

AGENDA
 ITEM # 1
 BOARD
 MEETING
 DATE 12-6-2023

Removed - NO close CAUCUS

**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,

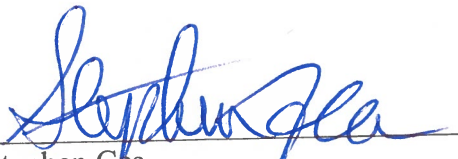
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA
ITEM# 2
BOARD
MEETING
DATE 12-6-2023

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

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

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

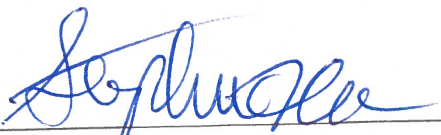
WHEREAS, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

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

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	12-6-2023

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

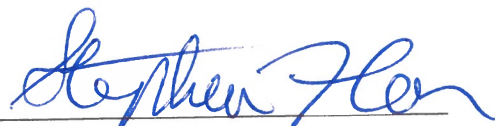
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 December 2023.

Dated: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	12-6-2023

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ALLIED FIRE & SAFETY EQUIPMENT CO., INC. FOR FIRE PUMP INSPECTION, MAINTENANCE AND REPAIR SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, it has been necessary by the JCHA to public bid for fire pump inspection, maintenance, and repair services for various JCHA owned developments for a period of two (2) years with option for an additional two (2) years; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the commission to perform this work was public bid on September 27, 2023 less than three (3) bids were received (contract was rebid) and on November 1, 2023 the JCHA received two (2) bid packages for award consideration:

- City Fire Equipment Co., Inc.
- Allied Fire & Safety Equipment Co., Inc.; and

WHEREAS, Allied Fire & Safety Equipment Co., Inc. submitted the lowest responsible bid with a combined hourly rate of three hundred (\$300.00) per hour for years one and two in the amount not to exceed forty-six thousand (\$46,000.00); and

WHEREAS, the specifications allow for two additional years with mutual consent of JCHA and contractor with a combined hourly rate of three hundred and ten dollars (\$310.00) per hour for year three and three hundred and twenty dollars (\$320.00) per hour for year four in an amount not to exceed twenty-three thousand (\$23,000.00) per year; and

RESOLUTION AUTHORIZING AND AWARD OF A CONTRACT TO ALLIED FIRE & SAFETY EQUIPMENT CO., INC. FOR FIRE PUMP INSPECTION, MAINTENANCE AND REPAIR SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

Page 2

WHEREAS, Allied Fire & Safety Equipment Co., Inc. has performed satisfactory 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 Allied Fire & Safety Equipment Co., Inc., 517 Green Grove Road, Neptune, NJ 07754 in an amount not to exceed forty six thousand (\$46,000.00) for fire pump inspection, maintenance and repair services at various JCHA developments for a period of two (2) years with an option for an additional two (2) years as outlined in the specifications.

DATED: DECEMBER 6, 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 City of Jersey City as presented at its meeting of December 6, 2023 in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	12-6-2023

RESOLUTION CONFIRMING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE WEBB APARTMENT.

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, Emergency Housing Voucher (EHV), FSS Forfeitures, FSS Public Housing and Mainstream Program bank accounts at Provident Bank; and

WHEREAS, the new bank account will be used based on the following title:

WEBB APT OPERATING

WHEREAS, the bank requires new signature card to add signatories to this one (1) new account; and

WHEREAS, the following officials in their capacity shall be designated as authorized check signers:

Raj Mukherji, Chairperson
Stephen Cea, Executive Director/Secretary
Arlyn Agustin, Chief Financial Officer

RESOLUTION CONFIRMING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE WEBB APARTMENT.

