

AGENDA ITEM #	1
BOARD MEETING DATE	12-2-2015

**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: December 2, 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 2, 2015 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	12-2-2015

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

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on November 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 November 4, 2015 Board of Commissioners Regular Meeting are approved.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	12-2-2015

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
DECEMBER 2, 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 December 2, 2015.

Dated: December 2, 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 December 2, 2015 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	12-2-2015

RESOLUTION ADOPTING THE PROPOSED COST ALLOCATION POLICY FOR FY 2016.

WHEREAS, the Federal Office of Management and Budget has established cost principles for all Public Housing Agencies to follow, as prescribed in 2 CFR §225 *et seq.*; and

WHEREAS, Chief Financial Officer (“CFO”) of the Jersey City Housing Authority (“JCHA”) having reviewed 2 CFR §225 *et seq.*, determined that in order to comply therewith, an official Cost Allocation Policy needed to be created which would provide the JCHA direction in accordance with the dictates of that particular section of the CFR; and

WHEREAS, the CFO drafted a proposed Cost Allocation Policy that meets the requirements of 2 CFR §225 *et seq.*:

BE IT FURTHER RESOLVED that the JCHA hereby adopts the Proposed Cost Allocation Policy for FY2016.

DATED: December 2, 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 here in 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 December 2, 2015 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	12-2-2015

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO NATHAN LANE AGENCY, INC. FOR
COMMERCIAL AUTOMOBILE AND EXCESS AUTO
LIABILITY INSURANCE FOR A PERIOD OF ONE
(1) YEAR**

WHEREAS, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain adequate insurance coverages to protect against financial loss; and

WHEREAS, the current Commercial Automobile and Excess Auto Liability Insurance Policy expires on December 1, 2015; and

WHEREAS, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Commercial Automobile and Excess Auto Liability Insurance coverage on October 27 and 28, 2015, resulting in the receipt of bids from the following:

- 1) Nathan Lane Agency, Inc.
545 Goffle Road
Wyckoff, NJ 07481

- 2) Housing Insurance Services, Inc.
P.O. Box 189
Cheshire, CT 06410

**RESOLUTION CONFIRMING AN AWARD OF A CONTRACT
TO NATHAN LANE AGENCY, INC. FOR COMMERCIAL
AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE
FOR A PERIOD OF ONE (1) YEAR
PAGE 2**

WHEREAS, the bids were opened on November 17, 2015, with Nathan Lane Agency, Inc. bidding \$19,429.00 and Housing Insurance Services, Inc. bidding \$27,484.00 for one (1) year (recapitulation summary attached); and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms an award of a one year contract to Nathan Lane Agency, Inc., 545 Goffle Road, Wyckoff, NJ 07481 to provide a Commercial Automobile and Excess Auto Liability Insurance Policy at a first year premium of \$19,429.00 to commence on December 1, 2015 and ending on November 30, 2016, subject to General Counsel opinion.

Dated: December 2, 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 December 2, 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	12-2-2015

**RESOLUTION ADOPTING THE PROPOSED ACCOUNTS
PAYABLE POLICIES AND PROCEDURES**

WHEREAS, the Jersey City Housing Authority (“JCHA”) is required to maintain a standard agency wide policy regarding the procedures necessary for vendors to follow in order for the JCHA to pay those vendor’s invoices; and

WHEREAS, the Chief Financial Officer (“CFO”) of the JCHA has proposed a written policy that should alleviate any confusion as to the documents necessary to be provided by each vendor as guidance to the particular department to which payment is requested:

BE IT FURTHER RESOLVED that the JCHA hereby adopts the Proposed Accounts Payable Policies and Procedures.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	12-2-2015

RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2016 AGENCY ANNUAL PLAN FOR PUBLIC HOUSING AND THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS, PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, in October 1998, Congress passed the Quality Housing and Work Responsibility Act ("QHWRA"), which requires all Public Housing Agencies to develop a Five-Year Strategic and Annual Operating Agency Plan (referred to as the "Agency Plan"); and

WHEREAS, the JCHA is required by QHWRA and HUD regulations to review its Agency Plan each year and to submit an updated Plan to HUD seventy-five (75) days prior to the beginning of the fiscal year or no later than January 17, 2016; and

