

AGENDA ITEM#	1
BOARD MEETING DATE	11-4-2015

**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: November 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA
ITEM# 2
BOARD
MEETING
DATE 11-4-2015

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON OCTOBER 7, 2015.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on October 7, 2015; and,

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

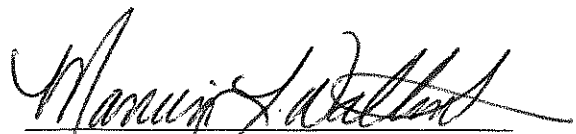
WHEREAS, the minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the October 7, 2015 Board of Commissioners Regular Meeting are approved.

DATED: November 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes		✓	✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.


Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	11-4-2015

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

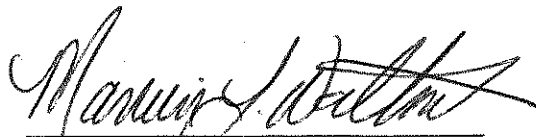
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 November 4, 2015.

Dated: November 4, 2015

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	11-4-2015

**RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO RAYMOND GLASS COMPANY INC.
FOR GLASS REPLACEMENT SERVICES FOR ALL
JCHA OWNED DEVELOPMENTS FOR A PERIOD OF
TWO (2) YEARS WITH OPTION FOR AN
ADDITIONAL TWO (2) YEARS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for glass replacement 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 September 10, 2015 and October 7, 2015, less than three (3) bids were received (contract was rebid) and on October 7, 2015 a total of one (1) bid package was received for award consideration as follows:

- Raymond Glass Company, Inc. Jersey City, NJ 07304

WHEREAS, Raymond Glass Company, Inc. was the sole and responsible bidder with a bid price of sixty five dollars (\$65.00) per hour for years one through four in an amount not to exceed sixteen thousand (\$16,000.00) per year and used to determine the sole low bidder; and

WHEREAS, the JCHA has historically been able to attract only one bidder for this service and in order to reduce cost and save time by rebidding, it is our recommendation that we present the award to the sole responsible bidder; and

WHEREAS, Raymond Glass Company, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RAYMOND GLASS COMPANY INC. FOR GLASS REPLACEMENT SERVICES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Raymond Glass Company Inc., 311 Communipaw Avenue, Jersey City, New Jersey 07304 in the amount of sixty five dollars (\$65.00) per hour for years one through four in an amount not to exceed the amount sixteen thousand dollars (\$16,000.00) per year for glass replacement services for all JCHA owned developments for a period of two (2) years with option for an additional year two (2) years subject to General Council opinion.

DATED: NOVEMBER 4, 2015

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	11-4-2015

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIVERSAL ELECTRIC MOTOR SERVICE, INC. FOR MOTOR AND ACCESSORIES REPAIR SERVICES "ON DEMAND" 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 September 10, 2015 and October 7, 2015 less than three (3) bids were received (contract was rebid) and on October 7, 2015 a total of one (1) bid package was received for award consideration as follows:

- Universal Electric Motor Service, Inc., Hackensack, NJ

WHEREAS, Universal Electric Motor Service, Inc., was the sole responsible bidder with a bid price of thirty four dollars per hour (\$34.00 per hour) for years one and two in an amount not to exceed twenty three thousand dollars per year (\$23,000.00 per year); and

WHEREAS, Universal Electric Motor Service, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

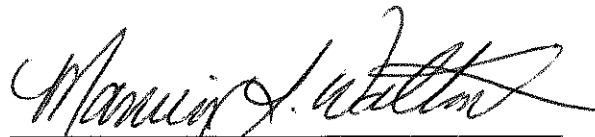
**RE: RESOLUTION AUTHORIZING THE AWARD OF A
 CONTRACT TO UNIVERSAL ELECTRIC MOTOR
 SERVICE, INC. FOR MOTOR AND ACCESSORIES
 REPAIR SERVICES "ON DEMAND" AT ALL JCHA
 DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS
 WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS
 Page Two**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Universal Electric Motor Services Inc., 131 South Newman Street, Hackensack, New Jersey 07601 in the amount of thirty four dollars per hour (\$34.00 per hour) for a total amount not to exceed twenty three thousand dollars per year (\$23,000.00 per year) for motor and accessories repair services "on demand" at all JCHA owned developments subject to General Counsel opinion.

