

AGENDA ITEM#	<u>1</u>
BOARD MEETING DATE	<u>4-5-2023</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: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE FEBRUARY 1, 2023 CLOSED CAUCUS MINUTES
OF THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on February 1, 2023; 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 February 1, 2023, Board of Commissioners Meeting are approved.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MARCH 1, 2023 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on March 1, 2023; 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 March 1, 2023, Board of Commissioners Meeting are approved.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON FEBRUARY 1, 2023.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on February 1, 2023; and,

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

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

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the February 1, 2023, Board of Commissioners Meeting are approved.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON MARCH 1, 2023.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on March 1, 2023; and,

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

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

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the March 1, 2023, Board of Commissioners Meeting are approved.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	4-5-2023

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

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

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of April 2023.

Dated: April 5, 2023

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

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	4-5-2023

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO RAYMOND GLASS COMPANY FOR GLASS REPAIR & REPLACEMENT SERVICES FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, it has been deemed necessary by the JCHA to public bid for glass repair & replacement services at all JCHA developments for a period of two years with an option to renew for an additional year; and

WHEREAS, in accordance with the JCHA's Procurement Policy guidelines and governing Statutes of the State of New Jersey, the JCHA properly bid for said service on January 18, 2023, less that (3) bids were received, and contract rebid, and on February 22, 2023, the JCHA received a total of (2) bid packages or award consideration as follows:

- Raymond Glass Co. Inc., Jersey City, New Jersey
- Unique Glass & Doors LLC, Jersey City, New Jersey

WHEREAS, it was determined that Raymond Glass Company, Inc. was the lowest bidder with a combined hourly rate of:

- Total Combined Hourly Rate: \$90.00; and

WHEREAS, Raymond Glass Company has performed satisfactorily for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the execution of a contract with Raymond Glass, 311 Communipaw Ave., Jersey City, New Jersey 07304 at a combined hourly rate of \$90.00 and a maximum contract expenditure of fifty thousand (\$50,000.00) for glass repair & replacement services for all JCHA developments with an option for (2) additional years.

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT
 TO RAYMOND GLASS CO FOR GLASS REPAIR & REPLACEMENT
 SERVICES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2)
 YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

-Page 2-

DATED: April 5, 2023

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
J. Dublin						
R. Mukherji						

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	4-5-2023

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO STARPLAST INC FOR THE FURNISHING AND DELIVERY OF JANITORIAL SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of janitorial supplies at all JCHA owned Developments; and

WHEREAS, in accordance with the JCHA’s Procurement Policy and governing Statues of the State of New Jersey, the JCHA has properly bid for said service on February 8, 2023, the JCHA received a total of (5) bid packages for award consideration; and

WHEREAS, Starplast, Inc. submitted the lowest responsible bid in the amount of seventeen thousand nine hundred eighty three and fifty five cents (\$17,983.55); and

WHEREAS, Starplast, Inc. has performed satisfactorily for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to Starplast, Inc., 791 Kent Ave., Brooklyn, NY 11205 in the amount of seventeen thousand nine hundred eighty-three and fifty-five cents (\$17,983.55) for the furnishing and delivery of janitorial supplies, for all JCHA Developments, for a period of one (1) year with option for an additional one (1) year.

DATED: April 5, 2023

COMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
J. Dublin						
R. Mukherji						

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING AN AWARD OF A
CONTRACT TO JERSEY POWER EQUIPMENT FOR
POWER EQUIPMENT REPAIR & MAINTENANCE
SERVICE "AS NEEDED" FOR ALL JCHA
DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS
WITH AN OPTION FOR AN ADDITIONAL TWO (2)
YEARS**

WHEREAS, the JCHA has deemed it necessary to public bid for power equipment repair and maintenance service "as needed" for all JCHA Developments; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on two (2) occasions, On December 21, 2022 less than three (3) bids were received and on February 8, 2023, the JCHA opened with a sole bid for award consideration as follows:

- Jersey Power Equipment, Inc., Clifton, NJ 07014

WHEREAS, Jersey Power Equipment Inc., submitted the only responsible bid with a combined hourly rate of eighty-nine dollars and ninety-five cents (\$89.95) per hour for years one and two for a total amount not to exceed thirty thousand dollars for two years (\$30,000.00); and

WHEREAS, Jersey Power Equipment., Inc. has performed satisfactorily for the JCHA in the past and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AN AWARD OF
 A CONTRACT TO JERSEY POWER EQUIPMENT
 INC. FOR POWER EQUIPMENT REPAIR & MAINTENANCE
 SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS
 FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION
 FOR AN ADDITIONAL TWO (2) YEARS**

