

AGENDA ITEM#	1
BOARD MEETING DATE	3/4/15

**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,

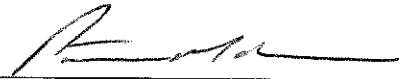
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

**DATED: March 4, 2015**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla	✓		✓			
G. Polanco-Rodriguez						✓
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Patricia Madison  
 Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON FEBRUARY 4, 2015.**

**WHEREAS**, the Board of Commissioners held a Regular Board of Commissioners Meeting on February 4, 2015; and,

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

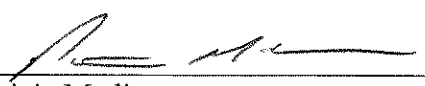
**WHEREAS**, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the February 4, 2015 Board of Commissioners Regular Meeting are approved.

**DATED: March 4, 2015**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla						✓
G. Polanco-Rodriguez		✓	✓			
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

SEAL

AGENDA  
 ITEM# 3  
 BOARD  
 MEETING  
 DATE 3/4/15

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
 OF THE HOUSING AUTHORITY OF THE CITY OF  
 JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
 MARCH 4, 2015**


**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 March 4, 2015.

Dated: March 4, 2015

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

SEAL

**RESOLUTION APPROVING AMENDMENTS TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND INDEPENDENT SERVICE WORKERS OF AMERICA (ISWA) FOR THE THREE YEAR PERIOD OF APRIL 1, 2014 THROUGH MARCH 31, 2017**

**WHEREAS**, the Collective Bargaining Agreement between the Jersey City Housing Authority (JCHA) and Independent Service Workers of America (ISWA) expired March 31<sup>st</sup>, 2014; and,

**WHEREAS**, JCHA and ISWA teams have negotiated a contract settlement which reflects the JCHA's efforts to balance current funding reductions and issues of equity and staff development; and,

**WHEREAS**, the JCHA's Salary Range Schedule for ISWA titles will be revised to conform with the negotiated contract amendments; and,

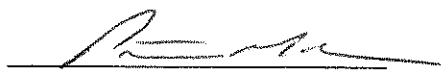
**WHEREAS**, the proposed amendments to the Collective Bargaining Agreement were accepted and ratified by ISWA members at a duly constituted general membership meeting.

**NOW THEREFORE BE IT RESOLVED** that JCHA Board of Commissioners approve the attached amendments to the Collective Bargaining Agreement between the JCHA and ISWA for the three-year period of April 1<sup>st</sup>, 2014 through March 31<sup>st</sup>, 2017, subject to Labor Counsel opinion.

March 4, 2015

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent/Abstention
R. Jones			✓		
F. Kitchens	✓		✓		
T. Kukla		✓	✓		
G. Polanco-Rodriguez				✓	
Vacant					
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO RICCIARDI BROS., INC., FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance and management of Public Housing and Affordable Housing Developments throughout the City of Jersey City; and

**WHEREAS**, the State of New Jersey Department of the Treasury has already executed New Jersey State contracts for various supplies and services through a competitive process in accordance with the appropriate state procurement rules and regulations; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-12a; and

**WHEREAS**, the JCHA has used these State contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e. advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

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

**RESOLUTION AUTHORIZING THE AWARD  
OF A CONTRACT FOR THE FURNISHING  
AND DELIVERY OF PAINT AND PAINT SUPPLIES  
TO RICCIARDI BROS., INC., FOR ALL JCHA  
OWNED DEVELOPMENTS FOR A PERIOD OF  
ONE (1) YEAR**

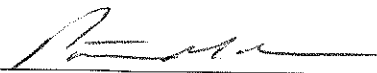
Page 2-

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to New Jersey State Contract vendor ID #A82224 Ricciardi Bros., Inc. 1915 Springfield Avenue, Maplewood, New Jersey 07040 for the Furnishing and Delivery of Paint in an amount not to exceed forty thousand three hundred nineteen dollars and sixty three cents (\$40,319.63).

