

JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
NOVEMBER 2, 2022

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 2, 2022, 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 7, 2022.
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 5, 2022.
- ITEM #4: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 7, 2022.
- ITEM #5: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 5, 2022.
- ITEM #6: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF NOVEMBER 2022.
- ITEM #7: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO NATHAN LANE AGENCY, INC.
- ITEM #8: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PROTECTIVE MEASURES SECURITY AND FIRE SYSTEMS LLC FOR FIRE ALARM MONITORING AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JEWEL ELECTRIC LLC. FOR FURNISHING OF ELECTRICAL SUPPLIES AS NEEDED FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #10: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO USA GENERAL CONTRACTORS CORP. FOR ROOF REPAIR & MAINTENANCE SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #11: RESOLUTION AUTHORIZING A CONTRACT AWARD TO CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD.

ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.

ITEM #13: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC, 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, LLC FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.

ITEM #14: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) ERIC M. BERNSTEIN & ASSOCIATES, LLC AND 3) RAINONE, COUGHLIN, MINCHELLO, LLC FOR LEGAL SERVICES AS A DEVELOPMENT COUNSEL.

ITEM #15: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RUDERMAN & ROTH, LLC, 2) RAINONE COUGHLIN MINCHELLO, 3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, AND 4) ERIC BERNSTAIN & ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.

ITEM #16: RESOLUTION AUTHORIZING THE JCHA TO CONSENT TO PACIFIC COURT'S LIHTC INVESTORS ASSIGNING THEIR LIMITED PARTNERSHIP INTERESTS IN PACIFIC COURT TO THE GENERAL PARTNER.

ITEM #17: RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

ITEM #18: RESOLUTION AUTHORIZING THE JCHA TO GRANT THE NEW ENTITY CREATED TO EFFECTUATE THE RE-SYNDICATION AND RAD CONVERSION OF LAFAYETTE VILLAGE AN OPTION FOR THE ASSIGNMENT OF THE EXISTING GROUND LEASE.

ITEM #19: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., FOR A HOSTED CLOUD-BASED ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

ITEM #20: RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE EMPLOYMENT CONTRACT WITH VIVIAN BRADY-PHILLIPS.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 7, 2022
2. COMMUNITY CALENDAR FOR NOVEMBER 2022
3. PROPERTY PERFORMANCE REPORT FOR OCTOBER 2022
4. RECE MEMO: UPDATES/ACTIVITIES