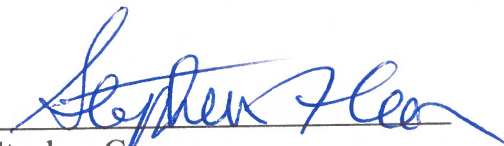
Page 2

NOW THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners approves the opening of One (1) new bank account with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

Dated: December 06, 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 December 06, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

1938

AGENDA
 ITEM# 6
 BOARD
 MEETING
 DATE 12-6-2023

RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2024

WHEREAS, the Jersey City Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund (JIF); and

WHEREAS, the bylaws of said Fund requires that each member of the Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its representative to said Fund; and

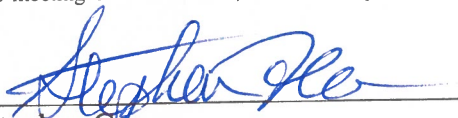
NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Jersey City Housing Authority does hereby appoint Kenneth Pinnock, Deputy Executive Director of Jersey City Housing Authority as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2024.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY HOUSING AUTHORITY AT A MEETING HELD ON DECEMBER 6, 2023.

DATED: December 6, 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 December 6, 2023 in the presence of a legally binding quorum.


 Stephen C. Fa
 Executive Director/Secretary





Resolution Number: 6

December 6, 2023

New Jersey Public Housing Authority Joint Insurance Fund
9 Campus Drive, Suite 216
Parsippany, New Jersey 07054

PERMA Risk Management Services:
Fund Commissioner Appointment - 2024

WHEREAS, the Jersey City Housing Authority (Kenneth Pinnock) is a member of the New Jersey Public Housing Authority Joint insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Jersey City Housing Authority does hereby appoint Kenneth Pinnock as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2024.

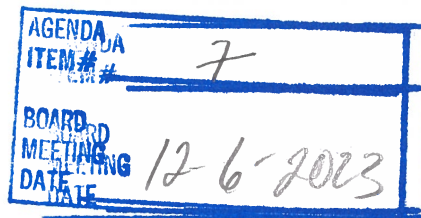
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY HOUSING AUTHORITY AT A MEETING HELD ON DECEMBER 6, 2023.



Stephen Cea, Executive Director
Secretary to the Board

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 December 6, 2023, in the presence of a legally binding quorum.



**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
TO RUBBERRECYCLE FOR THE PLAYGROUND SURFACING
AT MARION GARDENS**

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 performed a comprehensive survey of the playgrounds at Marion Gardens, which required that the playground surfacing be replaced; and

WHEREAS, RubberRecycle was awarded contract #16-FLEET-00131 for Park and Playground Equipment from the Co-operative known as NJSTART; and

WHEREAS, the services provided under their Co-operative contract includes playground surfacing; 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 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

WHEREAS, RubberRecycle has successfully provided these services for the JCHA in the past; and

WHEREAS, the availability of funds has been established (see attached).

**RESOLUTION CONFIRMING THE AWARD
OF A CONTRACT TO RUBBERRECYCLE
FOR THE PLAYGROUND SURFACING AT
MARION GARDENS**

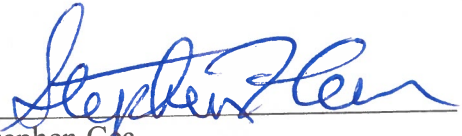
Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to RubberRecycle, 1985 Rutgers University Boulevard, Lakewood, New Jersey 08701 in the amount of one hundred seventy two thousand three hundred fifty two dollars and eighty cents (\$172,352.80) for the Playground Surfacing at Marion Gardens subject to General Counsel Opinion.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L



AGENDA ITEM#	8
BOARD MEETING DATE	12/6/2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO ON POINT CONSTRUCTION & DEMOLITION LLC FOR MAILBOX REPLACEMENT AT CURRIES WOODS COMMUNITY REVITALIZATION CENTER

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 original mailboxes at the Curries Woods Community Revitalization Center were in disrepair and in need of replacement; and

WHEREAS, the Jersey City Housing Authority (“JCHA”) publicly bid for the Mailbox Replacement at Curries Woods Community Revitalization Center; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly bid for said services on two (2) occasions: September 20, 2023 and October 18, 2023; and

WHEREAS, on September 20, 2023, less than three (3) bids were received and on October 18, 2023, the JCHA received two (2) bid packages for award consideration as follows (in increasing order of contract amount – bid recapitulation attached):

- On Point Construction & Demolition LLC, Jersey City, New Jersey
- La Rocca, Inc., Jersey City, New Jersey

WHEREAS, On Point Construction & Demolition LLC submitted the lowest qualified total base bid in the amount of thirty seven thousand three hundred five dollars and eighty two cents (\$37,305.82); and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO ON POINT CONSTRUCTION & DEMOLITION LLC FOR MAILBOX REPLACEMENT AT CURRIES WOODS REVITALIZATION CENTER

Page 2

WHEREAS, after a thorough reference check, the JCHA is satisfied that On Point Construction & Demolition LLC has the necessary qualifications to satisfactorily perform the scope of work defined in the contract; and

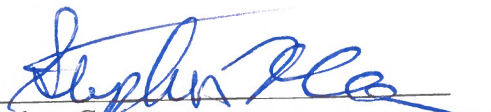
WHEREAS, the availability of funds has been established (see attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to On Point Construction & Demolition LLC, 56 Old Bergen Road, Jersey City, New Jersey 07305 in the amount of thirty seven thousand three hundred five dollars and eighty two cents (\$37,305.82) plus a 20% contingency of seven thousand four hundred sixty one dollars and sixteen cents (\$7,461.16) for a total amount of forty four thousand seven hundred sixty six dollars and ninety eight cents (\$44,766.98) for the Mailbox Replacement at Curries Woods Community Revitalization Center subject to General Counsel Opinion.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM#	9
BOARD MEETING DATE	12-16-2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO NATIONAL FENCE SYSTEMS INC. FOR NEW ENTRY GATE OPERATORS & ARMS AT CURRIES WOODS

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 Jersey City Housing Authority (“JCHA”) has deemed it necessary to replace and install New Entry Gate Operators & Arms at Curries Woods and publicly bid same; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, on November 1, 2023 the JCHA properly bid for contractors to perform work associated with the Entry Gate Operators & Arms at Curries Woods and received three (3) bid packages for award consideration as follows (in increasing order of contract amount – bid recapitulation attached):

- National Fence Systems, Inc., Avenel, New Jersey
- La Rocca, Inc., Jersey City, New Jersey
- Giacorp Contracting, Inc., Hawthorne, New Jersey

WHEREAS, National Fence Systems, Inc. submitted the lowest qualified total base bid in the amount of sixty six thousand dollars (\$66,000.00); and

WHEREAS, National Fence Systems, Inc. has satisfactorily performed very similar work for the JCHA in the past and the JCHA is satisfied that the company has the necessary qualifications to satisfactorily perform the scope of work defined in this contract; and

WHEREAS, the availability of funds has been established (see attached).

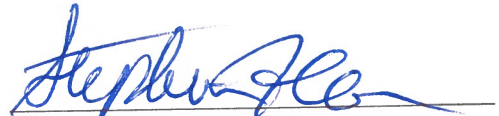
**RESOLUTION AUTHORIZING THE AWARD OF
A CONTRACT TO NATIONAL FENCE
SYSTEMS INC. FOR NEW ENTRY GATE
OPERATORS & ARMS AT CURRIES WOODS**
Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to National Fence Systems, Inc., 1033 Route 1, Avenel, New Jersey 07001 in the amount of sixty six thousand dollars (\$66,000.00) plus a 20% contingency of thirteen thousand two hundred dollars (\$13,200.00) for a total amount of seventy nine thousand two hundred dollars (\$79,200.00) for the New Entry Gate Operators & Arms at Curries Woods subject to General Counsel Opinion.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L