**DATED:** March 4, 2015

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

**S E A L**

AGENDA ITEM#	6
BOARD MEETING DATE	3/4/15

**RESOLUTION RE-AUTHORIZING THE PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2015 THROUGH MARCH 31, 2016**

**WHEREAS**, the JCHA Procurement Policy provides various methods and procedures to assure that materials, equipment and services are procured efficiently and effectively and in full compliance with applicable Federal standards, HUD regulations and State laws; and

**WHEREAS**, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11) requires the JCHA Board of Commissioners to re-authorize the Purchasing Agent annually to utilize these procurement methods as follows:

- (I) Award contracts based on the “Consolidated List of Purchase Categories” appended to this Resolution, in aggregate yearly amounts of \$36,000, however, below the statutory bid threshold of \$17,500.00, as provided by the Pay to Play Law N.J.S.A.19:44A-20.5; and
- (II) Award contracts valued at or below 15% of the statutory bid threshold, or \$5,400.00, from one (1) or more qualified sources, as provided by N.J.S.A 40A:11-6.1(c); and
- (III) Negotiate contract prices for contracts where all bids have been rejected or no bids received on at least two prior occasions, subject to a later 2/3 majority resolution authorizing award of the contract, as provided by N.J.S.A 40A:11-5(3)(i-iii); and
- (IV) Dispose of personal property by public sale as provided for by N.J.S.A.40A:11-36 including the use of online auctions i.e. Govdeals.com.

Resolution Re: Purchasing Agent To Utilize Various Procurement Methods  
 Adopted In Accordance With New Jersey Local Public Contracts Law For  
 The Period Of 4/1/2015 thru 3/31/2016

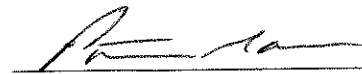
-Page 2-

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA Purchasing Agent to utilize the above referenced procurement methods and procedures in accordance with New Jersey Local Public Contracts Law for the period of April 1, 2015 through March 31, 2016, subject to General Counsel opinion.

**DATED: March 4, 2015**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.



Patricia Madison  
 Acting Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE SUBMISSION OF  
THE JCHA'S 2015 CAPITAL FUND PROGRAM (CFP)  
AND REPLACEMENT HOUSING FACTOR (RHF)  
ANNUAL STATEMENTS AND ANNUAL  
CONTRIBUTION CONTRACT (ACC) AMENDMENTS  
TOTALING \$4,541,428 TO THE U.S. DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, the Jersey City Housing Authority (JCHA) has received the Department of Housing and Urban Development's (HUD) notification of its grant amounts under the 2015 Capital Fund Program (CFP) in the amount of \$4,541,428 including CFP Program # NJ39P00950115 (\$3,754,906) for capital improvements in existing public housing developments and Replacement Housing Factor (RHF) Programs # NJ39R00950115 (\$531,511) and NJ39R00950215 (\$255,011) for new replacement housing (attached); and

**WHEREAS**, the 2015 Capital Fund Program and the Replacement Housing Factor Program grants represent approximately a 2.56% (\$119,162) decrease from the 2014 grants and the 2014 grants represented a slight 2.1% (\$95,357) increase from the 2013 grants; and

**WHEREAS**, HUD has agreed to provide capital grant and replacement housing assistance in the amounts specified above for the purpose of assisting in the physical and management improvements of existing public housing developments to ensure that such developments continue to be available to serve low and moderate income families and to develop new units to replace deprogrammed units (as a result of HOPE VI Program activities); and

**WHEREAS**, HUD has authorized amendments to the Annual Contributions Contract (ACC) to effectuate receipt of these funds and the JCHA must execute the ACC amendments and Annual Statements pursuant to information posted on the HUD Office of Capital Improvements website dated February 12, 2015 with a due date of March 16, 2015:

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE JCHA'S 2015 CAPITAL FUND PROGRAM (CFP) AND REPLACEMENT HOUSING FACTOR (RHF) ANNUAL STATEMENTS AND ANNUAL CONTRIBUTION CONTRACT (ACC) AMENDMENTS TOTALING \$4,541,428 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

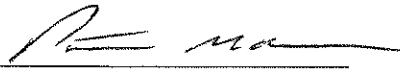
Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the submission to HUD of the JCHA's 2015 CFP grant Annual Statements totaling \$4,541,428 and also authorizes the execution and submission to HUD of amendments to the ACC which authorizes this funding under CFP Program #NJ39P00950115 (\$3,754,906) and RHF Programs # NJ39R00950115 (\$531,511) and NJ39R00950215 (\$255,011).

**Dated: March 4, 2015**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

**S E A L**

AGENDA ITEM#	8
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE SALE  
OF VACANT LAND AT 136-138 STEGMAN  
STREET TO 136 STEGMAN, LLC**

**WHEREAS**, the JCHA owns and operates Dwight Street Homes, a public housing for-sale development currently composed of 10 semi-detached two-family houses on individual lots located on Dwight Street, Stegman Street and Fulton Avenue; and

**WHEREAS**, one of the two-family houses located at 136-138 Stegman Street suffered extreme fire damage and demolished by the Jersey City Incinerator Authority through an Inter-Local Agreement with the JCHA in 2011; and

**WHEREAS**, the JCHA Board of Commissioners previously authorized submission of a Disposition application on behalf of 136-138 Dwight Street to the U.S. Department of Housing and Urban Development (HUD) for review and approval at their January 11, 2012 Board meeting and a Demolition application to HUD at their February 6, 2013 Board meeting (see attached resolutions); and

**WHEREAS**, the HUD approved the JCHA's request to demolish and dispose of 136-138 Stegman Street through a sale on the open market (see attached approval letters); and

**WHEREAS**, the JCHA placed the property for sale in the open market and after several months received two purchase offers; and

**WHEREAS**, the JCHA accepted the higher of the two offers and entered into a Contract of Sale with 136 Stegman, LLC for a sales price of \$85,000 (see attached contract); and

**WHEREAS**, the prospective buyer plans to construct two two-family homes on the property thus repairing the hole in the neighborhood fabric caused by the fire; and


**WHEREAS**, following the completion of due diligence the JCHA and the buyer are ready to close on the sale of this property.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the sale of 136-138 Stegman Street to 136 Stegman, LLC in the amount of \$85,000, subject to Legal Counsel Review and U.S. Department of Housing and Urban Development approval.

**DATED: March 4, 2015**

COMMISSIONER	MOTION	2 <sup>ND</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
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 Patricia Madison  
 Acting Executive Director/Secretary

**S E A L**

7

AGENDA ITEM#	9
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE EXECUTION  
OF A DEMOLITION SERVICES AGREEMENT  
WITH MICHAELS DEVELOPMENT COMPANY  
FOR 565, 569 AND 571 MONTGOMERY STREET IN  
CONNECTION WITH THE DEVELOPMENT OF  
MONTGOMERY FAMILY PHASE I ON-SITE  
DEVELOPMENT AS PART OF THE MCGINLEY  
SQUARE-MONTGOMERY CORRIDOR CHOICE  
NEIGHBORHOOD TRANSFORMATION PLAN**

**WHEREAS**, in order to further the development of the McGinley Square-Montgomery Corridor Choice Neighborhoods Transformation Plan, the JCHA Board of Commissioners authorized the initiation of Priority Actions at the December 5, 2012 Board meeting that included development of new affordable housing units on site on land currently occupied by 565, 569, and 571 Montgomery Street (Buildings #3, 5, and 6) per the attached; and

**WHEREAS**, in accordance with the above referenced Priority Actions the JCHA received demolition/disposition approval from HUD on July 17, 2013 for buildings #3, 5 and 6; worked with The Michaels Development Co., Montgomery Gardens Resident Management Corporation and residents to develop a preliminary plan for on-site construction of Montgomery Family Phase I; received necessary Jersey City Planning Board approvals and Jersey City City Council approval of a tax abatement on January 28, 2015; and applied to the N.J. Housing Mortgage & Finance Agency (NJHMFA) for Low Income Housing Tax Credits on January 30, 2015; and

RESOLUTION AUTHORIZING THE EXECUTION OF A  
DEMOLITION SERVICES AGREEMENT WITH MICHAELS  
DEVELOPMENT COMPANY FOR 565, 569 AND 571  
MONTGOMERY STREET IN CONNECTION WITH THE  
DEVELOPMENT OF MONTGOMERY FAMILY PHASE I  
ON-SITE DEVELOPMENT AS PART OF THE MCGINLEY  
SQUARE-MONTGOMERY CORRIDOR CHOICE  
NEIGHBORHOOD TRANSFORMATION PLAN  
PAGE 2 of 3

**WHEREAS**, in order to proceed with the on-site construction of Montgomery Family Phase I it is necessary to demolish buildings #3, 5 and 6, and the demolition will be primarily funded by the HUD-approved transfer of A. Harry Moore HOPE VI grant funds from Marion Gardens, originally intended to build for-sale condominiums, to Montgomery Gardens; and

**WHEREAS**, the HOPE VI grant funds of approximately \$5.5 million dollars must be expended by September 15, 2015 or returned to HUD and Special Revitalization Counsel is currently concluding negotiations with The Michaels Development Co. pertaining to the Demolition Services Agreement, substantially in the form attached, so that work can begin immediately; and

**WHEREAS**, the Chairperson, Executive Director and/or Acting Executive Director are authorized to perform all such other acts and tasks deemed necessary, convenient, or proper to carry out, modify, or supplement the agreement in order to fully carry out the intent of this Resolution; and

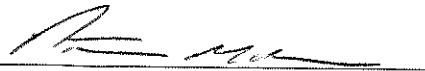
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the execution of a Demolition Services Agreement with The Michaels Development Co. for demolition of 565, 569, and 571 Montgomery Street (Buildings #3, 5, and 6) in connection with the development of on-site construction of Montgomery Family Phase I, subject to review and approval by HUD and the JCHA's Special Revitalization Counsel.

