

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 16, 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 August 16, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	8/16/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE JULY 10, 2023 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on July 10, 2023; 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 10, 2023, Board of Commissioners Meeting are approved.

DATED: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	8/16/2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON JULY 10, 2023**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on July 10, 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 July 10, 2023, Board of Commissioners Meeting are approved.

DATED: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM #	4
BOARD MEETING DATE	8/16/2023

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

Dated: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	8/16/2023

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS AT ARLINGTON GARDENS FOR A PERIOD OF ONE YEAR

WHEREAS, the Jersey City Housing Authority (JCHA) is prohibited from performing Housing Quality Standard (HQS) inspections of Housing Choice Voucher (Section 8) Program participant apartments located in buildings owned by the JCHA; and

WHEREAS, the JCHA is required to have such HQS inspections conducted for Housing Choice Voucher (Section 8) Program participants residing at Arlington Gardens, which is owned and operated by the JCHA; and

WHEREAS, the Bayonne Housing Authority (BHA) has agreed to perform the HQS inspections of JCHA Housing Choice Voucher (Section 8) Program participant apartments at Arlington Gardens at a cost of \$35 for each HQS inspection, and BHA has satisfactorily conducted the above referenced inspections at the same cost last year; and

WHEREAS, General Counsel has reviewed the Inter-Local Agreement with the BHA (attached) and finds it in compliance with State and Federal Procurement regulations; and

WHEREAS, the JCHA has determined that the cost for this service is reasonable, and the availability of funds has been established.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS AT BAYONNE HOUSING AUTHORITY FOR A PERIOD OF ONE YEAR


- Page 2 -

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the execution of an Inter-Local Agreement between the JCHA and the BHA to conduct HQS inspections at Arlington Gardens for \$35 per inspection and in an amount not to exceed \$3,500 and for a period of one year.

Dated: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.


 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA
 ITEM# 6
 BOARD MEETING DATE 8/16/2023

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO ALTYPE FIRE DOOR CORPORATION FOR THE FURNISHING AND DELIVERY OF METAL HOLLOW DOORS AT MARION GARDENS

WHEREAS, the JCHA needed entrance doors for Marion Gardens; and

WHEREAS, the security and safety of residents and buildings required the delivery of doors to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of doors for an additional ninety (90) days; and

WHEREAS, historically the JCHA has been unable to attract three (3) bids for these types of doors in the past; and

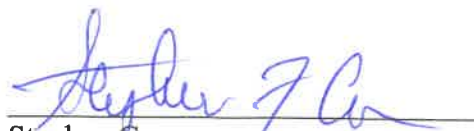
WHEREAS, Altype Fire Door Corporation has successfully provided competitive quotes and delivered these doors in the past and, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Altype Fire Door Corporation, 86 E. 149th Street, Bronx, New York, 10455 in the amount of nineteen thousand eight hundred and fifty dollars (\$19,850.00) for the furnishing and delivery of metal hollow doors at Marion Gardens.

DATED: August 16, 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 August 16, 2023 in the presence of a legally binding quorum.


 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	8/16/2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS FOR MARION GARDENS, AND BERRY GARDENS

WHEREAS, security cameras were installed previously, however, upon further review it has been determined that it is necessary to strategically add additional cameras to improve safety for our residents and staff; and

WHEREAS, Millennium was awarded TIPs contract #191003 for furnishing and installation of security cameras; and

WHEREAS, the service provided under their cooperative contract includes the furnishing and installation of cameras: 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 service and supplies to JCHA developments; and

WHEREAS, Millennium, has the necessary staff and expertise to provide long term maintenance, repair and modernization service for the JCHA's developments; and

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS FOR MARION GARDENS, AND BERRY GARDENS

Page 2

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the contract awarded to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, for the furnishing and installation of additional cameras for Marion Gardens and Berry Gardens, in an amount of \$299,474.47 with a contingency of 10%, \$29,947.45 for minor modifications if needed, for a total not to exceed amount of \$329,421.92.

DATED: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.



Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	8/16/2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS “AS NEEDED” FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR

WHEREAS, the Jersey City Housing Authority (“JCHA”) has deemed it necessary to public bid for hot water heaters for Curries Woods and 254 Bergen Avenue; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing statues of the State of New Jersey, the JCHA properly advertised a public bid on June 13th and June 14, 2023, four (4) bid packages were received for award consideration as follows:

- Ideal Supply Company, Jersey City, New Jersey
- Lenkris Trading, LLC dba Crosstown Plumbing Supply, East Orange, New Jersey
- US Trade Resources, LLC dba Avenue C Hardware, Bayonne, New Jersey
- Qonnections Management Group, LLC, Newark, New Jersey; and

WHEREAS, Ideal Supply Company submitted the lowest qualified bid in an amount not to exceed thirty-seven thousand one hundred and ten dollars (\$37,110.00) for one year; and

WHEREAS, Ideal Supply Company has performed satisfactorily for the JCHA in the past and availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR

PAGE 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract for the furnishing and delivery of hot water heaters "As Needed" for Curries Woods and 254 Bergen Avenue to Ideal Supply Company, 445 Communipaw Avenue, Jersey City, New Jersey 07304 in an amount not to exceed thirty-seven thousand one hundred and ten dollars (\$37,110.00) for a period of one (1) year.

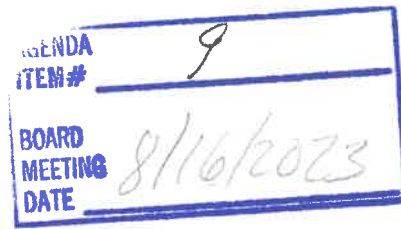
DATED: August 16, 2023

COMMISSIONER	Motion	2nd	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 August 16, 2023, in the presence of a legally binding quorum.

