

AGENDA ITEM #	1
BOARD MEETING DATE	10-4-2023

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**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.

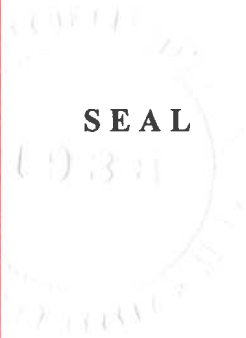
**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

\_\_\_\_\_  
Stephen Cea  
Executive Director/Secretary

**SEAL**



AGENDA ITEM #	2
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE SEPTEMBER 6, 2023 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS**

**WHEREAS**, the Board of Commissioners held a Board of Commissioners Meeting on September 6, 2023; and,

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

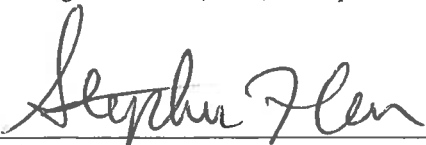
**WHEREAS**, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached close caucus minutes of the September 6, 2023, Board of Commissioners Meeting are approved.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

S E A L

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON SEPTEMBER 6, 2023**

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on September 6, 2023; and,

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

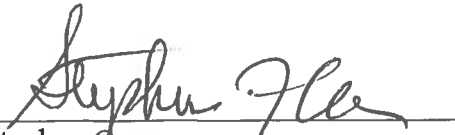
**WHEREAS**, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the September 6, 2023, Board of Commissioners Meeting are approved.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Gea  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM #	4
BOARD MEETING DATE	10-4-2023

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

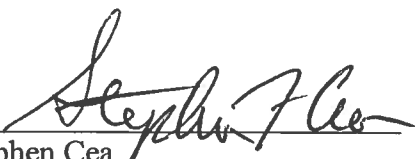
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

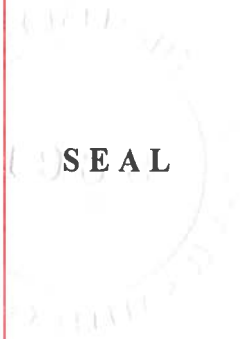
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of October 2023.

Dated: October 4, 2023

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary



SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	10-4-2023

**RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA), THE DEPARTMENT OF CHILDREN AND FAMILIES' SERVICES (DCF), COVENANT HOUSE AND THE HUDSON COUNTY ALLIANCE TO END HOMELESSNESS TO ADMINISTER VOUCHERS IN CONNECTION WITH THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE**

**WHEREAS**, The Department of Housing And Urban Development (HUD) has issued a notice of available funding: Through the Foster Youth to Independence (FYI) initiative, HUD provides Housing Choice Vouchers (HCVs) for youth eligible under the Family Unification Program (FUP), subject to funding availability.

**WHEREAS**, A PHA requesting assistance under this notice must meet all of the eligibility requirements: The PHA must currently administer the Housing Choice Voucher (HCV) Program. The PHA must have an existing ACC with HUD for HCVs. Nonprofit administrators of HCV mainstream assistance, which by statute are classified as PHAs solely for the purpose of administering HCV mainstream assistance, are ineligible for FYI. And The PHA eligibility will be based on utilization of existing FUP and/or FYI award; and

**WHEREAS**, PHAs applying for assistance under this notice must first enter into a partnership agreement with a PCWA. The partnership agreement may take the form of a Memorandum of Understanding (MOU); and

**RESOLUTION CONFIRMING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA), THE DEPARTMENT OF CHILDREN AND FAMILIES' SERVICES (DCF), COVENANT HOUSE AND THE HUDSON COUNTY ALLIANCE TO END HOMELESSNESS TO ADMINISTER VOUCHERS IN CONNECTION WITH THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE**


-Page 2-

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby confirms the JCHA to enter into an Agreement with the Department of Children and Family Services (DCF), Covenant House and the Hudson County and the Hudson County Alliance to End Homelessness in order to apply and subsequently administered the Foster Youth Independence Initiative Program substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve.