RESOLUTION AUTHORIZING THE EXECUTION OF A  
 DEMOLITION SERVICES AGREEMENT WITH MICHAELS  
 DEVELOPMENT COMPANY FOR 565, 569 AND 571  
 MONTGOMERY STREET IN CONNECTION WITH THE  
 DEVELOPMENT OF MONTGOMERY FAMILY PHASE I  
 ON-SITE DEVELOPMENT AS PART OF THE MCGINLEY  
 SQUARE-MONTGOMERY CORRIDOR CHOICE  
 NEIGHBORHOOD TRANSFORMATION PLAN  
 PAGE 3 of 3

DATED: March 4, 2015

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING THE AWARD OF A  
CONTRACT TO MULTI-PHASE ELECTRICAL  
SERVICES, INC. FOR ELECTRICAL PANEL  
REPLACEMENT AND RELOCATION AT BOOKER T.  
WASHINGTON APARTMENTS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is aggressively pursuing a "GREEN INITIATIVE" Program which includes the replacement of out-dated and inefficient heating and cooling systems at various JCHA sites under the Energy Performance Contract (EPC) awarded to Siemens Industry, Inc. at the November 2009 Board of Commissioners Meeting; and

**WHEREAS**, the JCHA sustained considerable damage due to Super Storm Sandy at various sites, including the Booker T. Washington Apartments where the existing electrical panels were completely submerged and are presently functioning in a compromised state with a rather short life expectancy; and

**WHEREAS**, the JCHA was able to secure a funding commitment for this scope of work from the New Jersey Housing Mortgage and Finance Agency of CDBG Disaster Relief funds specifically set aside for Public Housing Authorities in the nine counties most severely affected by Super Storm Sandy; and



RE: RESOLUTION AUTHORIZING THE AWARD OF  
A CONTRACT TO MULTI-PHASE ELECTRICAL  
SERVICES, INC. FOR ELECTRICAL PANEL  
REPLACEMENT AND RELOCATION AT BOOKER  
T. WASHINGTON APARTMENTS  
PAGE 2 of 3

**WHEREAS**, the JCHA originally contemplated a similar scope of work under the EPC, which is being amended in an accompanying resolution to add the Electrical Panel Replacement and Relocation at the Booker T. Washington Apartments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, on August 13, 2014, the JCHA properly bid for contractors to perform work associated with the Electrical Panel Replacement and Relocation at Booker T. Washington Apartments, and received three (3) bid packages for award consideration, as follows (in increasing order of contract amount – bid recapitulation attached):

- Multi-Phase Electrical Services, Inc., Garfield, New Jersey
- Weaver Electric Inc., Bayonne, New Jersey
- Cypreco Industries, Neptune, New Jersey

**WHEREAS**, Multi-Phase Electrical Services, Inc. submitted the lowest qualified Total Contract Amount of One Million, Eight Hundred Twenty Seven Thousand, Forty Six Dollars and Fifty Eight Cents (\$1,827,046.58); and

**WHEREAS**, after a thorough reference check, the JCHA is satisfied that Multi-Phase Electrical Services, Inc. is the lowest responsible bidder, having the necessary qualifications to satisfactorily perform the scope of work defined in this contract; and

RE: RESOLUTION AUTHORIZING THE AWARD OF  
 A CONTRACT TO MULTI-PHASE ELECTRICAL  
 SERVICES, INC. FOR ELECTRICAL PANEL  
 REPLACEMENT AND RELOCATION AT BOOKER  
 T. WASHINGTON APARTMENTS  
 PAGE 3 of 3


**WHEREAS**, the availability of funds has been established under the NJHMFA  
 commitment of CDBG-DR funds to the JCHA (certificate of funds attached).

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners  
 authorizes the award of a contract to Multi-Phase Electrical Services, Inc., 163 Midland  
 Avenue, Garfield, New Jersey 07026 for the Electrical Panel Relocation at Booker T.  
 Washington Apartments – to be assigned to Siemens Industry, Inc. under an Amendment to the  
 existing Energy Performance Contract -- for a total amount of One Million, Eight Hundred  
 Twenty Seven Thousand, Forty Six Dollars and Fifty Eight Cents (\$1,827,046.58) subject to  
 General Counsel Opinion and NJHMFA’s renewed commitment letter.