AGENDA ITEM#	10
BOARD MEETING DATE	12-6-2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO OHA POWER LLC FOR MAINTENANCE SERVICES FOR COMBINED HEAT & POWER UNIT AT BERRY GARDENS 92 DANFORTH AVENUE FOR A PERIOD OF TWO (2) YEARS WITH THE OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, a Combined Heat & Power (CHP) unit has been installed at 92 Danforth Avenue (Berry Gardens) as part of Amendment #6 of the Energy Performance Contract (EPC) with SIEMENS Building Technologies, Inc. (SIEMENS); and

WHEREAS, in order for the CHP unit to function properly and the most energy efficiently, it is necessary for regular maintenance and as-needed repairs in order to maintain the unit operating at optimal performance; and

WHEREAS, the JCHA maintenance staff is not experienced with this type of technology, it is necessary for the JCHA to bid for maintenance services for this type of unit; 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 two (2) occasions: September 27, 2023 and November 1, 2023; and

WHEREAS, on September 27, 2023, less than three (3) bids were received and on November 1, 2023, the JCHA opened with a sole bid for award consideration as follows:

- OHA Power LLC, Kinnelon, New Jersey

WHEREAS, OHA Power LLC submitted the only qualified bid with a lump sum total of eighteen thousand dollars (\$18,000.00) total for two (2) years; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO OHA POWER LLC FOR MAINTENANCE SERVICES FOR THE COMBINED HEAT & POWER UNIT AT BERRY GARDENS 92 DANFORTH AVENUE FOR A PERIOD OF TWO (2) YEARS WITH THE OPTION FOR AN ADDITIONAL TWO (2) YEARS
Page 2

WHEREAS, OHA Power has performed satisfactorily for the JCHA in the past and availability of funds has been established (see attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to OHA Power LLC, 4 Deer Trail, Kinnelon, New Jersey 07405 for a total amount not to exceed eighteen thousand dollars (\$18,000.00) for two (2) years with an option for an additional two (2) years for the Maintenance Services for Combined Heat & Power Unit at 92 Danforth Avenue (Berry Gardens) subject to General Counsel Opinion.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM#	11
BOARD MEETING DATE	12-6-2023

**RESOLUTION CONFIRMING THE EXECUTION OF THE TERM
OPTION CLAUSE TO D & G SAYLES CORPORATION FOR
COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY
INSURANCE FOR A PERIOD OF ONE (1) YEAR**

WHEREAS, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain adequate insurance coverages to protect against financial loss; and

WHEREAS, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Commercial Automobile and Excess Auto Liability Insurance coverage on September 13, 2022 & September 14, 2022, resulting in the receipt of one (1) bid from D & G Sayles corporation (acquired Nathan Lane insurance); and

WHEREAS, on November 2, 2022, the JCHA awarded contract (101626/17867-12174) to D & G Sayles corporation (who purchased Nathan Lane insurance) for Commercial Automobile and Excess Auto Liability Insurance policy, for a period of one (1) year; and

WHEREAS, a term option clause is included in the specification term for years 2 & 3 as required by Local Public Contract Law; and

WHEREAS, in order to continue to provide uninterrupted insurance coverage for all JCHA owned fleet vehicles, the JCHA wishes to exercise the term option clause for the 2nd year, under the same terms and conditions for a total not to exceed amount of twenty-six thousand eighty-six dollars and seventy-nine cents (\$26,086.79) for a one (1) year period commencing December 1, 2023; and

RESOLUTION CONFIRMING THE EXECUTION OF THE TERM OPTION CLAUSE TO D & G SAYLES CORPORATION FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR.