WHEREAS, the JCHA conducted a "Kick-Off" meeting on October 1, 2015, with the Resident Advisory Board (RAB), the Tenant Affairs Board (TAB), members of our resident communities, and JCHA staff to review the Agency Plan process; discuss the Operating & Capital Fund budgets; update current Revitalization activities & plans, and review Resident Opportunity & Supportive Services (ROSS) program benefits, and a copy of the draft 2016 Annual Agency Plan containing revisions was provided to the resident leadership at each site; and

WHEREAS, on October 29, 2015, the Executive Director again met with the City-wide Tenant Affairs Board (TAB) to further discuss the draft 2016 Annual Agency Plan, and on November 12, 2015, the Deputy Executive Director met with members of the Booker T. Washington Apts. Resident Council and residents to answer questions and provide clarification to the Plan, and no additional meetings were requested at other public housing sites; and

RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2016 AGENCY ANNUAL PLAN FOR PUBLIC HOUSING AND THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998
 PAGE 2 OF 2

WHEREAS, the JCHA held a Public Hearing on November 19, 2015 to review comments regarding the Agency Plan from JCHA residents, Housing Choice Voucher (Section 8) Program participants and the public and provide responses to questions and comments (see attached); and

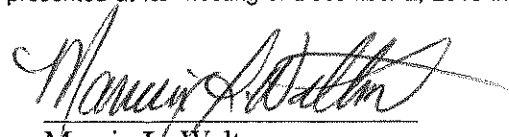
WHEREAS, the Agency Plan must also be consistent with the Consolidated Plan of the City of Jersey City and the JCHA has consulted with City officials accordingly; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the attached Agency Plan for the Public Housing and Housing Choice Voucher (Section 8) Programs, subject to Legal Counsel opinion and HUD review and approval.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	12-2-2015

**RESOLUTION CONFIRMING AWARD
OF A CONTRACT TO B & B EXCAVATING
FOR EMERGENCY REPAIRS AT BOOKER
T. WASHINGTON APTS.**

WHEREAS, the JCHA awarded a contract to B & B Excavating for excavation, backfilling and grading, to address routine repair items for all JCHA developments; and

WHEREAS, emergency replacement of the condensate and hot water return piping at Booker T. Washington Apts. between buildings 4 and 6 was necessary to provide heat and hot water to residents and had to be immediately addressed but would significantly reduce funding already allocated to the contract for routine maintenance of all JCHA developments; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, the JCHA seeks to award an emergency contract to B&B Excavating for emergency replacement of the condensate and hot water return piping for heat and hot water at Booker T. Washington Apts. between buildings 4 and 6 in an amount not to exceed one hundred six thousand nine hundred thirteen dollars and forty five cents (\$106,913.45) as an imminent emergency requiring the immediate provision of these services; and

WHEREAS, the safety of our residents require that these repairs be completed immediately since the heating season was approaching and the need for these services could not have been reasonably foreseen; and

WHEREAS, the availability of funds has been established.

RE: RESOLUTION CONFIRMING AWARD OF A CONTRACT
TO B & B EXCAVATING FOR EMERGENCY REPAIRS AT
BOOKER T. WASHINGTON APTS.

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the JCHA execution of an emergency contract to B & B Excavating, 20 Brook Street, Jersey City, New Jersey 07302 in the amount not to exceed one hundred six thousand nine hundred thirteen dollars and forty five cents (\$106,913.45) for emergency replacement of the condensate and hot water return piping for heat and hot water at Booker T. Washington Apts., subject to General Counsel Opinion.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	12.2.2015

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR LIFE STARTS

WHEREAS, the United Way of Hudson County ("United Way") was awarded funding to provide rental assistance to 54 units in Hudson County that must be inspected at least annually; and

WHEREAS, JCHA staff have been trained to perform Housing Quality Standard ("HQS") inspections in accordance with the U.S. Department of Housing and Urban Development ("HUD") regulations and guidelines and utilizes 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, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

WHEREAS, the United Way has agreed to pay the JCHA an amount of fifty dollars (\$50.00) per inspection.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE LIFE STARTS

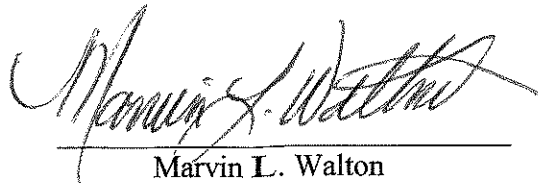
- Page 2 -

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the United Way of Hudson County to conduct Housing Quality Standard (HQS) inspections at a fee of \$50.00 per inspection for a third (2) year term (February 1, 2016 to February 1, 2017) 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: December 2, 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 December 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	12.2.2015

**RESOLUTION AUTHORIZING THE EXECUTION OF AN
INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE
HOUSING AUTHORITY OF BAYONNE HOUSING AUTHORITY
TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES**

WHEREAS, the Housing Authority of Bayonne Housing Authority (“BHA”) administers a Housing Choice Voucher (“Section 8”) Program; and

WHEREAS, given limited staff and time constraints, the BHA is interested in the JCHA performing Housing Choice Voucher Program Services; and

WHEREAS, JCHA staff has experience in conducting Housing Choice Voucher Program recertifications and is deemed a “High Performer” under SEMAP; and

WHEREAS, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue; and

WHEREAS, the Housing Authority of Bergen County has agreed to pay the JCHA an amount of sixty five (\$65) an hour per staff for a period of one year effective January 1, 2016-December 31, 2016.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOUSING AUTHORITY OF BAYONNE HOUSING AUTHORITY TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES

- Page 2 -

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby confirms the execution of an Inter-Local Agreement with the Housing Authority of Bayonne conduct Housing Choice Voucher Program Services for an hourly fee of sixty (\$65) dollars per staff for a period of one year, specifically (January 1, 2016- December 31, 2016) with an option to renew for a second one year period, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with General Counsel and as approved by the Housing Authority of Bergen County's Board of Commissioners.

Dated: December 2, 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 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	12-2-2015

**RESOLUTION AUTHORIZING THE AWARD OF
CONTRACTS TO WALDER HAYDEN, P.A. AND
FLORIO PERRUCCI STEINHARDT & FADER,
LLC FOR LEGAL SERVICES AS DEVELOPMENT
COUNSEL**

WHEREAS, the JCHA requires legal services regarding a variety of development activities including implementing RAD transitions, contract negotiation and representation regarding mixed-finance transactions, establishing and maintaining Not for Profit Development Corporations, advising and representing the JCHA in matters pertaining to municipal land use, assisting in the review and representation of the JCHA in implementing HOPE VI, ERGG, and Sandy/CDBG Programs, and 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: Development Counsel on September 3rd and 4th, 2015 resulting in the receipt of five proposals submitted by the due date of September 23, 2015, specifically Law Offices of Ana R. Tolentino, Bruno and Ferrarro, Counselors at Law, Eric M. Bernstein & Associates, L.L.C., Florio, Perrucci, Steinhardt & Fader, Attorneys at Law and Walder Hayden, P.A.; and

WHEREAS, the five 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 Walder Hayden, P.A. of Roseland, NJ and Florio, Perrucci, Steinhardt & Fader, LLC of Phillipsburg, NJ were judged to be the highest rated of the five firms based on their overall related experience and excellent performance on previous JCHA commissions; and

WHEREAS, Walder Hayden, P.A.'s proposed a fee of \$125.00 per hour was determined to be within the cost estimate range established for this commission and which represents no increase from last year's Development counsel contract; and

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO WALDER HAYDEN, P.A. AND FLORIO PERRUCCI STEINHARDT & FADER, LLC FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL

Page 2

WHEREAS, Florio, Perrucci, Steinhardt & Fader, LLC's proposed a fee of \$125.00 per hour was determined to be within the cost estimate range established for this commission and which represents no increase from last year's Development counsel contract; and

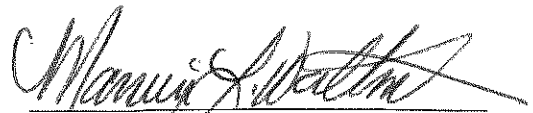
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of contracts to the firms of Walder Hayden, P.A., Roseland, NJ and Florio, Perrucci, Steinhardt & Fader, LLC, Phillipsburg, NJ for Legal Services as Development Counsel for a term of one year and at a fee of \$125.00 per hour for a not to exceed maximum joint amount of \$50,000.00 subject to Legal Counsel opinion.

Dated: December 2, 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 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 December 2, 2015, in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA	
Item#	13
BOARD	
MEETING	
DATE	12-2-2015

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO E&G EXTERMINATORS, INC. FOR PEST CONTROL SERVICES AT ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, the JCHA has deemed it necessary to public bid for pest control 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 October 21, 2015, a total of three (3) bids were received for award consideration as follows:

- E&G Exterminators, Inc., South Amboy, New Jersey
- Alliance Commercial Pest Control, Inc., Tinton Falls, New Jersey
- Bed Bug Squad, LLC, Hackensack, New Jersey

WHEREAS, E&G Exterminators, Inc., submitted the lowest responsible bid with a combined rate on basis of item A of one hundred twenty two dollars (\$120.00) for a total amount not to exceed twenty thousand dollars per year (\$20,000.00 per year); and

WHEREAS, E&G Exterminators, Inc. 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 Award of a Contract to E&G Exterminators, Inc. for Pest Control Services at All JCHA Owned Developments for a Period of Two (2) Years with an Option for an Additional Two (2) Years
Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to E&G Exterminators, Inc., 122 North Broadway, South Amboy, New Jersey 08879 with a combined rate on basis of item A of one hundred twenty dollars (\$120.00 combined item A) for a total amount not to exceed twenty thousand dollars per year (\$20,000.00 per year) for pest control services for a period of two (2) years with an option for an additional two (2) years as outlined in the specifications, subject to General Counsel Opinion.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	14
BOARD MEETING DATE	12-2-2015

**RESOLUTION AUTHORIZING ADOPTION OF
A SIGNIFICANT AMENDMENT TO THE
JCHA'S FY2015 ANNUAL PLAN TO INCLUDE
THE RAD CONVERSION OF THOMAS J.
STEWART APARTMENTS AND AUTHORIZING
THE EXECUTIVE DIRECTOR TO SUBMIT THE
FINAL SIGNIFICANT AMENDMENT TO HUD**

WHEREAS, the United States Department of Housing and Urban Development ("HUD") approved the Jersey City Housing Authority's ("JCHA") application under the Rental Assistance Demonstration ("RAD") for the conversion of assistance of forty-eight (48) units at the PIC Development NJ009000016, commonly known as the Thomas J. Stewart Apartments by notification of award letter ("CHAP") dated May 15, 2015. A copy of the CHAP is attached hereto, and made a part hereof; and

WHEREAS, the conversion of Thomas J. Stewart Apartments from a public housing development to a RAD development is necessary for its revitalization and in keeping with HUD's trend towards moving traditional public housing to a form of project-based assistance under Section 8 of the United States Housing Act of 1937, 42 U.S.C. §1437, *et seq.*, and subsequent amendments thereto; and

WHEREAS, in order to proceed with the conversion the JCHA is required to perform certain tasks, including amending its Annual Plan to reflect the conversion, as prescribed in PIH Notice 2012-32; and

WHEREAS, on September 23, 2015 The Jersey Journal published a Public Notice of Significant Amendment to the 2015 JCHA 5 Year and Annual Plan." Additionally, a copy of the public notice was posted at the Thomas J. Stewart Apartments. As stated in the public notice, a draft of the Significant Amendment was available on the JCHA website, and also

RESOLUTION AUTHORIZING ADOPTION OF A SIGNIFICANT AMENDMENT TO THE JCHA'S FY2015 ANNUAL PLAN TO INCLUDE THE RAD CONVERSION OF THOMAS J. STEWART APARTMENTS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE FINAL SIGNIFICANT AMENDMENT TO HUD

Page 2

available at the JCHA Central Office. As required by Federal Regulations, the public was given forty-five (45) days to present comments and/or questions regarding the Significant Amendment. No questions or comments were presented; and

WHEREAS, a public hearing was conducted on Thursday, November 12, 2015 at 5:00 p.m. in the Executive Conference Room in the JCHA Central Office; and

WHEREAS, neither the general public or JCHA residents attended the public hearing;

BE IT THEREFORE RESOLVED that the JCHA hereby adopts the Significant Amendment to the FY2015 Annual Plan to include the RAD conversion of Thomas J. Stewart Apartments, and authorizes the Executive Director to submit the final Significant Amendment to HUD.

DATED: December 2, 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 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM #	15
BOARD MEETING DATE	12-2-2015

**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: December 2, 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 2, 2015 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L