

AGENDA  
ITEM # 1  
BOARD  
MEETING  
DATE 8-5-2020  
*(Withdrawn)*

**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: August 5, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓		✓	
H. Fuentes			✓			
A. Herbold	✓		✓			
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	8-5-2020

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE REGULAR BOARD MINUTES OF THE BOARD OF  
COMMISSIONERS MEETING HELD ON JULY 2020.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on July 1, 2020; 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 July 1, 2020 Board of Commissioners Meeting are approved.

**DATED: August 5, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
R. Mukherji						✓

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 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	8-5-2020

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF AUGUST 2020**

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 August 2020.

Dated: August 5, 2020

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
R. Mukherji			✓			

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 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	8-5-2020

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2019**

**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 # 101289 to the firm of Novogradac & Company, LLP, on May 1, 2019 to perform a fiscal and compliance audit of JCHA programs; and

**WHEREAS**, Novogradac & Company, LLP 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 August 5, 2020, 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, 2019 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 FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2019  
PAGE 2**

**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: August 5, 2020**

<b>COMMISSIONER</b>	<b>MOTION</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTENTION</b>
<b>J. Dublin</b>					✓	
<b>H. Fuentes</b>			✓			
<b>A. Herbold</b>		✓	✓			
<b>R. Jones</b>			✓			
<b>F. Kitchens</b>	✓		✓			
<b>A. Abdullah</b>					✓	
<b>R. Mukherji</b>			✓			

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 August 5, 2020 in the presence of a legally binding quorum.

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

**S E A L**

AGENDA  
ITEM# 5  
BOARD  
MEETING  
DATE 8-5-2020

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE JCHA  
PROCUREMENT POLICY REGARDING AN INCREASE IN THE NEW  
JERSEY STATE PROCUREMENT PUBLIC BIDDING THRESHOLD**

**WHEREAS**, the JCHA issued a comprehensive Procurement Policy in September, 1991 and has executed incremental amendments thereafter including the last complete update, November, 2001; and

**WHEREAS**, the Governor of New Jersey has exercised his authority according to New Jersey Local Public Contracts Law *N.J.S.A 40A:11-3c* to increase the bid threshold for awarding contracts by various public contracting units effective July 1, 2020; and

**WHEREAS**, pursuant to *N.J.A.C.5:34-5 et seq* at the February, 2004 Board of Commissioners meeting Kenneth Pinnock, Jr. was appointed as the Qualified Purchasing Agent for the JCHA, which has been subsequently reauthorized on an annual basis; and

**WHEREAS**, a new bid threshold for agencies that have appointed a Qualified Purchasing Agent and that have taken advantage of a higher bid threshold will have their maximum bid threshold increased from \$40,000.00 to \$44,000.00;

**NOW THEREFORE, BE IT RESOLVED**, that the Jersey City Housing Authority Board of Commissioners amends its Procurement Policy to increase the Public Bid threshold to \$44,000.00, effective August 5<sup>th</sup>, 2020.

**Dated: August 5, 2020**

COMMISSIONERS	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

**S E A L**

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

**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**

AGENDA ITEM#	6
BOARD MEETING DATE	8-5-2020

**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 23, 2020 through February 22, 2022; 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**  
 Page - 2 -

**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 sixty-eight thousand and zero cents (\$68,000.00) for the furnishing and delivery of paint and paint supplies for all JCHA owned developments for a period of two (2) years subject to General Counsel opinion.

**DATED: August 5, 2020**

Commissioners	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	8-5-2020

**RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT PERMITTING THE CITY OF JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS**

**WHEREAS**, the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes agreements between a municipality and a public housing authority to provide services to each other; and

**WHEREAS**, the Jersey City Housing Authority (JCHA) requires assistance of the Police Division of the City of Jersey City Department of Public Safety (hereinafter the "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**, the JCHA and the City desire to enter into a Shared Services Agreement for the City to provide the JCHA with On-Duty Police Officers, as more fully detailed in the Shared Services Agreement attached hereto; and

**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 two (2) years effective August, 1, 2020; and

**RESOLUTION AUTHORIZING THE EXECUTION OF  
A SHARED SERVICES AGREEMENT PERMITTING  
THE CITY OF JERSEY CITY TO PROVIDE ON-DUTY  
POLICE OFFICERS TO THE JERSEY CITY HOUSING  
AUTHORITY TO ENHANCE THE SAFETY AND  
SECURITY OF ITS RESIDENTS**

Page 2-

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of a Shared Services Agreement with the City of Jersey City for the provision of On-Duty Police Officers at no cost to the JCHA for Regular Hours and the JCHA shall pay the City for the overtime cost of the On-Duty Police Officers at the rates set forth in the attached agreement hereto for a period of a two (2) years beginning August 1, 2020 – July 31, 2022, at an amount not to exceed One Hundred Seventy-Five Thousand Dollars (\$175,000.00); subject to approval by the Municipal Council of the City of Jersey City.