Page 2

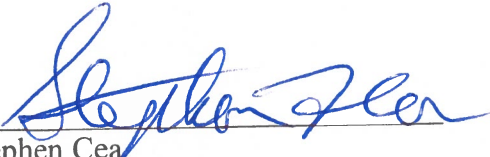
WHEREAS, availability of funds has been established:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirm an award of an option year contract to D & G Sayles 899 Lincoln Avenue, Glen Rock, NJ 07452 to provide Commercial Automobile and Excess Auto Liability Insurance coverage for a total not to exceed amount of twenty-six thousand eighty-six dollars and seventy-nine cents (\$26,086.79) for a (1) year period to commencing on December 1, 2023 and ending on November 30, 2024.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Ceja
 Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	12-6-2023

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH
ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY
ELECTRICAL SERVICES FOR ALL JCHA DEVELOPMENTS**

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, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs and upgrades to maintain its utilities to provide JCHA residents with electric and heating services; and

WHEREAS, JCHA staffing has been severely limited for electrical services due to retirements, resignations and the current staffing market; and

WHEREAS, the JCHA is in the process of preparing bid specifications to Public Bid for Electrical services; and

WHEREAS, the inability to provide important utility services like electric and heat to our residents would constitute an emergency; and

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO
 SURACH ELECTRICAL CONTRACTORS, LLC FOR
 EMERGENCY ELECTRICAL SERVICES FOR ALL JCHA
 DEVELOPMENTS
 Page 2

WHEREAS, Surach Electrical Contractors, LLC has the necessary qualifications and is currently under contract with the JCHA for the management of all Fire Alarm systems; and

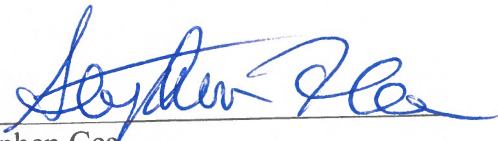
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 in the amount sixty thousand (\$60,000.00) dollars for emergency electrical and heating related services for all JCHA developments.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	12-6-2023

RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2024 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, in October 1998, Congress passed the Quality Housing and Work Responsibility Act (“QHWRA”), which requires all Public Housing Agencies to development a Five-Year Strategic and Annual Operating Agency Plan (referred to as the “AGENCY PLAN”); and

WHEREAS, the JCHA is required by QHWRA and HUD regulations to review its Agency Plan each year and to submit an updated Plan to HUD seventy-five (75) days prior to the beginning of the fiscal year or no later than January 16, 2024; and

WHEREAS, the JCHA conducted one meeting on September 14, 2023, with the Resident Advisory Board (RAB) constituted for the JCHA 2024 Agency Annual Plan process and, at those meetings, provided information about and discussed the JCHA 2024 Annual Plan, including the upcoming operating and capital fund budgets, proposed revitalization activities and plans, revisions to the Admission and Continued Occupancy Policy, and revisions to the Housing Choice Voucher Program Administrative Plan; and

WHEREAS, the JCHA made available copies of the draft 2024 Annual Agency Plan containing proposed revisions on its website, at each Asset Management Property office and the JCHA main office, and to Resident Leadership at each site in preparation for the 45-day public comment period running from September 18, 2023 to November 2, 2023; and

WHEREAS, the JCHA provided notice informing the public that the information would be available for review and inspection during the public comment period, and that a public hearing would take place on the plan on November 6, 2023 at Curries Woods Community Revitalization Center located at 65-67 Ruby Brown Place, Jersey City, NJ 07305; and

**RESOLUTION AUTHORIZING APPROVAL OF THE
JCHA'S 2024 AGENCY PLAN PURSUANT TO
REQUIREMENTS OF THE QUALITY HOUSING AND
WORK RESPONSIBILITY ACT OF 1998**
Page 2

WHEREAS, the JCHA held a public hearing on November 6, 2023, during which it was discussed that no written comments were received during the 45-day public comment period from the public or the RAB; and

WHEREAS, the Agency Plan must also be consistent with the Consolidated Plan of the City of Jersey City and the JCHA has consulted with City officials accordingly; and

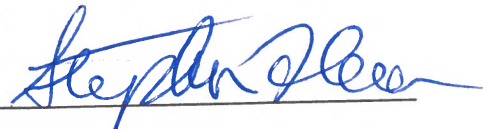
WHEREAS, no Certificate of Funds is needed to approve this Resolution.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the 2024 Agency Plan, subject to Legal Counsel Opinion and HUD review and approval.

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	14
BOARD MEETING DATE	12-6-2023

RESOLUTION AUTHORIZING RESCINDING THE AWARD OF A CONTRACT TO RAYMOND GLASS COMPANY AND AWARD OF A CONTRACT TO UNIQUE GLASS & DOOR LLC 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 two (2) years (bid memo attached); and

WHEREAS, contract #101671, was awarded on April 5, 2023 to Raymond Glass Company, 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) see attached; and

WHEREAS, it has been determined that the contract will need to be terminated for convenience because Raymond Glass Company has staffing issues that has prevented them from providing the necessary services outlined in the contract; and

WHEREAS, the JCHA contacted the next lowest bidder Unique Glass & Door LLC to determine their interest in receiving a contract award; and

WHEREAS, as a result, Unique Glass & Door LLC has agreed to perform the service at a combined hourly rate of \$124.00 and a maximum contract expenditure of fifty thousand (\$50,000.00) (see attached bid summary); and

WHEREAS, based on the above, it is necessary to rescind the award of a contract to Raymond Glass Company for glass repair & replacement services and award a contract to Unique Glass & Door LLC; and

WHEREAS, Unique Glass & Door LLC 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 rescinding of the award of a contract, #101671, to Raymond Glass Company 311 Communipaw Ave., Jersey City, New Jersey 07304 and award contract to Unique Glass & Door LLC 523 Communipaw Ave., Jersey City, NJ 07304 at a combined hourly rate of \$124.00 and a maximum contract expenditure of fifty thousand (\$50,000.00).

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.

Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	15
BOARD MEETING DATE	12-6-2023

RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2016 – 2020 AND AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the Jersey City Housing Authority (JCHA) annually receives Capital Fund Program grant from the U.S. Department of Housing & Urban Development's (HUD) for the purpose of administration, operations, management, and capital improvements of the existing public housing developments, to develop new units to replace de-programmed units due to demolition of obsolete public housing units in the JCHA portfolio; and

WHEREAS, the JCHA submitted its Capital Fund Program (CFP) 5-Year Action Plan into HUD's Energy and Performance Information Center (EPIC) system pursuant to HUD Processing Guidance.

WHEREAS, the Jersey City Housing Authority (JCHA) may use Capital Funds for eligible activities only if such use is included in the Capital Fund Program (CFP) 5-Year Action Plan approved by the Board of Commissioners and HUD.

WHEREAS, the approved JCHA's CFP 5-Year Action Plan 2016 – 2020 and approved JCHA's CFP 5-Year Action Plan 2021-2025 both don't include the development Webb Apartments # NJ009000027,

WHEREAS, Webb Apartments # NJ009000027 was added to the JCHA's Real Estate Portfolio with a Date of Full Availability (DOFA) of September 1, 2023.

WHEREAS, this is not a significant amendment based on the criteria established by the JCHA in accordance with 24 CFR 905.300(b)(1)(iii). If such amendment is a significant amendment, the JCHA must ensure that it complies with 24 CFR 905.300(b)(1)(v)(A)—i.e., the JCHA's Board adopted the amendment at a public meeting and the amendment is approved by HUD.

**RESOLUTION CONFIRMING THE
SUBMISSION OF JCHA'S AMENDED
CAPITAL FUND PROGRAM 5-YEAR
ACTION PLAN 2016-2020 AND AMENDED
CAPITAL FUND PROGRAM 5-YEAR
ACTION PLAN 2021-2025 TO THE US
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD) page 2 of 2**

WHEREAS, if such modification is not a significant amendment / modification, the JCHA may submit the amended CFP 5-Year Action Plan to HUD for approval;

WHEREAS, the attached amended CFP 5-Year Action Plan 2016 – 2020 and the attached amended CFP 5-Year Action Plan 2021 – 2025 has been submitted on HUD EPIC on November 29, 2023, in order to spread remaining and any future funding amongst all JCHA-owned developments;

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

DATED: December 6, 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 December 6, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



SEAL