DATED: NOVEMBER 4, 2015

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	11-4-2015

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO NORTH EAST AUTO & TRUCK
PARTS FOR MACHINE SHOP SERVICES FOR ALL
JCHA OWNED DEVELOPMENTS FOR A PERIOD OF
TWO (2) YEARS WITH OPTION FOR ADDITIONAL
TWO (2) YEARS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for machine shop services; 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 August 20, 2015 and September 22, 2015 less than three (3) bids were received (contract was rebid) and on September 22, 2015 a total of two (2) bid packages were received for award consideration as follows:

- North East Auto & Truck Parts, Bayonne, NJ
- CAME Machine & Metal Works, Jersey City, NJ

WHEREAS, North East Auto & Truck Parts was the lowest responsible bidder with a bid price of sixty seven dollars (\$67.00) per hour for years one through four in an amount not to exceed eleven thousand dollars (\$11,000.00) per year; and

WHEREAS, North East Auto & Truck Parts has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF A
 CONTRACT TO NORTH EAST AUTO & TRUCK
 PARTS FOR MACHINE SHOP SERVICES FOR ALL
 JCHA OWNED EQUIPMENT FOR A PERIOD OF TWO (2)
 YEARS WITH 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 North East Auto & Truck Parts, 976 Broadway, Bayonne, New Jersey 07002 in the amount of sixty seven dollars (\$67.00) per hour for years one through four in an amount not to exceed eleven thousand dollars (\$11,000.00) per year for machine shop services for all JCHA owned equipment subject to General Counsel opinion.

DATED: NOVEMBER 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	11-4-2015

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO B&B EXCAVATING FOR EQUIPMENT RENTAL AND SERVICES FOR EXCAVATION AND CONCRETE REPAIR FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) ADDITIONAL YEARS

WHEREAS, it has been deemed necessary by the JCHA to publicly bid for equipment rental and services, excavation and concrete repair on an "as needed" basis at 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 said service on August 20, 2015, less than three (3) bids were received (contract was rebid) and on September 22, 2015 a total of one (1) bid package was received for award consideration as follows:

- B & B Excavating, Jersey City, New Jersey 07302

WHEREAS, B&B Excavating was the sole and responsible bidder with a bid price of sixty eight thousand three hundred seventy five dollars (\$68,375.00) dollars (for years one and two) used to determine the sole low bidder with an upset limit not to exceed two hundred thirty thousand (\$230,000.00) for the two years; and

WHEREAS, the JCHA has historically been able to attract only one bidder for this service and in order to reduce cost and save time by rebidding, it is our recommendation that we present the award to the sole responsible bidder; and

WHEREAS, B&B Excavating has performed satisfactory for the JCHA in the past; and availability of funds has been established.

RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO B&B EXCAVATING FOR EQUIPMENT RENTAL AND SERVICES FOR EXCAVATION AND CONCRETE REPAIR FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR TWO (2) YEARS


Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to B & B Excavating, 20 Brook Street, Jersey City, New Jersey 07302 in the amount of sixty eight thousand three hundred seventy five dollars (\$68,375.00) with an upset limit of two hundred thirty thousand dollars (\$230,000.00) for equipment rental and services, excavation and concrete repair on an "as needed" basis at all JCHA Developments for a period of two (2) years with an option for two (2) additional years, subject to General Counsel opinion.

DATED: NOVEMBER 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
A. Abdullah <i>JONES</i>			✓			
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 November 4, 2015 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	11-4-2015

RESOLUTION AUTHORIZING REVISIONS TO THE UTILITY ALLOWANCE SCHEDULE FOR TENANT PAID UTILITIES FOR THE JCHA HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS

WHEREAS, the Jersey City Housing Authority (JCHA) assists over 4,000 families, senior citizens, and persons with disabilities under the Section 8 Housing Choice Voucher Program; and

WHEREAS, pursuant to HUD regulations, the JCHA must periodically review and adjust existing Section 8 Housing Choice Voucher Program Utility Allowance Schedule to reflect reasonable, current utility rates; and

WHEREAS, in accordance with Federal Regulations, the JCHA provides utility allowances for tenant paid utilities which are deducted from the participant's contract rent; for Section 8 Housing Choice Voucher Program participants and Public Housing residents at Marion Gardens, Dwight Street Homes, Berry Gardens, Thomas J. Stewart Apts. and The Curries woods Townhouses, and

WHEREAS, the JCHA has reviewed its utility allowance schedule and finds that it is necessary to amend its Utility Allowance Schedule due to adjustments in utility costs; and

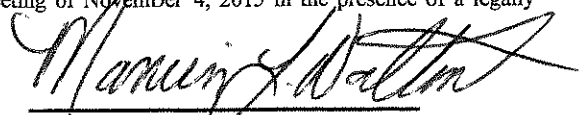
WHEREAS, the revised Utility Allowance Schedule is based on the State of New Jersey, Department of Community Affairs' (DCA) Utility Allowance Schedule which is the standard allowance schedule for all Counties within the State of New Jersey; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the revised Utility Allowance Schedule for Tenant Paid Allowances for the JCHA Section 8 Housing Choice Voucher and Public Housing Programs.

Dated: November 4, 2015

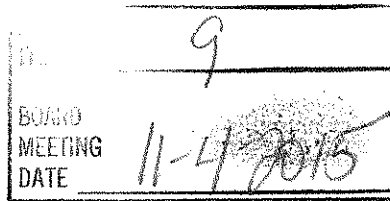
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes		✓	✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
R. Mukherji					✓	

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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

S E A L



RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH GARDEN STATE EPISCOPAL (GSECDC) TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FINALLY HOME I AND II PROJECTS

WHEREAS, Garden State Episcopal (GSECDC) has been awarded Vouchers under the Department of Housing and Urban Development (HUD) for the Finally Home Project I and II; and

WHEREAS, The Finally Home Program was designed to provide permanent supportive housing to 12 chronically homeless consumers in Hudson County. The program will use the Housing First Model which targets the neediest and most vulnerable among the homeless. Consumers will be provided with a housing voucher and will pay 30 % of their adjusted income towards rent. They will also receive comprehensive case management services to ensure that they are able to succeed in maintaining their housing and stabilizing their lives; and

WHEREAS, JCHA staff will administer twelve (12) vouchers by providing operational assistance in the form of calculated rent in accordance with regulations, perform Housing Quality Standard ("HQS") inspections and utilize the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

WHEREAS, GSECDC will supply referrals to the JCHA for eligible Rapid Re-housing clients; and

RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH GARDEN STATE EPISCOPAL (GSECDC) TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FINALLY HOME I AND II PROJECTS

-Page 2-

WHEREAS, the JCHA will receive compensation in the amount of \$4,800 for the administering the Finally Home Projects I and II for the period of one year.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with GSECDC to administer the Finally Home Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (1) year period with 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 the United Way of Hudson County.

Dated: November 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 December 02, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	11-4-2015

**RESOLUTION AUTHORIZING THE AMENDMENT
OF MULTIPLE SUPPLY CONTRACTS FOR
VARIOUS JCHA DEVELOPMENTS FOR VACANT
APARTMENT ALTERATIONS**

WHEREAS, the Jersey City Housing Authority (JCHA) owns and operates approximately 2000 units of public and affordable housing for low income families, persons with disabilities and senior citizens and currently about 188 (9%) units are vacant Authority-wide due to various reasons; and

WHEREAS, due to the age of the JCHA's portfolio the vacant units require extensive repairs that necessitate a large investment of materials and labor, and due to budgetary constraints the JCHA requested and received approval from the U.S. Department of Housing & Urban Development (HUD) to utilize accumulated Replacement Housing Funds (RHF) from FY2009-FY2013 to repair vacant units at various conventional public housing developments; and

WHEREAS, in October 2015, the JCHA Board of Commissioners awarded contracts to three (3) firms to perform the vacancy alteration work using the accumulated RHF and current supply contracts are not sufficient enough to fulfill material needs for all vacancies as well as occupied units; and

WHEREAS, the JCHA is seeking to increase previously awarded (see attached) supply contracts listed below by an amount not to exceed twenty percent (20%) per contract in order to address the more immediate need for supplies to begin the mass vacancy alteration project; and

WHEREAS, the JCHA is also requesting approval to utilize the term option clause of the above referenced supply contracts with the exception of items 6 and 9 to augment the above requested contract amount increases and ensure an uninterrupted resource stream as the vacancy alteration project proceeds over the next several months; and

RESOLUTION AUTHORIZING THE AMENDMENT OF MULTIPLE
SUPPLY CONTRACTS FOR VARIOUS JCHA DEVELOPMENTS
FOR VACANT APARTMENT ALTERATIONS
PAGE 2

WHEREAS, the availability of funding for the supply firms listed below has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the amendment of multiple supply contracts for various JCHA developments for vacant apartment alterations by increasing the current supply contracts listed below by an amount not to exceed twenty percent (20%) per contract and authorizes approval to utilize the term option clause to ensure an uninterrupted resource stream during the vacant apartment alteration project, subject to General Counsel opinion.

1. Bayway Lumber, 400 Ashton Avenue, Linden, NJ 07036 for the supply and delivery of solid core doors, in an amount not to exceed \$5,196.80
2. City Electric, 374 Sixty Street, Jersey City, NJ 07302 for the supply and delivery of electrical materials, in an amount not to exceed \$16,160.70
3. Duncan Hardware, 776 Westside Avenue, Jersey City, NJ 07306 for the supply and delivery of plumbing supplies, in an amount not to exceed \$19,021.53
4. Interline Brands, Inc./Supplyworks, 804 East Gate Drive, Suite 100, Mt. Laurel, NJ 08054 for the supply and delivery of janitorial materials in an amount not to exceed \$10,606.54
5. Independent Hardware, Inc., 14 South Front Street, Philadelphia, PA 19106 for the supply and delivery of door hardware, in an amount not to exceed \$8,943.44
6. Continental Flooring Company, 9319 N. 94th Way, Suite 1000, Scottsdale AZ 85258 for the supply and delivery of floor tiles, in an amount not to exceed \$22,361.20
7. Ricciardi Brothers, Inc., 1915 Springfield Avenue, Maplewood, NJ 07040 for the supply and delivery of paint & paint materials, in an amount not to exceed \$8,063.93
8. ABCON Sales Corporation, P.O. Box 2017, Remsenberg, NY 11960 for the supply and delivery of kitchen cabinets, sinks and vanities in an amount not to exceed \$20,174.00

RESOLUTION AUTHORIZING THE AMENDMENT OF MULTIPLE
 SUPPLY CONTRACTS FOR VARIOUS JCHA DEVELOPMENTS
 FOR VACANT APARTMENT ALTERATIONS
 PAGE 2

- 9. Appliance Brokers, Ltd., 2-B Corn Road, Dayton, NJ 08810 for the supply and delivery of refrigerators, stoves, and range hoods, in an amount not to exceed \$24,525.80
- 10. Grant Supply Company, Inc., 901 Joyce Kilmer Avenue, North Brunswick, NJ 08902 for the supply and delivery fiberglass tub surrounds, in an amount not to exceed \$4,351.37

DATED: NOVEMBER 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	11-4-2015

**RESOLUTION AUTHORIZING THE AWARD OF
A CONTRACT TO EASTGATE CONSTRUCTION
CO., INC., FOR ROOF REPAIR & MAINTENANCE
SERVICE "AS NEEDED", SHINGLE ROOFS, EPDM,
AND BUILT-UP/MODIFIED ROOFS FOR ALL JCHA
DEVELOPMENTS FOR A PERIOD OF ONE (2)
YEARS WITH AN OPTION FOR TWO (2)
ADDITIONAL YEARS**

WHEREAS, the JCHA has deemed it necessary to public bid for roof repair and maintenance service "as needed", shingle roofs, EPDM, and built-up/modified roofs 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 said service on October 21, 2015 a total of four (4) bids were received for award consideration as follows:

- Eastgate Construction Co., Inc., Ocean, NJ
- Roof Management, Inc., Neptune, NJ
- Mak Group LLC, Clifton, NJ
- North East Roof Maintenance, Perth Amboy, NJ

