAL AND
COMPLIANCE AUDIT OF JERSEY CITY
HOUSING AUTHORITY PROGRAMS FOR
THE PERIOD 4/1/2023 – 3/31/2024
PAGE 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners that a contract to perform the Fiscal Year '24 Fiscal and Compliance Audit be awarded to Polcari & Co., 2035 Hamburg Tnpk., Unit H, Wayne, New Jersey 07470, in the amount of Thirty-Five Thousand Four Hundred Dollars (\$35,400.00) subject to General Counsel opinion.

Dated: June 5, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. Watterman-Moore			✓			
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 June 5, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL