

AGENDA
ITEM# 1
BOARD
MEETING
DATE 2/3/2021

**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: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓		✓	
H. Fuentes			✓			
A. Herbold	✓		✓			
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 February 3, 2021 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA
ITEM# 2
BOARD
MEETING
DATE 2/3/2021

Withdrawn

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON JANUARY 2021.

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on January 13, 2021; 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 January 13, 2021 Board of Commissioners Meeting are approved.

DATED: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin						
H. Fuentes						
A. Herbold						
R. Jones						
F. Kitchens						
A. Abdullah						
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 February 3, 2021 in the presence of a legally binding quorum.



Vivian Brady-Phillips
Executive Director/Secretary

SEAL

AGENDA
ITEM# 3
BOARD
MEETING
DATE 2/3/2021

withdrawn

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE JANUARY 13, 2021 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on January 13, 2021; 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 January 13, 2021 Board of Commissioners Meeting are approved.

DATED: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin						
H. Fuentes						
A. Herbold						
R. Jones						
F. Kitchens						
A. Abdullah						
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 February 3, 2021 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	2/3/2021

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF FEBRUARY 2021**

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 February 2021.

Dated: February 3, 2021

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓		✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 February 3, 2021 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO MURRAY CONTRACTING FOR
EMERGENCY REPAIRS TO UNDERGROUND STEAM
LINE FOR BUILDINGS 3 & 9 AT MARION GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency repairs of underground steam line for buildings 3 and 9 at Marion Gardens; and

WHEREAS, this work needed to be immediately addressed since residents were without heat causing a health and safety issue for our residents and the need for these services could not have been reasonably foreseen; and

WHEREAS, the cost of repair of underground for building #3 is fifteen thousand eight hundred dollars (\$15,800.00) and the cost of building #9 is thirty-six thousand two hundred dollars (\$36,200.00) for a total cost of fifty-two thousand dollars (\$52,000.00); and

WHEREAS, Murray Contracting has worked satisfactorily for the JCHA in the past and 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 Murray Contracting, 210 South Newman Street, Hackensack, New Jersey 07601 in the amount fifty-two thousand (\$52,000.00) dollars for emergency repairs of underground steam line for buildings 3 and 9 at Marion Gardens.

DATED: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓		✓	
H. Fuentes			✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 February 3, 2021 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	2/3/2021

**RESOLUTION CONFIRMING AWARD OF
A CONTRACT TO WILLIAM J. GUARINI INC
FOR EMERGENCY REPLACEMENT OF GAS
LINES AT BOOKER T. WASHINGTON APTS.**

WHEREAS, the JCHA required a contractor to complete emergency replacement of corroded gas lines throughout the entire crawl space, install new risers, mains and branch connectors to risers at building #6 at Booker T. Washington Apts.; and

WHEREAS, this work needed to be immediately addressed since residents were without cooking gas causing a major inconvenience and health issue for our residents and the need for these services could not have been reasonably foreseen; and

WHEREAS, William J. Guarini Inc has worked satisfactorily for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to William J. Guarini, Inc., 132 Mallory Avenue, Jersey City, New Jersey 07304 in the amount thirty-four thousand four hundred ninety-six dollars and twenty-one cents (\$34,496.21) for emergency repair of gas lines for building #6 at Booker T. Washington Apts.

DATED: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓		✓	
H. Fuentes	✓		✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 February 3, 2021 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	2/3/2021

**RESOLUTION CONFIRMING AWARD OF
A CONTRACT TO WILLIAM J. GUARINI INC
FOR EMERGENCY DIVERSION OF SEWER
LINE AT MARION GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency diversion of sewer line from catch basin to a sanitary manhole for building #8 at Marion Gardens; and

WHEREAS, this work needed to be immediately addressed since bathrooms were backing up whenever it rained causing mold and unsanitary health conditions for occupants of the building (Jersey City Police Department staff); and

WHEREAS, William J. Guarini Inc has worked for the JCHA in the past and 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 William J. Guarini, Inc., 132 Mallory Avenue, Jersey City, New Jersey 07304 in the amount of twenty-two thousand dollars (\$22,000.00) for emergency diversion of sewer line from catch basin to a sanitary manhole for building #8 at Marion Gardens.

DATED: February 3, 2021

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓		✓	
H. Fuentes	✓		✓			
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah			✓		<	
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 February 3, 2021 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	2/3/2021

RESOLUTION APPROVING JCHA PROCUREMENT POLICY AS AMENDED IN ACCORDANCE WITH APPLICABLE FEDERAL LAW, REGULATIONS OF THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND STATE AND LOCAL LAWS AND REGULATIONS

WHEREAS, the Jersey City Housing Authority (“JCHA”) first issued a comprehensive Procurement Policy in September 1991; and

WHEREAS, the JCHA Procurement Policy provides various methods and procedures to be followed when contracting for goods and services in order to assure that materials, equipment and services are procured efficiently, effectively and in full compliance with applicable federal law, regulations of the U.S. Department of Housing and Urban Development (“HUD”), and state and local laws and regulations; and

WHEREAS, since the inception of the JCHA Procurement Policy incremental amendments to the procurement policy have been presented and approved by the Board on an “as needed” basis, including the last complete update in November 2001; and

WHEREAS, it is necessary to implement amendments to the JCHA Procurement Policy that are more detailed in the attached memoranda; and

WHEREAS, it has been determined that a complete update and readoption of the JCHA Procurement Policy is prudent based on the amount of time since the last complete update; and

WHEREAS, the appropriate JCHA staff has updated the entire JCHA Procurement Policy in accordance with applicable federal law, regulations of the U.S. Department of Housing and Urban Development (“HUD”), and state and local laws and regulations; and

WHEREAS, the JCHA General Counsel has reviewed and approved the proposed JCHA Procurement Policy amendments and revisions; and

**RESOLUTION APPROVING JCHA PROCUREMENT
POLICY AS AMENDED IN ACCORDANCE WITH APPLICABLE
FEDERAL LAW, REGULATINOS OF THE US DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT AND STATE AND LOCAL
LAWS AND REGULATIONS**

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WHEREAS, the current JCHA Procurement Policy has been amended and is attached hereto;

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners hereby authorizes adoption of these amendments and readopts the existing provisions of the JCHA Procurement Policy as described in the materials attached to this Resolution.

DATED: February 3, 2021

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓				✓	
H. Fuentes	✓		✓			
A. Herbold		✓	✓			
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 February 3, 2021 in the presence of a legally binding quorum.

Vivian Brady-Philips
Executive Director/Secretary

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