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Jersey Power Equipment Inc., 10 Main Avenue, Clifton, NJ 07014 with a combined hourly rate of eighty nine dollars and ninety five cents (\$89.95) per hour for years one and two for a total amount not to exceed thirty thousand dollars (\$30,000.00) for two years with an option for an additional two (2) years for power equipment repair and maintenance service "as needed," for all JCHA Developments.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	4-5-2023

**RESOLUTION CONFIRMING AN AWARD OF A
CONTRACT TO RESTORE CORE, INC. FOR EMERGENCY
WATER EXTRACTION IN BASEMENT OF BUILDING B AT
BOOKER T WASHINGTON**

WHEREAS, the JCHA required a contractor to complete emergency water extraction in the basement of building b of Booker T Washington; and

WHEREAS, this work needed to be immediately addressed for the health and safety of our employees and the need for these services could not have been reasonably foreseen; and

WHEREAS, 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 Restore Core, Inc. 95 Newfield Ave Suite F, Edison, New Jersey 08837 in the amount of fifty three thousand three hundred fourteen dollars and twenty-one cents (\$53,314.21) for emergency water extraction at Booker T Washington.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO
SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR
A ONE (1) YEAR PERIOD 04/29/2023 – 04/29/2024.**

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, the JCHA is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain various insurance at JCHA owned developments; and

WHEREAS, the JCHA developments known as Booker T. Washington, Holland Gardens and Montgomery Gardens are located in areas that require flood insurance; and

WHEREAS, the Federal Emergency Management Agency "FEMA" has developed a national flood program; and

WHEREAS, Selective Insurance is authorized to provide flood insurance through the national flood program; and

WHEREAS, HUD has issued insurance bid waivers for various entities which allows the JCHA to award contracts without competitive bidding; and

WHEREAS, Selective Insurance has provided a quote in the amount of \$78,827.00 for the JCHA properties that require flood insurance known as Booker T. Washington, Holland Gardens and Montgomery Gardens; and

WHEREAS, availability of funds has been established.

AGENDA ITEM#	11
BOARD MEETING DATE	4-5-2023

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO
SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR
A ONE (1) YEAR PERIOD 04/29/2023 – 04/29/2024.**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a one (1) year contract for Flood Insurance coverage for Booker T. Washington, Holland Gardens and Montgomery Gardens to Selective Insurance P.O. Box 782747, Philadelphia, PA 19178, at a premium of \$78,827.00.

DATED: April 5, 2023

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
S. Prince						
J. Dublin						
R. Mukherji						

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOARD MEETING DATE	4-5-2023

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO MAGIC TOUCH CONSTRUCTON
COMPANY INC FOR EMERGENCY REPAIR OF
STEAM LEAKS AT BOOKER T. WASHINGTON
APTS. & EMERGENCY REPAIR OF CRACKED
SEWER LINE AT BERRY GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency repairs of multiple steam leaks in buildings 1 and 9 at Booker T. Washington Apts., and also to repair cracked sewer line in basement of 92 Danforth Avenue at Berry Gardens; and

WHEREAS, this work needed to be immediately addressed since steam was entering the first floor of residents' apartments at Booker T. Washington Apts. and at 92 Danforth Avenue, Berry Gardens the sewer was constantly backing up causing major issues for our senior residents as well as unsanitary health conditions; and

WHEREAS, Magic Touch Construction Company Inc has worked for the JCHA in the past and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Magic Touch Construction Company Inc, 59 W Front Street, Keyport, New Jersey 07735 in the amount of fifty thousand and thirty one dollars and sixty cents (\$51,031.60) for emergency repair of multiple steam leaks at Booker T. Washington Apts. and emergency sewer line repair at Berry Gardens.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	13
BOARD MEETING DATE	4-5-2023

**RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY
JCHA BOARD OF COMMISSIONERS AND STAFF TO
ATTEND DESIGNATED TRAINING WORKSHOPS AND
CONFERENCES**

WHEREAS, Commissioners and staff training, peer information exchange, legislative and regulatory status updates and input are basic elements of effective organizations; and,

WHEREAS, national, state and local third-party institutions, organizations and training firms provide for the above purposes through organizing, sponsoring and presenting training and information workshops and conferences; and

WHEREAS, a monthly listing of the proposed training related travel for JCHA Commissioners and employees is provided (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that the attached listing of JCHA Commissioners and staff travel for this month is approved.

DATED: April 5, 2023

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

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 5, 2023 in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L