**Dated: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA	
ITEM#	6
BOARD	
MEETING	
DATE	10-4-2023

**RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) assists 5059 families and senior citizens under the Housing Choice Voucher (Section 8) Program, and 38 Vouchers under the Continuum of Care Program for homeless individuals ; and

**WHEREAS**, the Department of Housing and Urban Development has issued a Notice of Funding Availability for Homeless Programs, 24 CFR 578.15, eligible project applicants for the CoC Program Competition are nonprofit organizations, States, local governments, and instrumentalities of State and local governments, and public housing agencies, as such term is defined in 24 CFR 5.100, without limitation or exclusion; and

**WHEREAS**, The CoC Program (24 CFR part 578) is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house homeless individuals, families, persons fleeing domestic violence, and youth while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals; and to optimize self-sufficiency among those experiencing homelessness; and

**RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS**

WHEREAS, the JCHA has successfully administered the 43 Vouchers under the COC Programs and would like to request funding to continue to administer the Vouchers.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of an application for thirty-eight (38) COC Vouchers the Continuum of Care Program Competition subject to the Department's review and approval.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

SEAL



AGENDA ITEM#	7
BOARD MEETING DATE	10-4-2023

**RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2024 “FAIR MARKET RENTS” AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM**

**WHEREAS**, the Jersey City Housing Authority (JCHA) assists 5059 families, senior citizens, and persons with disabilities under the Housing Choice Voucher (Section 8) Program; and

**WHEREAS**, the Department of Housing and Urban Development (HUD) has issued and the JCHA must adopt new FY2024 Fair Market Rents (FMRs) for the Housing Choice Voucher (Section 8) Program; and

**WHEREAS**, the FMRs determine the eligibility of rental units for the Housing Choice Voucher (Section 8) Program in different metropolitan areas and are gross rent estimates that include the rent plus the cost of utilities for privately owned rental units; and

**WHEREAS**, the FY2024 FMRs reflect higher amounts, the FMRs increased in comparison to the FY2023 FMRs; and

**WHEREAS**, pursuant to HUD regulations, FMRs are used to determine Payment Standard amounts which are the maximum monthly rental subsidy including utilities for an assisted family, and PHAs have the flexibility to establish Payment Standards between 90% and 110% of the FMRs and the JCHA’s Payment Standards will be set at 110% of the FMR; and

**WHEREAS**, the JCHA recommends that the payment standard be set at 110% of the FMR, this will increase the Payment Standard in comparison to FY23 and continue to encourage landlord participation, unit availability and facilitates the Fair Housing goals of

RESOLUTION RATIFYING THE ADOPTING THE NEW  
 FY2023 "FAIR MARKET RENTS" AND REVISING THE  
 PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR  
 THE HOUSING CHOICE VOUCHER (SECTION 8)  
 PROGRAM

Page 2

promoting mobility, de-concentration, and positively impacting the lease-up rate within the  
 HCVP Budget:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners  
 Ratifies the adoption of the new FY2024 Fair Market Rents and revision of the Payment  
 Standards for the Housing Choice Voucher (Section 8) Program based on 110% of the  
 FY2024 Fair Market Rents, effective October 1, 2023, as follows:

Bedroom Size	Current Fair Market Rent	Current Payment Standard	FY 2024 Fair Market Rent	FY 2024 Payment Standard
Efficiency	\$1725	\$1725	\$1993	\$2192
1 Bedroom	\$1821	\$1821	\$2025	\$2227
2 Bedrooms	\$2088	\$2088	\$2299	\$2528
3 Bedrooms	\$2578	\$2578	\$2855	\$3140
4 Bedrooms	\$2805	\$2805	\$3183	\$3501

Dated October 4, 2023

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.



SEAL

  
 Stephen Cea  
 Executive Director/Secretary

AGENDA ITEM#	8
BOARD MEETING DATE	10-4-2023

**RESOLUTION CONFIRMING THE EXECUTION OF  
TWO MEMORANDUMS OF UNDERSTANDING FOR  
THE HOBOKEN SHELTER PROGRAM AND THE HOME  
AT LAST CONSOLIDATION PROGRAM TO PROVIDE  
HOUSING AND SUPPORTIVE SERVICES UNDER THE  
CONTINUUM OF CARE (COC) PROGRAM**

**WHEREAS**, the U.S. Department of Housing and Urban Development awarded the JCHA thirty Eight (38) Housing Choice (Section 8) Vouchers under FY '23 Continuum of Care Program (COC); and

**WHEREAS**, The COC Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the Program. The COC program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources in response to the needs of the hard-to-reach homeless population with disabilities, and

**WHEREAS**, JCHA staff will administer 38 COC Vouchers in accordance with HUD's rules and regulations for the COC Program as fully detailed in the Memorandum of Understanding herein attached;


**RESOLUTION CONFIRMING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into two (2) Memorandums of Understanding with the Hoboken Shelter and two with Garden State Episcopal to provide housing and support services for the target population for a period of one year an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by Garden State Episcopal and the Hoboken Shelter.

