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| AGENDA ITEM# | 1 |
| BOARD MEETING DATE | 2/7/2024 |

**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.

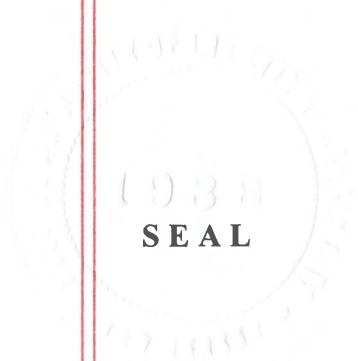
DATED: February 7, 2024

| 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 February 7, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary



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| AGENDA ITEM# | 2 |
| BOARD MEETING DATE | 2/7/2024 |

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE JANUARY 2024 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on January 10, 2024; 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 January 10, 2024, Board of Commissioners Meeting are approved.

DATED: February 7, 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 February 7, 2024, in the presence of a legally binding quorum.



SEAL


 Stephen Cea
 Executive Director/Secretary

AGENDA
ITEM# 3
BOARD
MEETING
DATE 2/7/2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR & RE-ORGANIZATION MEETING HELD ON JANUARY 10, 2024

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on January 10, 2024; and,

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

WHEREAS, the minutes of the Board of Commissioners 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 January 10, 2024, Board of Commissioners Meeting are approved.

DATED: February 7, 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 February 7, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA
 ITEM# 4
 BOARD
 MEETING
 DATE 2/7/2024

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

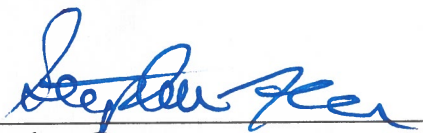
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 February 2024.

Dated: February 7, 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 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 February 7, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

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| AGENDA ITEM# | 5 |
| BOARD MEETING DATE | 2/1/2024 |

**RESOLUTION CONFIRMING THE AWARD OF A
CONTRACT TO THE HUDSON HEATING WHOLE-
SALER, INC FOR THE FURNISHING & DELIVERY
OF HOT WATER HEATER FOR CURRIES WOODS**

WHEREAS, the Jersey City Housing Authority (“JCHA”) needed a replacement hot water heater for 3 New Heckman Drive (Senior building), Curries Woods; and

WHEREAS, the hot water heater failed, and the back-up heater was unable to provide hot water to all residents in the building and the JCHA required the purchase of the hot water heater to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of hot water heater for an additional ninety (90) days, plus 15 – 30 days vendor lead time for hot water heater to be manufactured and additional time for installation by JCHA staff; and

WHEREAS, quotes were requested from multiple vendors as follows:

- Ferguson Enterprises, Secaucus, New Jersey – Quote attached
- Johnstone Supply, Kenilworth, New Jersey - Quote attached; and

WHEREAS, The Hudson Heating Wholesaler, Inc. had a hot water heater in stock and submitted the lowest qualified quote in the lump sum amount of thirty-one thousand and fifty dollars (\$31,050.00), and availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE HUDSON HEATING WHOLESALER, INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATER FOR CURRIES WOODS

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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract for the furnishing and delivery of hot water heater to The Hudson Heating Wholesaler, Inc., 1109 Grand Avenue, North Bergen, New Jersey 07047, in the amount of thirty-one thousand and fifty dollars (\$31,050.00) for Curries Woods.

DATED: February 7, 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 February 7, 2024, in the presence of a legally binding quorum.



 Stephen Cza
 Executive Director/Secretary

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| AGENDA ITEM# | 6 |
| BOARD MEETING DATE | 2/7/2024 |

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NATIONAL FUEL OIL INC 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 and bid scheduled for September 27 2023 was rescheduled for specification revision and rebid on October 4, 2023, two (2) bid packages were received for award consideration as follows:

- National Fuel Oil, Inc, Newark, New Jersey
- Global Montello Group Corp., Waltham, Massachusetts (Disqualified); and

WHEREAS, it has been determined that National Fuel Oil, Inc. is the lowest responsible bidder with a total price per gallon of:

- \$3.5854 is the price per gallon posted on the Newark, New Jersey Average Price as it appeared in the Oil Price Information Service (OPIS) on August 4, 2023.
- Minus \$0.02664/gallon deducted 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 NATIONAL FUEL OIL INC 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, National Fuel Oil, Inc. 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 National Fuel Oil, Inc, 175 Orange Street, Newark, New Jersey 07103 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 minus \$0.2664 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 four hundred ninety-seven thousand eight hundred and fifty dollars (\$497,850.00) dollars for one (1) year with an option for an additional year.

DATED: February 7, 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 February 7, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL