

AGENDA
ITEM # 1
BOARD
MEETING
DATE 3-6-2024

**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,

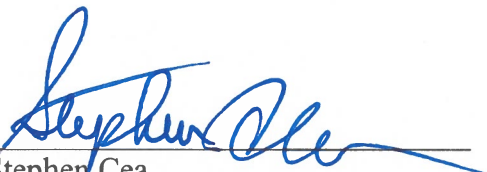
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓		✓	
E. Phillips-Lorenzo		✓	✓			
Vacant			✓			
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	3-6-2024

VOTE TO REMOVE NOT ENOUGH VOTES

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FEBRUARY 7, 2024 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on February 7, 2024; and,

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

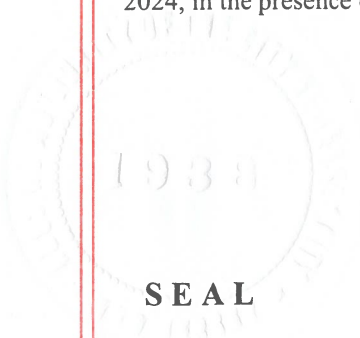
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the February 7, 2024, Board of Commissioners Meeting are approved.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			✓
H. Fuentes	✓				✓	
A. Herbold		✓			✓	
E. Phillips-Lorenzo			✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



Stephen Cea

 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM# 3
 BOARD MEETING DATE 3-6-2024

Vote to Remove NOT ENOUGH VOTES

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON FEBRUARY 7, 2024

WHEREAS, the Board of Commissioners held the Board of Commissioners Regular/Special Re-organization Meeting on February 7, 2024; and,

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

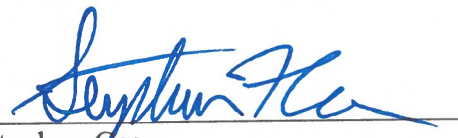
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached regular minutes of the February 7, 2024, Board of Commissioners Meeting are approved.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓					✓
A. Herbold		✓			✓	
E. Phillips-Lorenzo			✓			
Vacant						
J. Dublin					✓	
S. Prince			✓			

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 March 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	3-6-2024

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF MARCH 2024**

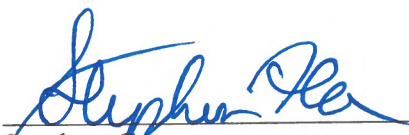
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 March 2024.

Dated: March 6, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
Vacant			✓			
S. Prince					✓	
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

1938

AGENDA ITEM#	5
BOARD MEETING DATE	3-6-2024

RESOLUTION AUTHORIZING THE AMENDMENT OF A SUBRECIPIENT AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND CITY OF JERSEY CITY (CITY) FOR THE JCHA TO CONTINUE TO ADMINISTER THE CITY'S EMERGENCY RENTAL ASSISTANCE PROGRAM FUNDED BY THE US DEPARTMENT OF TREASURY

WHEREAS, The City of Jersey has been awarded funding by the U.S. Department of Treasury's Emergency Rental Assistance (ERA) program to be used for direct financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing with remaining funds are available for housing stability services, including case management and other services intended to keep households stably housed, and administrative costs; and

WHEREAS, the JCHA has successfully administered the ERA 1 and ERA 2 Programs on behalf of the City of Jersey City (City) and the City has recommended that JCHA receive additional funds for ERA 2 Funds to provide, rent relief to families meeting the program's eligibility criteria;

WHEREAS, the JCHA Board of Commissioners previously authorized the JCHA to accept a pre-award of \$1,856,430.54 dollars to administer ERA 2 program on behalf of the City;

WHEREAS, based on the need to continue to provide rental assistance to eligible residents of Jersey City, the City of Jersey City has agreed to provide JCHA additional funds in the amount of \$60,339.93 and the JCHA will enter into a subrecipient agreement with the City, annexed hereto as Exhibit A, in order to administer the program as planned and required; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby confirms execution of a subrecipient agreement between JCHA and the City so that JCHA may continue to administer the City's rent relief program.

Dated: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓	✓		
H. Fuentes	✓		✓		✓	
A. Herbold			✓	✓		
E. Phillips-Lorenzo		✓	✓			
Vacant				✓		
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	3-6-2024

RESOLUTION RE-AUTHORIZING THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2024 THROUGH MARCH 31, 2025

WHEREAS, the JCHA Procurement Policy provides various methods and procedures to assure that materials, equipment and services are procured efficiently and effectively and in full compliance with applicable Federal standards, HUD regulations and State laws; and

WHEREAS, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11) requires the JCHA Board of Commissioners to re-authorize the JCHA’s Qualified Purchasing Agent annually to utilize these procurement methods as follows:

- (I) Award contracts based on the “Consolidated List of Purchase Categories” appended to this Resolution, in aggregate yearly amounts of \$44,000.00, however, below the statutory bid threshold of \$17,500.00, as provided by the new Pay to Play Law N.J.S.A.19:44A-20.5; and
- (II) Award contracts valued at or below 15% of the statutory bid threshold, or \$6,600.00, from one (1) or more qualified sources, as provided by N.J.S.A 40A:11-6.1(c); and
- (III) Negotiate contract prices for contracts where all bids have been rejected or no bids received on at least two prior occasions, subject to a later 2/3 majority resolution authorizing award of the contract, as provided by N.J.S.A 40A:11-5(3)(i-iii); and
- (IV) Dispose of personal property by public sale as provided for by N.J.S.A.40A:11-36 including the use of online auctions i.e. Govdeals.com.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA Qualified Purchasing Agent to utilize the above referenced procurement methods and procedures in accordance with New Jersey Local Public Contracts Law for the period of April 1, 2024, through March 31, 2025.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson	✓		✓			
H. Fuentes	✓		✓		✓	
A Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
Vacant			✓			
S. Prince					✓	
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.

Stephen Cea
 Executive Director/Secretary



**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
TO SURACH ELECTRICAL CONTRACTORS FOR FIRE ALARM
INSPECTION, MAINTENANCE AND REPAIR SERVICES FOR
VARIOUS JCHA OWNED DEVELOPMENTS FOR YEAR FOUR
(4) AT VARIOUS JCHA DEVELOPMENTS**

WHEREAS, pursuant to State requirements, it is necessary for the JCHA to public bid for fire alarm inspection, maintenance, and repair services for various JCHA owned developments; and

WHEREAS, in accordance with the JCHA’s Procurement Policy and governing Statutes of the State of New Jersey, the JCHA awarded a contract to Surach Electrical Contractors, LLC for a two-year period in May 2020 with an option for an additional two years, however, due to no in-house staff Electrician, repairs had to be made during testing of fire alarm systems causing the current contract to be almost depleted and insufficient funding for year four (4) of the contract; and


WHEREAS, the bidding process would take more than six months and fire alarm testing needs to be completed at this time to comply with the State of New Jersey and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners confirms the award of an emergency contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 in an amount not to exceed twenty thousand (\$20,000.00) for fire alarm inspection, maintenance and repair services for year four (4) at various JCHA developments.

DATED: MARCH 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
Vacant			✓			
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	3-6-2024

**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, two (2) Affordable Housing Developments throughout the City of Jersey City, as well as the recently acquired Webb Apartments building; 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

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.

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

Page 2

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 eighty thousand (\$80,000.00) dollars for emergency electrical and heating related services for all JCHA developments.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024 in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L



AGENDA ITEM#	9
BOARD MEETING DATE	3-6-2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT
TO SCHINDLER ELEVATOR CORPORATION FOR ELEVATOR
DOOR UPGRADES AT WEBB APARTMENTS**

WHEREAS, the elevators at Webb Apartments provide transportation for our residents and require such upgrades for them to operate efficiently; and

WHEREAS, Schindler Elevator Corp. has the staff and expertise to complete the necessary work for the JCHA elevators; and

WHEREAS, New Jersey State Contract #20-GNSV2-01121 was awarded to Schindler Elevator Corp for elevator maintenance and repairs; and

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

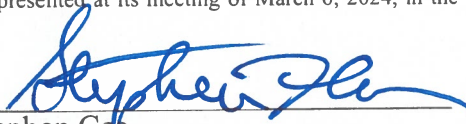
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Schindler Elevator Corporation, P.O. Box 1935, Morristown, NJ 07962-1935 for elevator door upgrades at Webb Apartments in an amount not to exceed forty-nine thousand five hundred thirty-nine dollars (\$49,539.00).

DATED: MARCH 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson						
H. Fuentes						
A. Herbold						
E. Phillips-Lorenzo						
Vacant						
S. Prince						
J. Dublin						

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 March 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	3-6-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SCHINDLER ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT WEBB APARTMENTS FOR A PERIOD OF THREE (3) YEARS.

WHEREAS, the JCHA is responsible for the development, maintenance and management of eight (9) 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 have mechanics on staff because of retirement to provide required elevator maintenance, and/or repair; and

WHEREAS, Schindler has the necessary staff and expertise to provide long term maintenance, repair, and modernization services for the JCHA's elevators under the New Jersey State Contract #20-GNSV2-01121; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize NJ State 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 SCHINDLER ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT WEBB APARTMENTS FOR A PERIOD OF THREE (3) YEARS

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Schindler Elevator Corporation, P.O. Box 1935, Morristown, NJ 07962-1935 for elevator maintenance and repair services at various Webb Apartments for a period of three (3) years in an amount not to exceed forty thousand three hundred fifteen dollars and forty-four cents (\$40,315.44).

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓		✓	
E. Phillips-Lorenzo			✓			
Vacant			✓			
S. Prince					✓	
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

1935 SEAL

AGENDA
 ITEM# 11
 BOARD
 MEETING
 DATE 3-6-2024

RESOLUTION AUTHORIZING AN INCREASE TO CONTRACT AWARDED TO LAN ASSOCIATES FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES ON AN "AS NEEDED" BASIS

WHEREAS, the Jersey City Housing Authority (JCHA) owns, operates, manages and administers a wide array of assisted housing, and related programs for lower income families and senior citizens within the Jersey City jurisdiction; and

WHEREAS, the JCHA properly procured and awarded contracts for architectural and engineering services at the October 4, 2023 Board of Commissioners meeting; and

WHEREAS, the JCHA will require an increase in the contract maximum of one of the current contracts for architectural and engineering services to forward on-going capital improvements and redevelopment programs; and

WHEREAS, change orders for professional services such as architectural and engineering services are not subject to the 20% limitation of *N.J.A.C. 5:30-11.3(a)(9)* or *CFR 24 85.36*; and

WHEREAS, availability of funds has been established:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes an increase in contract maximum for architectural and engineering services to contract #101722 LAN Associates, whose contract is increased by \$100,000.00 to a new maximum of \$150,000.00

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	3-6-2024

**RESOLUTION AUTHORIZING THE AWARD
OF A CONTRACT TO BLACKSTONE GROUP
LLC FOR STAIRWELL REFURBISHMENT &
REPLACEMENT AT MARION GARDENS &
BOOKER T. WASHINGTON APTS.**

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 condition of the stairwells at Marion Gardens and Booker T. Washington Apts., are in varying states of disrepair and in need of refurbishment and/or replacement; and

WHEREAS, the conditions caused the JCHA to do a comprehensive survey of all of the stairwells at both sites all of which require a wide-range of non-routine maintenance, repairs and reconstruction, that in aggregate comprise a comprehensive scope of work for an “As Needed” bid package using a Total Aggregate Bid Amount as the Basis of Award; and

WHEREAS, in accordance with the JCHA’s Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly bid for said services on two (2) occasions: December 13, 2023 and February 14, 2024; and

WHEREAS, on December 13, 2023, less than 3 bids were received and on February 14, 2024, the JCHA received four (4) bid packages for award consideration as follows (in increasing order of bid amount – bid recapitulation attached); and

- Rooster Construction Company, Kearny, New Jersey
- Blackstone Group LLC, Newark, New Jersey
- LaRocca Inc., Jersey City, New Jersey
- SMAC Corp., Saddle Brook, New Jersey

WHEREAS, after review of the bids, Rooster Construction Co. was disqualified because they did not provide a complete cost breakdown; and

RE: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BLACKSTONE GROUP LLC FOR STAIRWELL REFURBISHMENT & REPLACEMENT AT MARION GARDENS & BOOKER T. WASHINGTON APTS.**

PAGE 2 of 2

WHEREAS, Blackstone Group LLC submitted the lowest qualified Total Aggregate Bid in the Amount of Forty Seven Thousand One Hundred Dollars (\$47,100.00); and

WHEREAS, after a thorough reference check, the JCHA is satisfied that Blackstone Group LLC is the lowest responsible bidder, having the necessary qualifications to satisfactorily perform the scope of work defined in this contract; and

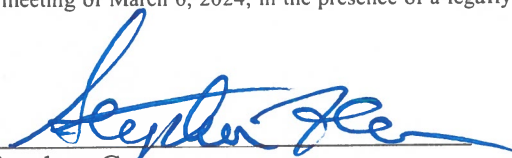
WHEREAS, the availability of funds has been established (certificate of funds attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Blackstone Group LLC, 570 Broad Street (Suite 1206), Newark, New Jersey 07102 for the Stairwell Refurbishment and Replacement at Marion Gardens and Booker T. Washington Apts. for an amount Not To Exceed Amount of Seven Hundred Fifty Thousand, (\$750,000.00), subject to General Counsel Opinion.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓		✓	
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
Vacant			✓			
S. Prince					✓	
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

1934
SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	3-6-2024

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR VARIOUS WORK AT ALL JCHA DEVELOPMENTS

WHEREAS, it has been deemed necessary by the JCHA to public bid for various work needed at various JCHA Developments, specifically:

- a.) Asphalt Resurfacing & Paving at Marion Gardens in an amount not to exceed \$600,000;
- b.) Gutter, Soffit & Leader Repair/Replacement & Minor Related Roof Repairs at Marion Gardens and Booker T. Washington Apts. in an amount not to exceed \$700,000;
- c.) Masonry Repairs at Various JCHA Sites in an amount not to exceed \$500,000;
- d.) Repair to Stucco Façade & Installation of Roof Coping at Thomas J. Stewart Apts. in an amount not to exceed \$200,000;
- e.) Sidewalk Repair & Replacement at Various JCHA Sites in an amount not to exceed \$500,000; and

WHEREAS, Murray Contracting, LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 18/19-66 and New Jersey State Law allows State Agencies to utilize these Co-operative contracts; and

WHEREAS, the State of New Jersey Department of the Treasury allows counties, and other public entities to establish cooperatives that allow members to contract with companies for supplies and services awarded contracts through these organizations based on a competitive process in accordance with the appropriate state procurement rules and regulations; and

RE: Resolution Authorizing Award of a Contract to Murray Contracting LLC for various work at all JCHA Developments

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:11-11(5); and

WHEREAS, the JCHA has used these State 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, Murray Contracting LLC 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 award of a contract to Murray Contracting LLC, 210 S. Newman Street, Hackensack, New Jersey 07601 in an amount not to exceed two million five hundred thousand dollars (\$2,500,000.00) for services at various JCHA Developments for a period of one (1) year with an option for one (1) additional year.

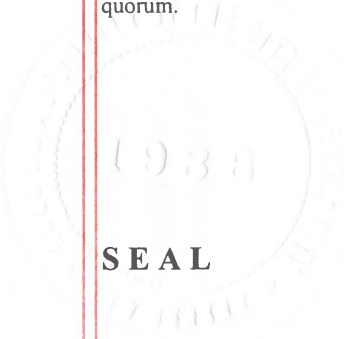
DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓		✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL



AGENDA ITEM#	14
BOARD MEETING DATE	3-6-2024

**RESOLUTION AUTHORIZING ALLOCATION OF FUNDS TO
WinnDEVELOPMENT COMPANY LP DEVELOPER FOR THE
HOLLAND GARDENS REDEVELOPMENT PROJECT**

WHEREAS, in accordance with the Jersey City Housing Authority “JCHA” Procurement Policy, and New Jersey state and federal procurement laws on March 23, 2023, the Jersey City Housing Authority “JCHA” Board of Commissioners authorized the selection of WinnDEVELOPMENT “Winn” Company to revitalize and redevelop Holland Gardens Apartments known as 241 Sixteenth Street, Jersey City, New Jersey 07310 (Block 7101, Lot 1.); and

WHEREAS, the Winn proposal included a caveat referencing an anticipated amount of Two Million Dollars (\$2,000,000) to be allocated by the JCHA for Holland Gardens Redevelopment; and

WHEREAS, HUD allocated the above referenced funds only to be utilized for Holland Gardens Redevelopment; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the JCHA to allocate Two Million Dollars (\$2,000,000) to the WinnDevelopment’s Team for the Holland Gardens Redevelopment project.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold					✓	
E. Phillips-Lorenzo		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



 Stephen Ceal
 Executive Director/Secretary

SEAL

AGENDA ITEM#	15
BOARD MEETING DATE	3-6-2024

**RESOLUTION CONFIRMING AWARD OF A CONTRACT
TO GENERAL PLUMBING SUPPLY FOR EMERGENCY
PLUMBING SUPPLIES FOR ALL JCHA DEVELOPMENTS**

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance, and management of eight (8) Public Housing, two (2) Affordable Housing Developments throughout the City of Jersey City, as well as the recently acquired Webb Apartments building; 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 plumbing and heating services; and

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

WHEREAS, General Plumbing Supply has ample supply in stock to provide the materials needed; 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 General Plumbing Supply, P.O. Box 830100, Philadelphia, PA 19182 in the amount seventy thousand (\$70,000.00) dollars for emergency plumbing and heating supplies for all JCHA developments.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓		✓	
A. Herbold		✓	✓			
E. Phillips-Lorenzo			✓			
Vacant			✓			
S. Prince					✓	
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM #	16
BOARD MEETING DATE	3-6-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LA ROCCA INC. FOR WINDOW AND CURTAIN WALL REPLACEMENT WITH RELATED ASBESTOS ABATEMENT AT BERRY GARDENS BUILDING B (92 DANFORTH AVENUE)

WHEREAS, on June 1, 2022, the Jersey City Housing Authority (“JCHA”) awarded a contract for the Window and Curtain Wall Replacement with related Asbestos Abatement at Berry Gardens Building B (92 Danforth Avenue); and

WHEREAS, only a portion of the work was completed and subsequently the contract was terminated for convenience; and

WHEREAS, there remained uncompleted portions of the contract that needed to be completed; and

WHEREAS, in accordance with the JCHA’s Procurement Policy and governing Statutes of the State of New Jersey, on February 7, 2024, the JCHA properly bid for contractors to perform the remaining work associated with the Window and Curtain Wall Replacement with Related Asbestos Abatement at Berry Gardens Building B (92 Danforth Avenue), and received five (5) bid packages for award consideration as follows (in increasing order of bid amount – bid recapitulation attached); and

- SMAC Corp., Saddle Brook, New Jersey
- LaRocca Inc., Jersey City, New Jersey
- Blackstone Group LLC, Newark, New Jersey
- APS Contracting Inc., Paterson, New Jersey
- DMD Contracting, Franklin Lakes, New Jersey

WHEREAS, SMAC Corp. was disqualified because they didn’t provide any references indicating they had experience with installing curtain walls; and

RE: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LA ROCCA INC. FOR WINDOW AND CURTAIN WALL REPLACEMENT WITH RELATED ASBESTOS ABATEMENT AT BERRY GARDENS BUILDING B (92 DANFORTH AVENUE)**

PAGE 2 of 2

WHEREAS, La Rocca Inc. submitted the lowest qualified lump sum bid in the Amount of Four Million Four Hundred Sixty Seven Thousand Dollars (\$4,467,000.00); and

WHEREAS, La Rocca Inc. has satisfactorily performed construction contracts for the JCHA in the past which were identical in nature to this one, 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 (certificate of funds attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to La Rocca Inc., 50 Lewis Street, Jersey City, New Jersey 07306 for the Window and Curtain Wall Replacement with Related Asbestos Abatement at Berry Gardens Building B (92 Danforth Avenue) to be assigned to Siemens Industry, Inc. under an Amendment to the existing Energy Performance Contract – for a total amount of Four Million Four Hundred Sixty Seven Thousand Dollars (\$4,467,000.00) plus a 20% contingency of Eight Hundred Ninety Three Thousand Four Hundred Dollars, (\$893,400.00) for a total amount of Five Million Three Hundred Sixty Thousand Four Hundred Dollars (\$5,360,400.00), subject to General Counsel Opinion.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓		✓	
E. Phillips-Lorenzo			✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA
 ITEM# 17
 BOARD
 MEETING
 DATE 3-6-2024

RESOLUTION CONFIRMING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.

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 PROVIDENT BANK ACCOUNTS; AND

WHEREAS, THE BANK REQUIRES UPDATED SIGNATURE CARDS ANNUALLY FOR ALL SIGNATORIES FOR EACH BANK ACCOUNT; AND

WHEREAS, THE FOLLOWING OFFICIALS IN THEIR CAPACITY ARE DESIGNATED AS AUTHORIZED CHECK SIGNERS: **JEFF DUBLIN, CHAIRPERSON, STEPHEN CEA, EXECUTIVE DIRECTOR/SECRETARY, ARLYN AGUSTIN, CHIEF FINANCIAL OFFICER**

NOW THEREFORE, BE IT RESOLVED THAT THE JCHA BOARD OF COMMISSIONERS APPROVE THE UPDATED SIGNATURE CARDS FOR THE BANK AND APPROVE THE ABOVE-MENTIONED SIGNATORIES.

DATED: March 6, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓			
A. Herbold		✓	✓		✓	
E. Phillips-Lorenzo			✓			
Vacant			✓			
S. Prince			✓			
J. Dublin					✓	

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 March 6, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL