

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
OCTOBER 7, 2015**

**PLEASE NOTE:** THE BOARD OF COMMISSIONERS' MEETING WILL BE HELD ON WEDNESDAY, **OCTOBER 7, 2015 AT 6:00 P.M.** IN THE CENTRAL OFFICE, THIRD FLOOR CONFERENCE ROOM, 400 U.S. HIGHWAY #1 (MARION GARDENS), JERSEY CITY, NEW JERSEY, TO CONSIDER THE FOLLOWING AGENDA ITEMS:

**PUBLIC/RESIDENT 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 MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING SEPTEMBER, 2015.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER, 2015.
- ITEM #4:** RESOLUTION CONFIRMING THE EXECUTION OF AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL ACCOUNTING SERVICES BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND BDO PHA FINANCE, LLC.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXTENSION OF THE SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY TO PROVIDE OFF-DUTY POLICE OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS FOR A ONE (1) YEAR PERIOD.
- ITEM #6:** RESOLUTION AUTHORIZING AN AMENDMENT TO THE JCHA PROCUREMENT POLICY REGARDING AN INCREASE IN THE NEW JERSEY STATE PROCUREMENT PUBLIC BIDDING THRESHOLD.
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO REED & PERRINE SALES INC. FOR THE FURNISHING AND DELIVERY OF ICE MELTING MATERIALS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.
- ITEM #8:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO BEUCLER TREE SERVICES LLC. FOR AERIAL TRUCK RENTAL SERVICE FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #9:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO CONTINENTAL FLOORING COMPANY FOR THE FURNISHING AND DELIVERY OF FLOOR TILES AND ACCESSORIES "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.

- ITEM #10:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO EAST RIVER ENERGY INC. FOR THE FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #11:** RESOLUTION AUTHORIZIING EXECUTION OF THE TERM OPTION CLAUSE TO CONTROL SYSTEMS SERVICES INC. FOR BOILER AND COMPACTOR CHUTE REFRACTORY REPAIR/REPLACEMENT SERVICES "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #12:** RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND GREATER BERGEN COMMUNITY ACTION INC. TO LEASE SPACE AT HOLLAND GARDENS.
- ITEM #13:** RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE JERSEY CITY BOARD OF EDUCATION TO LEASE SPACE AT CURRIES WOODS.
- ITEM #14:** RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RENEWAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND PARTNERSHIP OF MATERNAL AND CHILD HEALTH OF NORTHERN NEW JERSEY TO LEASE SPACE AT CURRIES WOODS.
- ITEM #15:** RESOLUTION AUTHORIZING AWARD OF A OCNTRACT TO TCI, SMAC AND CONSTRUCTION PROS FOR VACANT APARTMENT ALTERATIONS "AS NEEDED" BASIS AT VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR.
- ITEM #16:** RESOLUTION PROPOSING TO ADOPT THE NEW FY2016 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.
- ITEM #17:** RESOLUTION AUTHORIZING THE USE OF PRE-2004 ADMINISTRATIVE FEE RESERVES FOR OTHER PUBLIC HOUSING PURPOSES.
- ITEM #18:** RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY JCHA BOARD OF COMMISSIONERS AND STAFF TO ATTEND DESIGNATED TRAINING WORKSHOPS AND CONFERENCES.

**MATTERS OF INFORMATION:**

1. UPDATES OF ISSUES FROM THE SEPTEMBER 2, 2015 BOARD MEETING
2. COMMUNITY MEETINGS
3. REMINDER: NEXT BOARD MEETING NOVEMBER 4, 2015