

JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
OCTOBER 4, 2023

PLEASE NOTE: THE BOARD OF COMMISSIONER'S REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 4, 2023, AT 6:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.

ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 6, 2023.

ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 6, 2023.

ITEM #4: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2023.

ITEM #5: RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY, THE DEPARTMENT OF CHILDREN AND FAMILIES' SERVICES, COVENANT HOUSE AND THE HUDSON COUNTY ALLIANCE TO END HOMELESSNESS & ADMINISTER VOUCHERS IN CONNECTION WITH THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE.

ITEM #6: RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS.

ITEM #7: RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2024 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.

ITEM #8: RESOLUTION CONFIRMING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.

ITEM #9: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE AND CONTRACT INCREASE TO KRONOS SAASHR, INC. UKG FOR JERSEY CITY HOUSING AUTHORITY'S HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF TWO (2) YEARS.

ITEM #10: RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT FOR THE VACANT APARTMENT ALTERATION AT VARIOUS JCHA SITES.

ITEM #11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES LLC FOR THE TOWNHOUSE REPAIRS AT 176A DWIGHT STREET.

ITEM #12: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO NATIONAL FENCE FOR EMERGENCY REPAIR TO REAR GATE ACCESS SYSTEM AT BERRY GARDENS BUILDING B.

ITEM #13: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.

ITEM #14: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.

ITEM #15: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.

ITEM #16: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.

ITEM #17: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) CONVERGENT LAW, AND 4) RAINONE COUGHLIN MINCHELLO FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.

ITEM #18: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) ERIC M. BERNSTEIN & ASSOCIATES, LLC AND 3) RAINONE, COUGHLIN, MINCHELLO FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.

ITEM #19: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES, LOTHROP ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND THRIVEN DESIGN FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 1, 2023
2. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2023
3. RECE MEMO: UPDATES/ACTIVITIES