**DATED: March 4, 2015**

COMMISSIONER	MOTION	2 <sup>ND</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4,  
 2015 in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Patricia Madison  
 Acting Executive Director/Secretary

**SEAL**

AGENDA ITEM#	11
BOARD MEETING DATE	3/4/15

**RESOLUTION AUTHORIZING AMENDMENT #3 TO THE ENERGY PERFORMANCE CONTRACT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND SIEMENS INDUSTRY, INC., TO INCLUDE ADDITIONAL ENERGY EFFICIENT IMPROVEMENTS AT THE BOOKER T. WASHINGTON APARTMENTS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is aggressively pursuing a “GREEN INITIATIVE” Program which includes the replacement of outdated and inefficient heating and cooling systems at various JCHA sites under the Energy Performance Contract (EPC) awarded to Siemens Industry, Inc., at the November 2009 Board of Commissioners meeting; and

**WHEREAS**, the JCHA contemplated replacing and decentralizing the boilers at the Booker T. Washington Apartments under the original EPC, a scope of work which was recommended but was not implemented because the existing system was deemed adequate and not in need of immediate replacing prior to Super Storm Sandy; and

**WHEREAS**, the JCHA sustained considerable damage due to Super Storm Sandy at various sites, including the Booker T. Washington Apartments where the existing heating, domestic hot water, and electrical systems were completely submerged and are presently functioning in a compromised state with a rather short life expectancy; and

**RESOLUTION AUTHORIZING AMENDMENT #3 TO THE ENERGY PERFORMANCE CONTRACT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND SIEMENS INDUSTRY, INC., TO INCLUDE ADDITIONAL ENERGY EFFICIENT IMPROVEMENTS AT THE BOOKER T. WASHINGTON APARTMENTS**

PAGE 2 of 3

**WHEREAS**, the JCHA was able to secure a funding commitment for this scope of work from the New Jersey Housing Mortgage and Finance Agency in the amount of \$7,680,551 of CDBG Disaster Relief funds specifically set aside for Public Housing Authorities in the nine counties most severely affected by Super Storm Sandy; and

**WHEREAS**, in an accompanying resolution, the JCHA is seeking authorization to award a separate contract to Multi-Phase Electrical Services, Inc., for the electrical panel Replacement & Relocation at the Booker T. Washington Apartments for a total amount of One Million, Eight Hundred and Twenty Seven Thousand, and Forty Six Dollars (\$1,827,046); and

**WHEREAS**, the JCHA shall assign this contract to Siemens Industry, Inc. under this proposed Amendment as contemplated by the New Jersey Local Public Contracts Law, the JCHA procurement policy, and the HUD rules and regulations; and

**WHEREAS**, consistent with previous phases of the EPC, the negotiated costs for the various Development, Design, and Project Management services to be performed, and direct costs incurred, by Siemens Industry, Inc. under this amendment, will be the amount of Eighty Five Thousand Four Hundred and Thirty One Dollars (\$85,431.00); and

**WHEREAS**, the availability of funds has been established under the NJHMFA commitment of CDBG-DR Funds to the JCHA, (see attached).

**RESOLUTION AUTHORIZING AMENDMENT #3 TO THE ENERGY PERFORMANCE CONTRACT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND SIEMENS INDUSTRY, INC., TO INCLUDE ADDITIONAL ENERGY EFFICIENT IMPROVEMENTS AT THE BOOKER T. WASHINGTON APARTMENTS**


PAGE 3 of 3

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes Amendment #3 to the Energy Performance Contract between the Jersey City Housing Authority and Siemens Industry, Inc. to include additional energy efficient improvements at the Booker T. Washington Apartments –the Electrical Panel Replacement & Relocation -- for a total amount of One Million, Nine Hundred and Twelve Thousand Four Hundred and Seventy Seven Dollars (\$1,912,477.00), subject to the opinion of General Counsel.

**DATED: March 4, 2015**

COMMISSIONER	MOTION	2 <sup>ND</sup>	AYE	NAY	ABSENT	ABSTENTION
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
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 Patricia Madison  
 Acting Executive Director/Secretary

**SEAL**

**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

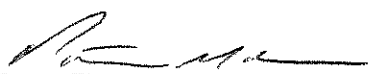
**WHEREAS,** a monthly listing of the proposed training related travel for JCHA Commissioners and employees is provided (attached):

**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: March 4, 2015**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla		✓	✓			
G. Polanco-Rodriguez				✓		
Vacant						
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 March 4, 2015 in the presence of a legally binding quorum.

  
 Patricia Madison  
 Acting Executive Director/Secretary

SEAL