WHEREAS, Eastgate Construction Co., Inc., submitted the lowest responsible bid with a combined hourly rate of seventy five dollars (\$75.00) per hour for years one and two for a total amount not to exceed eighty thousand dollars for two years (\$80,000.00); and

WHEREAS, Eastgate Construction Co., Inc. has performed satisfactorily for the JCHA in the past and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF
A CONTRACT TO EASTGATE CONSTRUCTION CO.
INC., FOR ROOF REPAIR & MAINTENANCE SERVICE
"AS NEEDED", SHINGLE ROOFS, EPDM, AND
BUILT-UP/MODIFIED ROOFS FOR ALL JCHA
DEVELOPMENTS FOR A PERIOD OF TWO (2)
YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL
YEARS**

Page Two


WHEREAS, Eastgate Construction Co., Inc. has performed satisfactory for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Eastgate Construction Co., Inc., 1218 Stewart Avenue, Ocean, NJ 07712 with a combined hourly rate of seventy five dollars (\$75.00) per hour for years one and two for a total amount not to exceed eighty thousand dollars (\$80,000.00) for two years for roof repair and maintenance service "on demand", shingle roofs, EPDM, and built-up/modified roofs for all JCHA Developments subject to General Counsel opinion.

DATED: November 4, 2015

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOARD MEETING DATE	11-4-2015

RESOLUTION AUTHORIZING THE REFINANCE OF THE EPC LOAN WITH GRANT CAPITAL MANAGEMENT, INC., AND THAT MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, SHALL ATTEND THE CLOSING TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE REFINANCE

WHEREAS, the Jersey City Housing Authority (“JCHA”) entered into an Energy Performance Contract (“EPC”) with SIEMENS Building Technologies, Inc. (“SIEMENS”) to promote energy efficiency initiatives resulting in lower energy and water related costs; and

WHEREAS, the JCHA issued a Request for Proposal seeking to execute a financial agreement with a qualified financial institution to finance the EPC with SIEMENS.

WHEREAS, on June 9, 2010, the JCHA Board of Commissioners authorized the JCHA to enter into a finance agreement with Grant Capital Management, Inc. (“Grant Capital”) to finance the EPC; and

WHEREAS, pursuant to the June 9, 2010 Resolution the JCHA entered into a finance agreement with Grant Capital (“EPC Loan”) to borrow \$8,500,000 amortized over 15 years at an interest rate of 5.32% per annum, with monthly payments of \$79,503.66.

WHEREAS, the JCHA refinanced the EPC Loan in order to reduce the interest rate to 2.95% per annum, and reduce the monthly payments to \$69,950 per month.

WHEREAS, the JCHA has been advised that it could again take advantage of an even lower interest rate of 2.2397% per annum, which would further reduce the JCHA’s monthly payments to \$67,950; and

RESOLUTION AUTHORIZING THE REFINANCE OF THE EPC LOAN WITH GRANT CAPITAL MANAGEMENT, INC., AND THAT MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, SHALL ATTEND THE CLOSING TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE REFINANCE
 PAGE 2 of 2

BE IT FURTHER RESOLVED, that the JCHA is authorized to refinance the EPC Loan, and that Marvin Walton, the JCHA Executive Director or Patricia Madison, the JCHA Deputy Executive Director, is authorized to attend the refinance closing for the purpose of executing any and all closing documents, including but not limited to mortgages, bonds, notes, affidavits, certifications, and other closing documents necessary to refinance the EPC Loan.

DATED: November 4 , 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 August 5, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	11-4-2015

**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

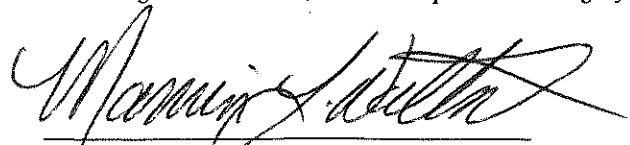
WHEREAS, a monthly listing of the proposed training related travel for JCHA Commissioners and employees is provided (attached):

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: November 4, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens		✓	✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
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 November 4, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL