

AGENDA ITEM #	1
BOARD MEETING DATE	2-3-2016

**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: February 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	2-3-2016

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON JANUARY 6, 2016.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on January 6, 2016; 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 January 6, 2016 Board of Commissioners Regular Meeting are approved.

DATED: February 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	2-3-2016

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
FEBRUARY 3, 2016**

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 February 3, 2016.

Dated: February 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM #	4
BOARD MEETING DATE	2-3-2016

**RESOLUTION AUTHORIZING AN AWARD OF A
CONTRACT TO FALLON & LARSEN LLP TO
PERFORM A FISCAL AND COMPLIANCE AUDIT OF
JERSEY CITY HOUSING AUTHORITY PROGRAMS
FOR THE PERIOD 4/1/15 - 3/31/16**

WHEREAS, the Jersey City Housing Authority (JCHA) is required by the Department of Housing & Urban Development (HUD) to conduct an independent annual financial and compliance audit in accordance with the U. S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions, the Single Audit Act of 1966, HUD Handbook 7476.1, Audits of Public Housing Agencies, the Provisions of previous OMB Circular A-133 now known as the Consolidated Omni Circular (or Super Circular) (2CFR Part 200), Audits of State and Local Governments and Non-Profit Organizations, and HUD Notice PIH 96-32, Compliance Supplement for Annual Audits of Public Housing Agencies; and

WHEREAS, the JCHA is also required by the State of New Jersey's Local Authorities Fiscal Control Law (40A:5A -15 & 16), and the New Jersey Administrative Code (5:31 – 7.6 to 7.9) to contract for an independent annual audit of JCHA programs; and

WHEREAS, the most recent audit for the Fiscal Year Ending March 31, 2015 has been completed and the next scheduled audit period is for the Fiscal Year Ending March 31, 2016 ; and

**RESOLUTION AUTHORIZING AN AWARD OF A
CONTRACT TO FALLON & LARSEN LLP TO
PERFORM A FISCAL AND COMPLIANCE AUDIT OF
JERSEY CITY HOUSING AUTHORITY PROGRAMS
FOR THE PERIOD 4/1/15 – 3/31/16
PAGE 2**

WHEREAS, the JCHA has properly requested proposals from qualified firms to perform this type of audit on May 1, 2016 and three (3) firms submitted proposals as follows:

- 1) Fallon & Larsen LLP, 252 Washington St., Suite B, Toms River, NJ, 08753
- 2) HFA Holman Frenia Allison P.C. 912 Highway 33, Suite 2, Freehold, NJ 07728
- 3) CohnReznick LLP, 525 North Tryon Street, Suite 1000, Charlotte, NC 28202.

WHEREAS, of the three (3) proposals submitted, the proposal from Fallon & Larsen LLP, was rated the highest per the RFP qualification criteria; and

WHEREAS, the availability of funds has been established.

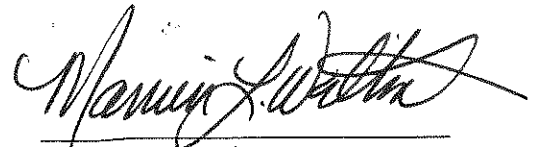
NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners that a contract to perform the Fiscal Year '16 Fiscal and Compliance Audit be awarded to Fallon & Larsen LLP, 252 Washington St., Suite B, Toms River, NJ, 08753, in the amount of Thirty Nine Thousand Eight Hundred Sixty Dollars (\$39,860.00) subject to General Counsel opinion.

RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO FALLON & LARSEN LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/15 – 3/31/16
PAGE 3

Dated: February 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	2-3-2016

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO APPLIANCE BROKERS LIMITED,
INC. FOR THE FURNISHING AND DELIVERY OF
MAJOR APPLIANCES FOR ALL JCHA LOCATIONS
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 for the furnishing and delivery of major appliances for all JCHA locations; 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 January 7, 2016, a total of four (4) bid packages were received for award consideration as follows; and

- Appliance Brokers Limited, Inc., Dayton, NJ
- PC Richard Builders, Farmingdale, NY
- Business Services, Longboat Key, FL
- General Electric Co., Louisville, KY; and

WHEREAS, Appliance Brokers Limited, Inc. submitted the lowest responsible bid in the amount of three hundred forty six thousand three hundred ninety nine dollars and zero cents (\$346,399.00); and

WHEREAS, Appliance Brokers Limited, Inc. has performed satisfactory for the JCHA in the past and availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO APPLIANCE BROKERS LIMITED, INC. FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES FOR ALL JCHA LOCATIONS 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 Appliance Brokers Limited, Inc. 2B Corn Road, Dayton, New Jersey 08810 in the amount of three hundred forty six thousand three hundred ninety nine dollars and zero cents (\$346,399.00) for a period of two (2) years with an option for an additional two (2) years in one year increments for a maximum contract period of four (4) years subject to General Counsel opinion.