Stephen Cea
Interim Executive Director/Secretary

S E A L



**RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY
JCHA BOARD OF COMMISSIONERS AND STAFF TO
ATTEND DESIGNATED TRAINING WORKSHOPS AND
CONFERENCES**

WHEREAS, Commissioners and staff training, peer information exchange, legislative and regulatory status updates and input are basic elements of effective organizations; and,

WHEREAS, national, state and local third-party institutions, organizations and training firms provide for the above purposes through organizing, sponsoring and presenting training and information workshops and conferences; and

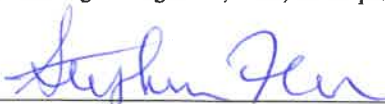
WHEREAS, a monthly listing of the proposed training related travel for JCHA Commissioners and employees is provided (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that the attached listing of JCHA Commissioners and staff travel for this month is approved.

DATED: August 16, 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 August 16, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM #	10
BOARD MEETING DATE	8/16/2023

**RESOLUTION AUTHORIZING A CONTRACT AWARD TO
CARE STATION MEDICAL GROUP FOR PRE-
EMPLOYMENT PHYSICAL EXAMINATIONS AND
SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD**

WHEREAS, the Jersey City Housing Authority ("JCHA") requires the services of a certified medical institution to continue to perform pre-employment and return to work physical examinations and related testing for prospective and current JCHA employees; and

WHEREAS, the current Agreement for physical examinations and related testing has expired; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of State of New Jersey, the JCHA has properly bid for said service and received one proposal on both occasions, April 19, 2023; and July 19, 2023; and

WHEREAS, Care Station Medical Group's proposal was reviewed in accordance with the JCHA's Professional Services Evaluation Criteria, and was rated according to the evaluation committee which is documented in the attached memo; and

WHEREAS, availability of funds has been established for this contract.

RESOLUTION AUTHORIZING A CONTRACT AWARD TO CARE STATION MEDICAL GROUP FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD

Page: 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a professional services contract for pre-employment physical examinations and related testing for prospective and current JCHA employees to Care Station Medical Group, 328 West St. Georges Avenue, Linden, NJ (service location: 210 Meadowlands Parkway, Secaucus, NJ) in accordance with the terms of the Request for Proposal, in an amount according to the rates proposed, up to a maximum of \$14,655.00 for a one-year period.

DATED: August 16, 2023

COMMISSIONER	Motion	2nd	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 August 16, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Interim Executive Director/Secretary

S E A L

AGENDA ITEM #	11
BOARD MEETING DATE	8/16/2023

WALK-IN - POCKET

RESOLUTION RATIFYING AND ADOPTING THE FINDINGS OF THE JCHA EXECUTIVE DIRECTOR HIRING COMMITTEE IN THE SELECTION OF STEPHEN CEA FOR THE PERMANENT POSITION OF JCHA EXECUTIVE DIRECTOR AND THE EXECUTION OF HIS EMPLOYMENT CONTRACT FOR A TERM OF ONE (1) YEAR

WHEREAS, on behalf of the Jersey City Housing Authority Board of Commissioners Kenneth Pinnock, Director of Procurement, Contracts and Risk Administration was directed to facilitate the National Search for Executive Director for the Jersey City Housing Authority in accordance with the governing statues of the State of New Jersey NJAC 5:44-3.1(b)(3); and

WHEREAS, the position was advertised with: the Council of Large Public Housing Authorities “CLPHA”, National Association of Housing and Redevelopment Authorities “NAHRO”, Public Housing Authority Directors Association “PHADA, Online NJ.com, Indeed and Job Recruiter from March 3 – 31, 2023, and published in The Star Ledger and Jersey Journal 5/7 – 10, 2023 (see advertisements attached); and

WHEREAS, thirteen (13) candidates applied, and seven (7) candidates were determined to be qualified for the position based on the evaluation criteria listed in the advertisement description; and

WHEREAS, each JCHA Board Commissioner reviewed each candidates submission, and individually ranked his or her top five (5) candidates, whereby a first ranked candidate received five points, a second ranked candidate received four points, a third ranked candidate received three points, a fourth ranked candidate received two points and a fifth ranked candidate received one point; and

WHEREAS, the candidates scores were tallied and the overall top three candidates were selected to be interviewed; and

RESOLUTION RATIFYING AND ADOPTING THE FINDINGS OF THE JCHA EXECUTIVE DIRECTOR HIRING COMMITTEE IN THE SELECTION OF STEPHEN CEA FOR THE PERMANENT POSITION OF JCHA EXECUTIVE DIRECTOR AND THE EXECUTION OF HIS EMPLOYMENT CONTRACT FOR A TERM OF ONE (1) YEAR

-Page 2-

WHEREAS, the JCHA Board of Commissioner selected three members to act as the hiring committee to interview the top three candidates and make a recommendation to the full Board; and

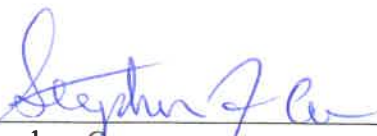
WHEREAS, the Hiring Committee unanimously selected Stephen Cea as the top candidate for the permanent position of JCHA Executive Director, subject to overall Board approval and approval of his credentials by the New Jersey Department of Community Affairs Housing Division in accordance with NJAC 5:44-3.1(b)(3); and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby ratifies and adopts the findings of the JCHA Hiring Committee in selecting Stephen Cea for the permanent position of JCHA Executive Director and execution of his employment contract for a term of one (1) year.

DATED: August 2, 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 August 2, 2023, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L