

JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
OCTOBER 5, 2022

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 5, 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 AUGUST 3, 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 AUGUST 3, 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 OCTOBER 2022.
- ITEM #7: RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2023 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #8: 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.
- ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SCIENTIFIC WATER CONDITIONING CO., INC. FOR BOILER CHEMICAL WATER TREATMENT FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #10: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE INSPECTION, CERTIFICATION, REPAIR AND MAINTENANCE "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #11: RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MILLER & CHITTY CORPORATION FOR EMERGENCY SUPPLY OF MAKE-UP TANKS FOR BOILERS AT HUDSON GARDENS.

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- ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MICHAEL J. MALPERE CO. INC. FOR REPAIR TO RETAINING WALL AT CURRIES WOODS CRC BUILDING.
- ITEM #13: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY JCHA TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.
- ITEM #14: RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #15: RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #16: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GLOBAL MONTELLO GROUP CORP FOR FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #17: RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S SF-425 FORMS FOR 2020 CARES ACT TO THE OFFICE OF HOUSING VOUCHER PROGRAMS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #18: RESOLUTION CERTIFYING JCHA AUDIT FYE 3-31-2021.
- ITEM #19: RESOLUTION CERTIFYING ARLINGTON GARDENS AUDIT FYE 3-31-2021.
- ITEM #20: RESOLUTION CERTIFYING 254 BERGEN AVE AUDIT FYE 3-31-2021.
- ITEM #21: RESOLUTION APPROVING THE UPDATED SIGNATURE CARDS FOR THE JERSEY CITY HOUSING AUTHORITY'S BANK ACCOUNTS.
- ITEM #22: RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS' CLUBS OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.
- ITEM #23: RESOLUTION AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT FOR THE CITY OF THE JERSEY CITY TO PROVIDE ON-DUTY POLICE OFFICERS TO THE JERSEY CITY HOUSING AUTHORITY TO ENHANCE THE SAFETY AND SECURITY OF ITS RESIDENTS.
- ITEM #24: RESOLUTION CONFIRMING APPROVAL OF SETTLEMENT AGREEMENT RE: DENNISON VS. JERSEY CITY HOUSING AUTHORITY ET AL.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 2, 2022
2. NO COMMUNITY CALENDAR FOR OCTOBER 2022
3. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2022
4. RECE MEMO: UPDATES/ACTIVITIES