**Dated: August 5, 2020**

COMMISSIONERS	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones	✓	✓	✓			
F. Kitchens			✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

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

**S E A L**

AGENDA ITEM#	8
BOARD MEETING DATE	8-5-2020

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PRIORITY-1 SECURITY FOR SECURITY GUARD SERVICES FOR BERRY GARDENS AND CURRIES WOODS SENIOR –DISABLED BUILDINGS, ACCORDING TO SECURITY ORDINANCE 20-010, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, in accordance with Security Ordinance 20-010 the JCHA has deemed it necessary to public bid for Security Guard Services for Berry Gardens 92 Danforth Ave., 199 Ocean Ave. and Curries Woods 3 New Heckman Drive; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on June 25, 2020 four (4) bid packages were received for award consideration as follows:

- Protec Plus USA, Mount Laurel, New Jersey
- Priority 1 Security NJ LLC, West Milford, New Jersey
- AEGIS, Union, New Jersey
- Allied Universal Security, Lyndhurst, New Jersey; and

**WHEREAS**, Priority 1 Security NJ LLC, was the lowest responsible bidder with a blended combined hourly rate of \$17.665 for Years 1 & 2 (bid memo and recap attached); and

**WHEREAS**, Priority 1 Security NJ LLC, has worked with a variety of private and public sector clients including medical and nursing facilities. The JCHA team met with them to survey the properties and discuss their operational planning and found them to be knowledgeable, proficient and thoughtful regarding this service; and

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

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PRIORITY-1 SECURITY FOR SECURITY GUARD SERVICES FOR BERRY GARDENS AND CURRIES WOODS SENIOR - DISABLED BUILDINGS, ACCORDING TO SECURITY ORDINANCE 20-010, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of a contract for Security Guards Services for Berry Gardens 92 Danforth Ave. and 199 Ocean Ave. and Curries Woods 3 New Heckman Drive to Priority 1 Security NJ LLC, 26 Lincoln Ave., West Milford, New Jersey 07480 for a period of two (2) years in an amount not to exceed Seven Hundred forty thousand dollars (\$740,000.00) based on the Year 1 & 2 hourly rates, with an option for an additional two (2) years

**DATED: August 5, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	9
BOARD MEETING DATE	8-5-2020

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO  
MILLENNIUM COMMUNICATIONS GROUP INC FOR  
THREE (3) YEARS MAINTENANCE OF JCHA VOICE OVER  
IP "VOIP" TELECOMMUNICATIONS SYSTEM AND NET-  
WORK EQUIPMENT**

**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 JCHA awarded contract #101130 to Millennium Communications Group for the installation of a new network systems with capabilities of integrating voice, video, data, and able to monitor video surveillance security system for sites; and

**WHEREAS**, in order for VOIP systems to function properly, it is necessary for the JCHA to purchase a maintenance agreement for upgrades and maintenance for all software and hardware; and

**WHEREAS**, Millennium Communications Group was awarded contract #87720 from the Co-operative known as the Western States Cooperative Alliance "WSCA" for IT related services and equipment; and

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

**WHEREAS**, the JCHA has utilized New Jersey State and Co-operative 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

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO MILLENNIUM COMMUNICATIONS GROUP INC FOR  
THREE (3) YEARS MAINTENANCE OF JCHA VOICE OVER  
IP "VOIP" TELECOMMUNICATIONS SYSTEM AND NET-  
WORK EQUIPMENT**

Page 2

WHEREAS, Millennium Communications Group submitted a cost of \$62,502.08 for maintenance of the JCHA's Voice-Over IP System and Associated network equipment; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes award of a contract to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, in an amount not to exceed \$62,502.08 for the period 7/27/2020 to 7/26/2023 for maintenance of Voice-Over IP System and Associated network equipment.

DATED: August 5, 2020

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J.Dublin					✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens	✓		✓			
A. Abdullah					✓	
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 August 5, 2020 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director

S E A L