**Dated: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	9
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION  
CLAUSE AND CONTRACT INCREASE TO KRONOS SAASHR, INC. /  
UKG FOR JERSEY CITY HOUSING AUTHORITY'S HUMAN  
RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES  
FOR A PERIOD OF ONE (1) YEAR**

**WHEREAS**, it was deemed necessary by the Jersey City Housing Authority "JCHA" to issue and, in accordance with the JCHA Procurement Policy and governing statutes of the State of New Jersey, to properly advertise a Request for Proposal for a Human Resource Management "HRM" System and Payroll Services; and

**WHEREAS**, contract #101418, was awarded on May 6, 2020 to Kronos SaaShr, Inc. / UKG for Human Resource Management "HRM" System and Payroll Services in the amount not to exceed one hundred fifty-nine thousand six hundred fifty-four dollars and eighty cents (\$159,654.80) for a period of three (3) years with an option for two (2) additional years; and

**WHEREAS**, the JCHA utilize and have uninterrupted services including processing supplemental payrolls, which were not part of the initial contract of one hundred fifty-nine thousand six hundred fifty-four dollars and eighty cents (\$159,654.80) covering the three (3) years (November 2020 – November 2023); and

**WHEREAS**, the contract requires an increase of \$30,000 to cover the additional fees in processing supplemental payrolls covering the three (3) years (November 2020 – November 2023); and

**WHEREAS**, the term option clause is included in the specifications term as required by Local Public Contract Law; and

**WHEREAS**, the JCHA is exercising the term option clause for the fourth year, under the same terms and conditions for a total not to exceed thirty-four thousand one hundred forty-five dollars .28 cents (\$34,145.28) and a contingency of five thousand dollars (\$5,000.000) respectively; and

**WHEREAS**, Kronos SaaShr Inc./UKG has performed satisfactorily and continue to provide uninterrupted services for the JCHA in the past and availability of funds has been established.

RESOLUTION AUTHORIZING EXECUTION OF THE  
 TERM OPTION CLAUSE AND CONTRACT INCREASE  
 TO KRONOS SAASHR, INC. / UKG FOR JERSEY CITY  
 HOUSING AUTHORITY HUMAN RESOURCE  
 MANAGEMENT SYSTEM AND PAYROLL SERVICES  
 FOR A PERIOD OF ONE (1) YEARS

-Page 2-

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the increase to contract #101418 in the amount of thirty thousand \$30,000.00 for the period of November 2020 – November 2023 making the new contract not to exceed amount one hundred eighty-nine thousand six hundred fifty-four dollars and eighty cents (\$189,654.80) respectively.

**BE IT FURTHER RESOLVED**, that the JCHA Board of Commissioners authorizes the contract 1 year option to Kronos SaaShr Inc., / UKG in the amount of thirty-four thousand one hundred forty-five dollars .28 cents (\$34,145.28) and a contingency of five thousand dollars (\$5,000.000) respectively; for a total not to exceed amount of thirty-nine thousand one hundred forty-five dollars .28 cents (\$39,145.28).

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

Stephen Cea  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	10
BOARD MEETING DATE	10-4-2023

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACTS  
FOR THE VACANT APARTMENT ALTERATION ON AN "AS-  
NEEDED" BASIS AT VARIOUS JCHA SITES**

**WHEREAS**, Contracts #101573 (Apex Development, Inc.), #101574 (MDW Construction Services), and #101575 (SMAC Corp.) were awarded on May 11, 2022 in the total aggregate amount of two million dollars (\$2,000,000.00) for all three (3) contractors for the Vacant Apartment Alteration on an "As-Needed" Basis at Various JCHA Sites; and

**WHEREAS**, the amount requires an increase because essential materials needed to be ordered that were not readily available on site and were necessary to complete the Vacant Apartment Alterations; and

**WHEREAS**, the funds for these contracts were insufficient for the increased price in the amount of twenty thousand dollars (\$20,000.00), which is 1% of the total contract amount; and

**WHEREAS**, in accordance with N.J.A.C. 5:30-11.3, the JCHA may execute a change order up to an amount of 20% of the total contract value under the same terms and conditions; and

**WHEREAS**, the availability of the additional funds required in the amount of twenty thousand dollars (\$20,000.00) has been established under the 2021 Capital Funds Program.

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACTS FOR THE VACANT APARTMENT ALTERATION ON AN "AS-NEEDED" BASIS AT VARIOUS JCHA SITES**

**Page 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes an increase to the contract maximum of two million dollars (\$2,000,000.00) to Apex Development Inc., 358 Broadway, Newark, NJ 07104; MDW Construction Services, 24 Crescent Avenue, Jersey City, NJ 07304; and SMAC Corp., 431 Midland Avenue, Suite A, Saddle Brook, NJ 07663 in the total amount of twenty thousand dollars (\$20,000.00) for the Vacant Apartment Alteration on an "As-Needed" Basis at Various JCHA Sites.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary



**S E A L**



AGENDA ITEM#	11
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES LLC FOR THE TOWNHOUSE REPAIRS AT 176A DWIGHT STREET**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) owns, manages, and maintains a two story 2 family townhouse located at 176A/B Dwight Street which was part of the Curries Woods Hope VI Homeownership phase known as Dwight Street Homes; and

**WHEREAS**, 176A Dwight Street requires repair work in order to sell the property; and

**WHEREAS**, the JCHA does not have the staff and capacity to exclusively concentrate on performing the necessary repair work at 176A Dwight Street; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy and governing Statutes of the State of New Jersey, the said work was properly bid on two (2) separate occasions: July 12, 2023 and August 23, 2023; and

**WHEREAS**, on July 12, 2023, one (1) bid package was received, opened, and subsequently rejected because the bid package was missing required bonding documents; and

**WHEREAS**, due to the initial low bid response and narrow scope of work, the bonding requirements were waived on the second bid occasion; and

**WHEREAS**, on August 23, 2023, the JCHA received three (3) bid packages for award consideration, as follows (in increasing order of contract amount – bid recapitulation attached):

- Apex Development, Inc., Newark, New Jersey
- DMR Services LLC, Parlin, New Jersey
- C&B General Contracting, Clifton, New Jersey

**WHEREAS**, Apex Development, Inc. submitted the lowest total Base Bid in the amount of forty-four thousand dollars (\$44,000.00), however, they subsequently withdrew their bid; and

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES LLC FOR THE TOWNHOUSE REPAIRS AT 176A DWIGHT STREET**

Page 2

**WHEREAS**, DMR Services LLC submitted the second lowest total Base Bid in the amount of forty-four thousand nine hundred eighty-seven dollars and fifty-six cents (\$44,987.56); and

**WHEREAS**, after a thorough reference check, the JCHA is satisfied that DMR Services LLC has the necessary qualifications to satisfactorily perform the scope of work defined in the contract; and

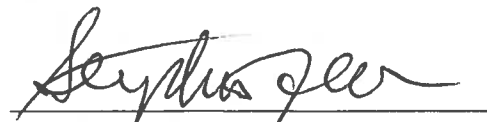
**WHEREAS**, the availability of funds has been established under the Home-ownership Sales Proceeds for Dwight Street Homes (see attached).

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to DMR Services LLC, 19 Driftwood Drive, Parlin, New Jersey 08859 for the Townhouse Repair at 176A Dwight Street for a total contract amount of forty-four thousand nine hundred eighty-seven dollars and fifty-six cents (\$44,987.56) plus a 20% contingency of eight thousand nine hundred ninety-seven dollars and fifty-one cents (\$8,997.51) for a total of fifty-three thousand nine hundred eighty five dollars and seven cents (\$53,985.07) subject to General Counsel opinion.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary



**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT  
TO NATIONAL FENCE FOR EMERGENCY REPAIR TO REAR  
GATE ACCESS SYSTEM AT BERRY GARDENS BUILDING B**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) issued Purchase Order #19559-13064 on June 12, 2023 in the amount of twenty-four thousand five hundred ninety (\$24,590.00) to National Fence for the Emergency Repair to the Front Gate Access System at Berry Gardens Building B; and

**WHEREAS**, during the removal and replacement of the front gate access system, National Fence performed an assessment of the rear gate access system at Berry Gardens Building B; and

**WHEREAS**, the assessment revealed that the existing gate could not be repaired due to discontinued parts and that it was necessary to replace the rear gate access system; and

**WHEREAS**, this work needed to be immediately addressed for the safety of the senior residents; and


**WHEREAS**, it was prudent and necessary to order and install the rear gate from National Fence because it is directly connected to the installation of the front gate.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to National Fence, 1033 Route 1, Avenel, New Jersey 07001 for the Emergency Repair to Rear Gate Access System at Berry Gardens Building B in the amount of twenty-two thousand forty dollars (\$22,040.00) plus a 10% contingency of two thousand two hundred four dollars (\$2,204.00) for a total amount of twenty-four thousand two hundred forty-four dollars (\$24,244.00), subject to General Counsel opinion.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	13
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS**

**WHEREAS**, the JCHA public bid for furnishing and delivery of Ice Melting Materials (calcium chloride pellets and rock salt), for all JCHA Developments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly bid for the furnishing and delivery of calcium chloride and rock salt on an "as needed" basis for a period of six (6) months and on August 23, 2023, the JCHA received a total of (5) bid packages or award consideration as follows:

- East Coast Salt Distributors, Clarksburg, New Jersey
- Extech Building Materials, Parsippany, New Jersey
- Plastic Express, Inc, Union, New Jersey
- Circle Janitorial Supplies, Paterson, New Jersey
- Landscape Materials Inc., Hillsborough, New Jersey

**WHEREAS**, East Coast Salt Distributors submitted the lowest responsible bid in the amount of Thirty Four Thousand Three Hundred Thirty Four Dollars (\$34,334.00); and

**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners confirms the award of a contract to East Coast Salt Distributors P.O. Box 283, Clarksburg, New Jersey in the amount of Thirty-Four Thousand Three Hundred Thirty-Four Dollars (\$34,334.00) for furnishing and delivery of Ice Melting Materials on an "as needed basis", for all JCHA Developments, for a period of six (6) months as outlined in the specifications.

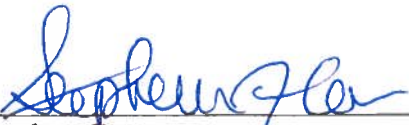
RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS

-Page 2-

DATED: OCTOBER 4, 2023

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	14
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for motor and accessories repair services at all JCHA owned developments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on April 26, 2023, less than three (3) bids were received (contract was rebid) and on June 7, 2023 a sole bid package was received for award consideration as follows:

- DMR Services, Parlin, New Jersey; and

**WHEREAS**, DMR Services was the sole responsible bidder with a bid price of sixty-eight dollars \$68.00/per hour for years one and two in an amount not to exceed twenty-five thousand dollars per year (\$25,000.00 per year); and

**WHEREAS**, the specifications allow for an additional two (2) years with mutual consent of JCHA and contractor with an hourly rate of sixty-eight dollars \$68.00/per hour for year three and sixty-eight dollars \$68.00/per hour for year four in an amount not to exceed twenty-five thousand (\$25,000.00) per year; and

**WHEREAS**, DMR Services has not performed for the JCHA in the past and a check of the company's references was conducted and as a result, the JCHA is satisfied that the company has the necessary qualifications to satisfactorily perform this service and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO DMR SERVICES FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

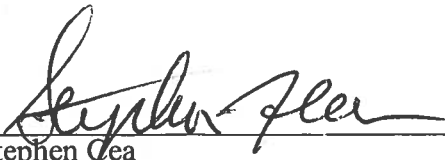
Page Two

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to DMR Services, 19 Driftwood Drive, Parlin, New Jersey 08859 in the amount of sixty-eight dollars \$68.00/per hour for a total amount not to exceed twenty-five thousand dollars \$25,000.00/per year for motor and accessories repair services "as needed" at all JCHA owned developments.

**DATED: OCTOBER 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 City of Jersey City as presented at its meeting of October 4, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Gea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	15
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO  
CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES:  
GENERAL COUNSEL**

**WHEREAS**, the JCHA requires legal services in the area of General Counsel, to provide general advice to the Board of Commissioners and JCHA administration regarding overall JCHA compliance with federal, state and local governing statutes, regulations and codes, and related general legal issues affecting the JCHA; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals on July 18<sup>th</sup> & 19<sup>th</sup>, 2023, and on August 16, 2023, the JCHA received a total of three (3) proposals from the following firms (*in alphabetical order*):

- *Cleary, Giacobbe, Alfieri, Jacobs*
- *Eric M. Bernstein & Associate*
- *Rainone Coughlin Minchello*

**WHEREAS**, the JCHA committee evaluated the proposals in accordance with the evaluation and scoring criteria set forth in the Request for Proposals; and

**WHEREAS**, the proposals submitted by the law firm of Cleary, Giacobbe, Alfieri, Jacobs received the highest ratings and were found to be the best overall proposal, based on professional experience, qualifications, references and cost to perform the specified scope of services (as detailed in the attached memo); and

**WHEREAS**, availability of funds in the amount of \$70,000.00 has been established.



**RESOLUTION AUTHORIZING THE AWARD OF A  
 CONTRACT TO CLEARY, GIACOBBE, ALFIERI,  
 JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL  
 Page 2-**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to: Cleary Giacobbe Alfieri Jacobs, 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436, to provide Legal Services for General Counsel for a one (1) year period, at an hourly rate of \$175.00/hour, in an amount not to exceed Seventy Thousand Dollars (\$70,000.00).