DATED: FEBRUARY 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	2-3-2016

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR INSPECTION AND TESTING OF ALL FIRE ALARM EQUIPMENT 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 the inspection and testing of all fire alarm equipment; 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 January 13, 2016, a total of six (6) bid packages were received for award consideration as follows:

- Haig's Service Corporation, Green Brook, NJ
- Fire & Security Technology, Lebanon, NJ
- Absolute Protective Systems, Inc., Edison, NJ
- City Fire Equipment Co., East Hanover, NJ
- Allied Fire & Safety Eq. Co., Neptune, NJ
- Open Systems Metro NY, Bedford Hills, NY; and

WHEREAS, Haig's Service Corporation was the lowest responsible bidder with a combined hourly bid rate of ninety nine dollars and fifty cents per hour (\$99.50 per hour); and

WHEREAS, Haig's Service Corporation 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 HAIG'S SERVICE CORPORATION
 FOR INSPECTION AND TESTING OF ALL FIRE
 ALARM EQUIPMENT 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 Haig's Service Corporation 211A Route 22 Green Brook, New Jersey 08812 in the amount of ninety nine dollars and fifty cents per hour (\$99.50 per hour) in an amount not to exceed forty thousand \$40,000.00) for the inspection and testing of all fire alarm equipment at all JCHA owned developments for a period of two (2) years with an option for an additional two (2) years subject to General Counsel opinion.

DATED: FEBRUARY 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM #	7
BOARD MEETING DATE	2-3-2016

**RESOLUTION CONFIRMING AWARD OF A
CONTRACT TO JUPITER ENVIRONMENTAL
SERVICES, INC. FOR ASBESTOS REMOVAL "ON
DEMAND" AT VARIOUS JCHA DEVELOPMENTS
FOR A PERIOD OF ONE (1) YEAR**

WHEREAS, it has been deemed necessary by the JCHA to secure a firm qualified to perform asbestos removal services for various apartments at various JCHA developments

WHEREAS, the required service is available under State Contract # 79142; and NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize New Jersey State Contracts without advertising for bids; and the State has designated Jupiter Environmental Services, Inc. as the repair service contractor for Hudson County; and

WHEREAS, the vendor has performed this service satisfactorily for the JCHA in the past; and it has been determined that a maximum contract expenditure amount of \$140,000 is a sufficient amount for services to be performed "on demand" based on an estimate of probable work in the forthcoming one year; and availability of funds has been established; and

WHEREAS, the JCHA has been rehabbing vacant apartments at Marion Gardens, Booker T. Washington, Holland Gardens and Berry Gardens under the Replacement Housing Factor (RHF) grant, the possibility of the contractors encountering asbestos can present itself, JCHA would like to be prepared to remove the asbestos when it does.

RESOLUTION CONFIRMING AWARD
 OF A CONTRACT TO JUPITER ENVIROMENTAL
 SERVICES, INC. FOR ASBESTOS REMOVAL "ON
 DEMAND" AT VARIOUS JCHA DEVELOPMENTS
 FOR A PERIOD OF ONE (1) YEAR.

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirming the award of a contract to Jupiter Environmental Services, Inc., 323 Changebridge Rd #100, Pine Brook, NJ 07058, with a maximum contract expenditure amount of One Hundred and Forty (\$140,000), for Asbestos Removal Services "On Demand" for various JCHA sites, For a Period of One Year as outlined in the specifications, subject to Construction Contracts Counsel opinion.

DATED: FEBRUARY 3, 2016

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 February 3, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	2-3-2016

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

WHEREAS, the Annual Budget and Capital Budget for the **Jersey City Housing Authority ("JCHA")** for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 has been presented before the Board of Commissioners of the JCHA ("Board") at its open public meeting of February 3, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 77,543,930, Total Appropriations, including any Accumulated Deficit if any, of \$ 77,543,930 and Total Unrestricted Net Position utilized of zero "-0-"; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized as funding thereof, of zero "-0-"; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the JCHA, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of JCHA's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the Board , at an open public meeting held on February 3, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the JCHA for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in JCHA's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the Board will consider the Annual Budget and Capital Budget/Program for adoption on March 2, 2016.


DATED: February 3, 2016

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

PAGE 2 of 2

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 February 3, 2016 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

SEAL