

**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 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant			✓			
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 August 3, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM #	2
BOARD MEETING DATE	8/3/2022

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE JULY 6, 2022 CLOSED CAUCUS MINUTES OF THE  
BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on July 6, 2022; 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 July 6, 2022, Board of Commissioners Meeting are approved.

**DATED: August 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant			✓			
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 August 3, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM #	3
BOARD MEETING DATE	8/3/2022

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON JULY 6, 2022.**

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on July 6, 2022; 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 6, 2022, Board of Commissioners Meeting are approved.

**DATED: August 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

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

**S E A L**

AGENDA ITEM #	4
BOARD MEETING DATE	8/3/2022

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF AUGUST 2022**


**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 2022.

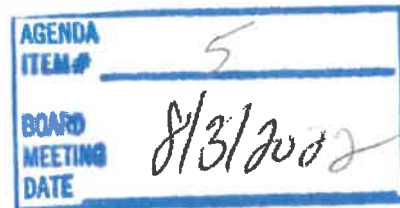
**Dated: August 3, 2022**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
H. Fuentes	✓		✓			
A. Herbold						
E. Phillips-Lorenzo			✓		✓	
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA LOCATIONS FOR A PERIOD OF THREE (3) YEARS.**

**WHEREAS**, the 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**, various JCHA locations have elevators that require periodic maintenance and/or repair; and

**WHEREAS**, the JCHA no longer has mechanics on staff because of retirement to provide required elevator maintenance, and/or repair; and

**WHEREAS**, ThyssenKrupp has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's elevators under the National IPA Maintenance Agreement Contract #R150801; 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 process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

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

**RE: RESOLUTION AUTHORIZING THE AWARD OF  
A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR  
ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA  
LOCATIONS FOR A PERIOD OF THREE (3) YEARS**

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**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to ThyssenKrupp Elevator Corporation (National IPA Agreement Contract #R150801), 114 Townpark Drive, Kennesaw, Georgia 30144 for elevator maintenance and repair services at various JCHA locations for a period of three (3) years in an amount not to exceed three hundred sixty thousand and zero cents (\$360,000.00).

**DATED: August 3, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes	✓		✓		✓	
A. Herbold			✓		✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM #	6
BOARD MEETING DATE	8/3/2022

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**

**WHEREAS**, a contract was awarded on July 7, 2021 (101507) to Lew Corporation for HUD Lead Risk Assessment and related services for various JCHA owned developments not to exceed one hundred twenty thousand (\$120,000) for a period of one (1) year with an option of an additional one (1) year; and

**WHEREAS**, the initial HUD Risk Assessment performed and completed by LEW was based on a 20% sampling of each of the tested JCHA developments; and

**WHEREAS**, the ensuing report showed that the lead level threshold was exceeded in the sample group specifically for Floors and Window Sills and additional dust wipe testing was necessary in the untested units listed below; and

**WHEREAS**, sample group testing results, specifically of doors and windowsills, have determined there is a need for additional dust wipe testing in untested units.

**WHEREAS**, in accordance with the EPA, HUD and JCHA Lead Paint policy and regulations it is necessary to complete the testing so that the units that require appropriate Lead Based Paint Hazard controls can be completed; and

**WHEREAS**, the above testing will cost \$78,939.62 and the current contract balance is \$39,617 which is insufficient to cover the additional testing or the follow up Lead Clearance testing for the remaining mitigated Lead Based Paint Hazards identified in the HUD Risk Assessment report; and

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**

Page 2

**WHEREAS**, the New Jersey Public Contracts Law requires the JCHA to execute a new contract to cover the additional work which will exceed 20% of the current contract value; and

**WHEREAS**, LEW Corporation has the necessary staff and expertise to provide testing and training services for the JCHA developments and staff; and

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

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to LEW Corporation, 1090 Bristol Road, Mountainside, New Jersey 07091, in an amount not to exceed Two Hundred Thousand (\$200,000.00) for HUD Lead Risk assessment and related services for various JCHA Owned Developments for a period of one (1) year with an option for an additional one (1) year.

**DATED: August 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

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

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	8/3/2022

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**

**WHEREAS**, the 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**, HD Supply was awarded contract #16154 for Maintenance, Repair and Operations Products and Services from the Co-operative known as U.S. Communities; and

**WHEREAS**, the services provided under their cooperative contract includes the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials; 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 process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

**WHEREAS**, HD Supply has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's developments; and

**RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN CABINETS COUTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**  
**PAGE 2**

**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 HD Supply Facilities Maintenance, Ltd., 3100 Cumberland Blvd., Suite 1700, Atlanta, Georgia 30339 for furnishing and delivery of kitchen and bathroom cabinets, countertops and related for various JCHA owned Developments "as needed" for a period of one (1) year with an option for an additional one (1) year in an amount not to exceed two hundred forty thousand and zero cents (\$240,000).

**DATED: August 3, 2022**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Philips-Lorenzo		✓	✓			
S. Prince			✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

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

**S E A L**

AGENDA  
ITEM # 8  
BOARD  
MEETING  
DATE 8/3/2022

**RESOLUTION CONFIRMING EXECUTION OF THE NEW EQUIPMENT LEASE-PURCHASE AGREEMENT TO FINANCE THE ADDITIONAL PHASE II ENERGY CONSERVATION MEASURES PROPOSED**

**WHEREAS**, on July 6, 2022, the Jersey City Housing Authority Board of Commissioners (JCHA Board) authorized the Jersey City Housing Authority (JCHA) to execute the HUD approved 6th Amendment to the current JCHA Energy Performance Contract and execute a new equipment Lease-Purchase Agreement (LPA) to finance the additional Phase II Energy Conservation Measures proposed. A copy of the July 6, 2022, Resolution is attached to the Memorandum in Support of this Resolution (Memorandum) as Exhibit "A;" and

**WHEREAS**, the LPA provided to the JCHA Board as part of the July 6, 2022 Resolution was in draft form, but substantially complete at that time; and

**WHEREAS**, the final LPA attached to the Memorandum as Exhibit "B," makes no substantial changes to the draft previously presented; and

**WHEREAS**, to preserve the Rate Lock rate of 3.98%, the JCHA had to execute the LPA on or before July 29, 2022; and

**WHEREAS**, prior to execution of the LPA it was presented to JCHA General Counsel for legal review; and

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

**NOW THEREFORE BE IT RESOLVED**, the JCHA Board of Commissioners confirms execution of the new equipment Lease-Purchase Agreement to finance the additional Phase II Energy Conservation Measures proposed.

**DATED: AUGUST 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

SEAL

AGENDA ITEM #	9
BOARD MEETING DATE	8/3/2022

**RESOLUTION AUTHORIZING THE JCHA TO EXECUTE THE ASSIGNMENT AND ASSUMPTION AGREEMENT AND TAX CREDIT COMPLIANCE AND INDEMNITY AGREEMENT OF THE LIMITED AND SPECIAL PARTNERS OF GENESIS JERSEY CITY PARTNERS, LLC AT THE TIME OF TRANSFER OF THE GENERAL PARTNER INTEREST**

**WHEREAS**, on June 1, 2022 the Jersey City Housing Authority Board of Commissioners (JCHA Board) authorized the Jersey City Housing Authority (JCHA) to enter into an agreement to acquire the ownership interests in Genesis Jersey City Partners, LLC the sole owner of Webb Apartments, subject to NJHMFA approval of the assignment, HUD approval of the acquisition, and HUD's approval to convert eligible units to low-income public housing units pursuant to JCHA's Faircloth Authority. and

**WHEREAS**, for the reason set forth in the Memorandum in Support of this Resolution, the JCHA is required to execute the Assignment and Assumption Agreement and the Tax Credit Compliance and Indemnity Agreement of the Limited and Special partners of Genesis Jersey City Partners, LLC; and


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

**NOW THEREFORE BE IT RESOLVED**, the JCHA Board of Commissioners authorizes the JCHA to execute the Assignment and Assumption Agreement and Tax Credit Compliance and Indemnity Agreement of the Limited and Special partners of Genesis Jersey City Partners, LLC at the time of transfer of the General Partner interest.

**DATED: AUGUST 3, 2022**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
Vacant						
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 August 3, 2022, in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**