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold			✓			
E. Phillips-Lorenzo					✓	
S. Prince	✓	✓	✓			
D. 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 October 4, 2023, in the presence of a legally binding quorum.



Stephen Cea  
 Executive Director/Secretary



AGENDA ITEM#	116
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL**

**WHEREAS**, the JCHA requires legal services in the area of labor related issues including but not limited to: general policy review and advice regarding compliance with and interpretation of applicable federal, State and local statutes, rules and regulations regarding the development and implementation of JCHA personnel policies, practices and collective bargaining agreements; third party review, preparation and representation of JCHA positions for disputes before appeal board including New Jersey Public Employees Relations Commission, New Jersey Department of Personnel (Civil Service), Equal Employment Opportunity Commission, etc., and, other labor-related work as required; and,

**WHEREAS**, in accordance with the JCHA's Procurement Policy the JCHA advertised a Request For Proposals (RFP) for Legal Services as Labor and Employment Counsel Services resulting in the receipt of seven (7) proposals submitted by the due date of August 16, 2023, specifically, *Ruderman & Roth LLC, Laddy Clark Ryan, Cleary Giacobbe Alfieri & Jacobs, LLC; Eric M. Bernstein & Associates, LLC; Rainone Coughlin Minchello, Trenk Isabel Siddiqi & Shahdanian and Adam Gutierrez & Lattiboudere, LLC*

**WHEREAS**, the JCHA reviewed the proposals in terms of the evaluation and scoring criteria set forth in the Request For Proposals; and has recommended the four (4) highest scoring firms with regard to the breadth of their public sector experience (municipal representation and labor/employment experience) which is further detailed in the attached memo, and

**WHEREAS**, availability of funds of \$70,000 has been established for labor and employment counsel services.

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, AND (4) ERIC BERNSTEIN & ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL**

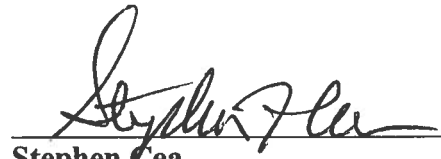
PAGE 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorize the award of labor and employment counsel contracts with **Ruderman & Roth, LLC**, 675 Morris Avenue, Suite 100, Springfield, NJ 07081; **Rainone Coughlin Minchello**, 555 U.S. Highway One south, Ste.440, Iselin, NJ 08830; and **Cleary, Giacobbe, Alfieri & Jacobs, LLC**; provide labor and employment legal services for a one (1) year period, at an hourly rate of \$175.00/per hour, in an aggregate amount not to exceed \$70,000 in accordance with the scope of service, terms and conditions specified in the JCHA's Request for Proposals.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
**Stephen Cea**  
**Executive Director/Secretary**

**S E A L**

AGENDA ITEM#	17
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) CONVERGENT LAW, AND 4) RAINONE COUGHLIN MINCHELLO FOR LEGAL SERVICES AS REVITALIZATION COUNSEL**

**WHEREAS**, due to continuing federal funding cut-backs the Jersey City Housing Authority (“JCHA”) is evaluating all possible funding, development, modernization and management strategies including federal programs such as public housing capital funding, Section 18 revitalization, LIHTC, New Market Tax Credits, Historic Tax Credits, Choice Neighborhoods, Rental Assistance Demonstration (RAD), Moving To Work (MTW) Program, Faircloth availability, etc. to adequately address its aging public housing assets while addressing the continuing unmet need for affordable housing in Jersey City in both the short and long term; and

**WHEREAS**, the JCHA requires special legal services to represent it in the statutory, regulatory, financing and real estate elements of its current and proposed Revitalization/Repositioning of its housing resources, including negotiating and reviewing legal agreements with partners and residents, assisting in obtaining HUD-approval for requested waivers/approvals, providing regulatory guidance on the proposed development and management structure of phased developments, and reviewing and negotiating individual development/repositioning proposals and closing documents; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Special Revitalization Legal Services on July 18 and July 19, 2023 resulting in the receipt of four (4) proposals submitted by the due date of August 16, 2023 specifically Reno & Cavanaugh, PLLC, McManimon, Scotland & Baumann, LLC, Convergent Law, and Rainone Coughlin Minchello; and

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS  
TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON  
SCOTLAND BAUMANN, LLC 3) CONVERGENT LAW, AND 4)  
RAINONE COUGHLIN MINCHELLO FOR LEGAL SERVICES  
AS REVITALIZATION COUNSEL**

**WHEREAS**, as a result of this evaluation, the firms of 1) Reno & Cavanaugh, PLLC, 2) McManimon, Scotland & Baumann, LLC, 3) Convergent Law, and 4) Rainone Coughlin Minchello, were judged to be high-rated firms based on their overall Public Housing Revitalization Program experience including their extensive public financing and tax credit experience, redevelopment and land use experience, environmental law experience, and mixed use and mixed finance experience, and in consideration of each firm's proposed hourly rate, these firms proved to be competitively qualified respondents to the RFP for Special Revitalization Legal Services; and

**WHEREAS**, Reno & Cavanaugh, PLLC proposed a competitive fee of \$425 per hour which was determined to be within the cost estimate range established for this commission; McManimon, Scotland & Baumann, LLC proposed a competitive fee of \$295 per hour which was determined to be within the cost estimate range established for this commission; Convergent Law proposed a competitive fee of \$175 per hour which was determined to be within the cost estimate range established for this commission, and Rainone Coughlin Minchello proposed a competitive fee of \$175 per hour which was determined to be within the cost estimate range established for this commission.

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of one (1) year contracts from January 1, 2024 to December 31, 2024 to the following law firms at the below stated hourly rates, for a joint amount not to exceed eighty thousand dollars (\$80,000):

- 1) Reno & Cavanaugh, PLLC, 455 Massachusetts Avenue, NW, Suite 400, Washington, DC 20001 as Revitalization Counsel at an hourly rate of \$425;
- 2) McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, New Jersey 07068 as Revitalization Counsel at an hourly rate of \$295;

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) CONVERGENT LAW, AND 4) RAINONE COUGHLIN MINCHELLO FOR LEGAL SERVICES AS REVITALIZATION COUNSEL**


- 3) Convergent Law, 101 Eisenhower Parkway, Suite 101, Roseland, New Jersey 07068 as Revitalization Counsel at an hourly rate of \$175;
- 4) Rainone Coughlin Minchello, 555 U.S. Highway One South, Suite 440, Iselin, New Jersey 08830 as Revitalization Counsel at an hourly rate of \$175;

Subject to General Counsel’s opinion.

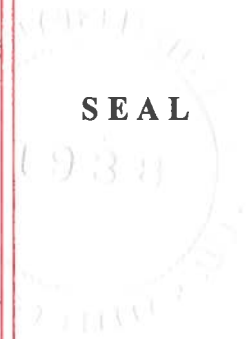
**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**



AGENDA ITEM#	18
BOARD MEETING DATE	10-4-2023

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

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) requires legal services regarding a variety of development activities including implementing RAD conversions, contract negotiation and representation regarding home-ownership transactions, establishing and maintaining Not for Profit Development Corporations, advising and representing the JCHA in matters pertaining to municipal land use, commercial lease transactions, representing and advising the JCHA on property re-financings and dispositions; and

**WHEREAS**, in accordance with the JCHA’s Procurement Policy for proposals for professional services and governing statutes of the State of New Jersey, the JCHA advertised a Request For Proposals (RFP) for Legal Services as Development Counsel on July 18<sup>th</sup> and July 19<sup>th</sup>, 2023 resulting in the receipt of four (4) proposals submitted by the due date of Wednesday, August 16, 2023 specifically 1) Convergent Law, LLC; 2) Eric M. Bernstein & Associates, LLC; 3) Rainone, Coughlin, Minchello, LLC; and 4) Trenk Isabel Siddiqi & Shahdanian; and

**WHEREAS**, all four proposals were deemed responsive and were evaluated in accordance with JCHA’s Professional Services Selection Criteria; and

**WHEREAS**, as a result of this evaluation, the firms of 1) Convergent Law, LLC; 2) Eric M. Bernstein & Associates, LLC; and 3) Rainone, Coughlin, Minchello, LLC were judged to be qualified to represent the JCHA on development matters, based on their overall related experience and excellent performance on previous JCHA commissions; and

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

Page 2 of 2

**WHEREAS**, Convergent Law, LLC proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; Eric M. Bernstein & Associates proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; Rainone, Coughlin, Minchello proposed a fee of \$175 per hour which was determined to be within the cost estimate range established for this commission; and

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of one (1) year contracts from January 1, 2024 to December 31, 2024 to the following law firms at the below stated hourly rates, for a joint amount not to exceed twenty thousand dollars (\$20,000):

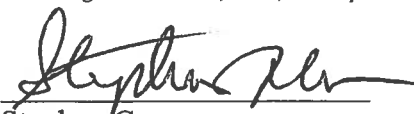
- 1) Convergent Law, 101 Eisenhower Parkway, Suite 101, Roseland, New Jersey 07068 as Development Counsel at an hourly rate of \$175;
- 2) Eric Bernstein & Associates, LLC, 34 Mountain Blvd., Building A, P.O. Box 4922, Warren, New Jersey as Development Counsel at an hourly rate of \$175;
- 3) Rainone Coughlin Minchello, 555 U.S. Highway One South, Suite 440, Iselin, New Jersey 08830 as Development Counsel at an hourly rate of \$175;

Subject to General Counsel's opinion.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	19
BOARD MEETING DATE	10-4-2023

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES, LOTHROP ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND THRIVEN DESIGN FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS**

**WHEREAS**, the Jersey City Housing Authority presently has numerous projects which require the professional services of Architectural and Engineering firms, the funding for which has tight obligation and expenditure deadlines, including but not necessarily limited to Capital Improvement Projects that if not met will result in the possible recapture of these funds; and

**WHEREAS**, it is anticipated that the need for additional Professional Services may arise to supplement in-house staff on existing projects; and

**WHEREAS**, the Jersey City Housing Authority has procured and utilized the Professional Services of Architectural and Engineering firms on an As-Needed basis in years prior to work on similar projects, and meet similar deadlines; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly advertised a Request for Proposals (RFP) for a Design Team comprised of Architects, Engineers, and other Design Professionals to provide said services, and received seven (7) proposals for award consideration as follows:

RE: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES, LOTHROP ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND THRIVEN DESIGN FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS

PAGE 2 of 3

- Clarke Caton Hintz, Trenton, New Jersey
- DMR Architects, Hasbrouck Heights, New Jersey
- H2M Architects & Engineers, Inc., Parsippany, New Jersey
- LAN Associates, Midland Park, New Jersey
- Lothrop Associates, Red Bank, New Jersey
- LS Engineering Associates Corporation, Montville, New Jersey
- Thriven Design, Collingswood, New Jersey

**WHEREAS**, seven proposals were deemed responsive and evaluated in accordance with the RFP's professional services criteria by an RFP Review Committee comprised of JCHA Staff (as further detailed in the attached memo); and

**WHEREAS**, as a result of the evaluation, LAN Associates, Lothrop Associates, LS Engineering Associates Corp., and Thriven Design were judged to have submitted the best qualified proposals, based on a broad range of qualifications demonstrating their ability to provide the full scope of professional services anticipated by this RFP, a tremendous amount of relevant experience in performing similar As Needed Contracts for other Public Housing Authorities and similar Municipal Agencies, as well as, efficiently providing professional services to the Jersey City Housing Authority and other local Housing Authorities in the past, and their Proposed Fee falling within the range of the cost estimate prepared by JCHA staff; and

**WHEREAS**, the availability of funds has been established under the Capital Fund Program (certificate of funds attached).

RE: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES, LOTHROP ASSOCIATES, LS ENGINEERING ASSOCIATES CORP., AND THRIVEN DESIGN FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS

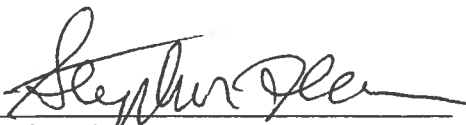
PAGE 3 of 3

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to LAN Associates of Midland Park, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars (\$50,000.00); Lothrop Associates of Red Bank, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars (\$50,000.00); LS Engineering Associates Corp. of Montville, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars (\$50,000.00); and Thriven Design of Collingswood, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars (\$50,000.00); for Architectural and Engineering Professional Services at various JCHA Sites, on an "As-Needed" Basis, subject to General Counsel Opinion.

**DATED: October 4, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 4, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

SEAL