

AGENDA ITEM #	1
BOARD MEETING DATE	12-14-2016

**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: December 14, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 14, 2016 in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Marvin L. Walton  
 Executive Director/Secretary

SEAL

AGENDA ITEM:#	2
BOARD MEETING DATE	12-14-2016

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON NOVEMBER 9, 2016.**

**WHEREAS**, the Board of Commissioners held a Regular Board of Commissioners Meeting on November 9, 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 November 9, 2016 Board of Commissioners Regular Meeting are approved.

**DATED: December 14, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 14, 2016 in the presence of a legally binding quorum.

  
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 Marvin L. Walton  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	12-14-2016

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
DECEMBER 14, 2016**

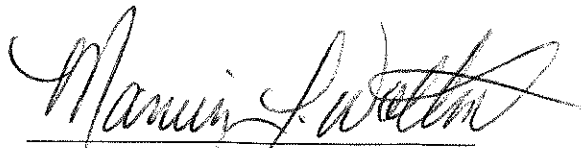
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 December 14, 2016.

Dated: December 14, 2016

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 14, 2016 in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Marvin L. Walton  
 Executive Director/Secretary

SEAL

AGENDA ITEM #	4
BOARD MEETING DATE	12-14-2016

**RESOLUTION AUTHORIZING THE APPROVAL OF THE  
JCHA'S 2017 AGENCY ANNUAL PLAN 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 15, 2017; and

**WHEREAS**, the JCHA advertised and conducted meetings on September 8<sup>th</sup>, September 22<sup>nd</sup>, September 28<sup>th</sup>, and October 4, 2016, with the Tenant Affairs Board (TAB), members of our resident communities, and JCHA staff to review and educate residents using the 2016 Agency Plan as a model and promote a better understanding of the 2017 Agency Plan and;

**WHEREAS**, on October 6, 2016 the JCHA conducted a kick-off meeting for the 2017 Agency Plan to discuss the upcoming Operating & Capital Fund budgets; update residents regarding Revitalization activities & plans, discuss revisions to the Housing Choice Voucher Program, and to provide a copy of the draft 2017 Annual Agency Plan containing proposed revisions to the Asset Managers and Resident Leadership at each site in preparation for the public comment period from October 7<sup>th</sup> – November 23<sup>rd</sup>; and

**WHEREAS**, on October 20, 2016, the Executive Director and Deputy Executive Director met with the City-wide Tenant Affairs Board (TAB) to answer questions regarding the 2017 Annual Agency Plan and provide further guidance to the residents to assist in their understanding of the draft 2017 Plan, and no additional meetings were requested; and

**RESOLUTION AUTHORIZING THE APPROVAL OF  
THE JCHA'S 2017 AGENCY ANNUAL PLAN PUR-  
SUANT 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 30<sup>th</sup> but no written comments were received during the public comment period from JCHA residents, Housing Choice Voucher Program participants nor the public to which the JCHA could respond; there-  
fore a discussion of the "Violence Against Women Reauthorization Act of 2013: Implementa-  
tion in HUD Housing Programs," issued on November 16<sup>th</sup>, ensued and no comments were re-  
ceived; and

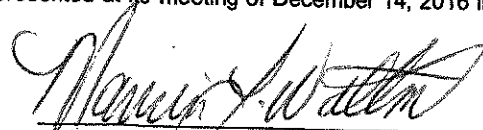
**WHEREAS**, the Agency Plan must also be consistent with the Consolidated Plan  
of the City of Jersey City and the JCHA has consulted with City officials accordingly; and

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commis-  
sioners authorizes the adoption of the 2017 Agency Plan, subject to Legal Counsel opinion and  
HUD review and approval.

**DATED: December 14, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 Commis-  
sioners of the Housing Authority of the City of Jersey City as presented at its meeting of December 14, 2016 in  
the presence of a legally binding quorum.



**Marvin L. Walton**  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	5
BOARD MEETING DATE	12-14-2016

**RESOLUTION AUTHORIZING AWARD OF A  
CONTRACT TO FELDMAN LUMBER/US CBM LLC  
FOR THE FURNISHING AND DELIVERY OF SOLID  
CORE LUAN DOORS FOR VARIOUS JCHA OWNED  
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR  
WITH OPTION FOR AN ADDITIONAL YEAR**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of solid core luan doors at various 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 August 31, 2016, less than three (3) bids were received (contract was rebid) and on September 21, 2016 (bids were rejected for not meeting specifications), contract was rebid a third time on November 15, 2016 a total of two (2) bid packages were received for award consideration as follows:

- Feldman Lumber/US CBM LLC, Brooklyn, New York
- General Lumber, Hoboken, New Jersey; and

**WHEREAS**, Feldman Lumber/US CBM LLC submitted the lowest responsible bid in the amount not to exceed thirty nine thousand seven hundred twenty four dollars and seventy cents for one year (\$39,724.70); and

**WHEREAS**, Feldman Lumber/US CBM LLC has performed satisfactory for the JCHA in the past; and availability of funds has been established.


**RE: RESOLUTION AUTHORIZING AWARD OF  
 A CONTRACT TO FELDMAN LUMBER/US CBM LLC  
 FOR THE FURNISHING AND DELIVERY OF SOLID  
 CORE LUAN DOORS FOR VARIOUS JCHA OWNED  
 DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR  
 WITH OPTION FOR AN ADDITIONAL YEAR  
 Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Feldman Lumber/US CBM LLC, 1281 Metropolitan Avenue, Brooklyn, New York 11237 in the amount not to exceed thirty nine seven thousand seven hundred twenty four dollars and seventy cents for one year (\$39,724.70); for the furnishing and delivery of solid core luan doors at various JCHA owned developments for a period of one (1) year with option for an additional year subject to General Counsel opinion.

**DATED: DECEMBER 7, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 December 7, 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	12-14-2016

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES TO JEWEL ELECTRIC SUPPLY COMPANY, FOR ALL JCHA OWNED DEVELOPMENTS**

**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 regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

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



**RE: RESOLUTION AUTHORIZING THE AWARD OF  
A CONTRACT FOR THE FURNISHING AND  
DELIVERY OF ELECTRICAL SUPPLIES TO JEWEL  
ELECTRIC SUPPLY COMPANY FOR ALL JCHA  
OWNED DEVELOPMENTS**  
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 Jewel Electric Supply Company (#A85578), 455 Third Street, Jersey City, New Jersey 07302 for the furnishing and delivery of electrical supplies (light fixtures, breakers, electrical cable and wire, etc.) in an amount not to exceed forty five thousand dollars (\$45,000.00) subject to General Counsel opinion.

**DATED: December 7, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 7, 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	12-14-2016

**RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF JERSEY CITY FOR OFF-DUTY POLICE OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS.**

**WHEREAS**, the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes agreements between a municipality and a public housing authority to provide services to each other; and

**WHEREAS**, in order to enhance the safety and security of its residents, the Jersey City Housing Authority (hereinafter referred to as "JCHA") requires the assistance of the Police Division of the Jersey City Public Safety Department (hereinafter referred to as "JCPD"); and

**WHEREAS**, the JCHA requests Off-Duty Police Officers to help foster and promote the JCHA's One Strike Policy and serve as a liaison with the JCPD; and

**WHEREAS**, the JCHA and the City desire to enter into a Shared Services Agreement (attached) for the City to provide the JCHA with Off-Duty Police Officers, as more fully detailed in the attached agreement to be effective for one (1) year from the signing of this agreement and to be renewed by mutual consent of the parties; and

**WHEREAS**, the JCHA agrees to pay the City for such services through an escrow account established through the City's Office of Off-Duty Employment in compliance with Attorney General Formal Opinion 1977- No. 23 (attached); and

**RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY FOR OFF-DUTY POLICE OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS.**

Page 2-

**WHEREAS**, the hourly cost per Off-Duty Police Officer shall be based on a rate of \$30/hour per officer to be identified by Jersey City Ordinance governing Police Off-duty employment with the understanding that the total amount is not to exceed \$325,000; and

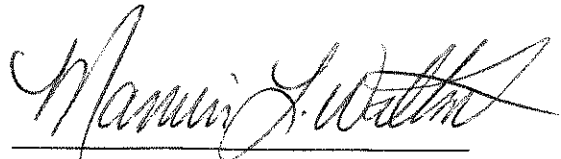
**WHEREAS**, availability of funds in the amount of \$325,000.00 has been established:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of a Shared Services Agreement with the City of Jersey City to provide Off-Duty Police Officers at JCHA developments for a one (1) year period beginning January 9, 2017 – January 8, 2018, at an amount not to exceed Three Hundred Twenty-Five Thousand Dollars (\$325,000.00); subject to General Counsel opinion and approval by the Municipal Council of the City of Jersey City.

**DATED: December 14, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 14, 2016 in the presence of a legally binding quorum.



**Marvin Walton**  
Executive Director/Secretary

S E A L

AGENDA ITEM:#	8
BOARD MEETING DATE	12-14-2016

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO ACCESS CONTROL TECHNOLOGIES FOR THE  
FURNISHING AND INSTALLATION OF KEY BOX  
SECURITY SYSTEM, FOR ALL JCHA DEVELOPMENTS**

**WHEREAS**, the JCHA has deemed it necessary to public bid for a key box security system for all JCHA owned developments; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a bid for said equipment and on October 5<sup>th</sup>, 2016, less than three (3) bids were received (contract was rebid) and on November 23, 2016, a sole bid package was received for award consideration; and

**WHEREAS**, Access Control Technologies "ACT" was the sole bidder and submitted a lump sum bid in the amount of \$85,187.00; and

**WHEREAS**, the New Jersey Local Public Contracts Law, N.J.S.A. 40A: 11-13.2 (a) specifically allows a governmental unit to reject all bids in the event that the lowest bid substantially exceeds the cost estimates for the goods or services; and

**WHEREAS**, the JCHA may 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

**WHEREAS**, Access Control Technologies "ACT" negotiated with the JCHA and submitted and acceptable lump sum price in the amount of \$68,527.00; and

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ACCESS CONTROL TECHNOLOGIES FOR THE FURNISHING AND INSTALLATION OF KEY BOX SECURITY SYSTEM, FOR ALL JCHA DEVELOPMENTS**  
 Page 2-

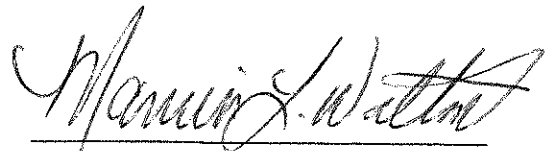
**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to Access Control Technologies, 429 Getty Avenue, Clifton, NJ 07011 in an amount not to Sixty-Eight Thousand Five Hundred and Twenty-Seven (\$68,527.00) dollars for the furnishing and installation of key box security system, for all JCHA owned developments.

**DATED: December 14, 2016**

COMMISSIONER	MOTION	2 <sup>ND</sup>	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 14, 2016 in the presence of a legally binding quorum.



Marvin L. Walton  
 Executive Director/Secretary

S E A L

AGENDA ITEM #	9
BOARD MEETING DATE	12-14-2016

**RESOLUTION AUTHORIZING THE AWARD  
OF A CONTRACT TO DEE-EN ELECTRICAL  
CONTRACTING INC. FOR THE EMERGENCY  
GENERATOR AT THOMAS J. STEWART APTS.**

**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 Thomas J. Stewart Apartments where the existing emergency generator was damaged and is 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

**WHEREAS**, the JCHA originally contemplated a similar scope of work under the EPC, which is being amended in an accompanying resolution to add the Emergency Generator at the Thomas J. Stewart Apartments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, on August 20, 2014, the JCHA properly bid for contractors to perform work associated with the Emergency Generator at Thomas J. Stewart Apartments, and received four (4) bid packages for award consideration, as follows (in increasing order of contract amount – bid recapitulation attached):

- Dee-En Electrical Contracting, Linden, New Jersey
- Fine Wall Corporation, Iselin, New Jersey
- B&B Excavating, Jersey City, New Jersey
- Excelsior Plumbing, Jersey City, New Jersey

**WHEREAS**, Dee-En Electrical Contracting, Inc. submitted the lowest qualified Total Base Bid Amount of Two Hundred Sixty Five Thousand Dollars (\$265,000.00), plus Add Alternate #2 in the amount of Three Thousand Dollars (\$3,000.00) for a Total Bid Amount of Two Hundred Sixty Eight Thousand Dollars (\$268,000.00); and

**WHEREAS**, after a thorough reference check, the JCHA is satisfied that Dee-En Electrical Contracting, 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 DEE-EN ELECTRICAL  
 CONTRACTING INC. FOR THE EMERGENCY  
 GENERATOR AT THOMAS J. STEWART APTS.  
 PAGE 3 of 3

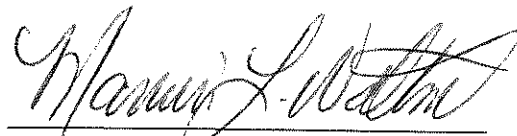
**WHEREAS**, the availability of funds has been established under the NJHMFA  
 commitment of CDBG-DR funds to the JCHA (certificate of funds attached).

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners  
 authorizes the award of a contract to Dee-En Electrical Contracting, Inc., 3013 Tremly Point  
 Road, Linden, New Jersey 07036 for the Emergency Generator at Thomas J. Stewart  
 Apartments – to be assigned to Siemens Industry, Inc. under an Amendment to the existing  
 Energy Performance Contract -- for a total amount of Two Hundred Sixty Five Thousand,  
 (\$265,000.00), plus Add Alternate #2 in the amount of Three Thousand Dollars (\$3,000.00) for  
 a Total Bid Amount of Two Hundred Sixty Eight Thousand Dollars (\$268,000.00), subject to  
 General Counsel Opinion and HMFA's renewed commitment letter.

**DATED: December 7, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 7, 2016 in the presence of a legally  
 binding quorum.



Marvin L. Walton  
 Executive Director/Secretary

S E A L



AGENDA ITEM#	10
BOARD MEETING DATE	12-14-2016

**RESOLUTION CONFIRMING ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA FOR THOMAS J. STEWART APARTMENTS, AND AUTHORIZING MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, TO ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR AWARD**

**WHEREAS**, in response to the unprecedented damage caused by Super Storm Sandy in October-November 2013, the federal government awarded of \$1.83 billion to the State of New Jersey for Community Development Block Grant Disaster Relief (CDBG-DR) funding based on the State's Action Plan on how it would allot the federal funding to address the storm's damage in the nine most storm-affected counties and throughout the State; and

**WHEREAS**, the State's approved CDBG-DR Action Plan included \$20 million to address uncompensated repairs needed for storm-related damage to public housing and/or federally assisted multi-family housing; and

**WHEREAS**, in response, the Jersey City Housing Authority (JCHA) prepared a CDBG-DR funding application for Thomas J. Stewart Apartments – the JCHA's 48-unit Senior public housing development located at 88-90 Erie Street – to address the necessity of an external generator to maintain electrical power during power outages, and needed repairs to the roof caused by Super Storm Sandy; and

**WHEREAS**, the JCHA Board of Commissioners confirmed the submission of the CDBG-DR funding application to the New Jersey Housing and Mortgage Finance Agency (NJHMFA) which administers the CDBG-DR program for public and federally-assisted housing for Thomas J. Stewart Apartments at their July 10, 2013 Board meeting; and

RE: RESOLUTION CONFIRMING ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA FOR THOMAS J. STEWART APARTMENTS, AND AUTHORIZING MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, TO ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR AWARD

PAGE 2 of 3

**WHEREAS**, the NJHMFA subsequently awarded the JCHA \$1,106,386 in CDBG-DR funding for Thomas J. Stewart Apartments on December 2, 2013; and

**WHEREAS**, pursuant to federal rules and regulations, the CDBG-DR award will be provided as a loan by the NJHMFA to the JCHA; and

**WHEREAS**, prior to closing on the CDBG-DR funds the JCHA is required to execute all mortgage documents including, but not limited to a First Mortgage, a First Mortgage Note, a Financing Deed Restriction and Regulatory Agreement ("Regulatory Agreement"), UCC-1 Financing Statements, and other related documents ("Loan Documents" as more specifically defined in the Regulatory Agreement) with the NJHMFA; and

**WHEREAS**, the on June 4, 2014 the JCHA Board of Commissioners authorized the acceptance of the CDBG-DR funds from the NJHMFA for the purpose of performing said repairs and mitigation work at Thomas J. Stewart Apartments to address Super Storm Sandy damage and enter into a First Mortgage and First Mortgage Note in an amount not to exceed \$1,106,386 by executing the required closing documents, subject to legal counsel opinion and HUD approval; and

**WHEREAS**, the June 4, 2014 Resolution authorized Raj Mukherji as Chairman of the Board to attend the closing and execute the closing documents, and any other documents related thereto and required by NJHMFA in connection with this grant award; and

**WHEREAS**, due to potential scheduling conflicts, it would be easier for the Executive Director or the Deputy Executive Director to attend the closing and execute the closing documents; and

**WHEREAS**, no Certificate of Funds is necessary to approve this Resolution.

RE: RESOLUTION CONFIRMING ACCEPTANCE OF CDBG-DR FUNDS FROM THE NJHMFA FOR THOMAS J. STEWART APARTMENTS, AND AUTHORIZING MARVIN WALTON, THE EXECUTIVE DIRECTOR OR PATRICIA MADISON, THE DEPUTY EXECUTIVE DIRECTOR, TO ATTEND THE CLOSING AND EXECUTE ALL DOCUMENTS REQUIRED BY THE NJHMFA IN CONNECTION WITH THAT PARTICULAR AWARD

PAGE 3 of 3

**NOW BE IT RESOLVED**, that Marvin Walton, the JCHA Executive Director, or Patricia Madison, the JCHA Deputy Executive Director, is authorized to attend the closing and execute any and all closing documents, including but not limited to a First Mortgage, a First Mortgage Note in the currently estimated amount of \$1,106,386, a Financing Deed Restriction and Regulatory Agreement, UCC-1 Financing Statements, and any and all other related Loan Documents with the NJHMFA, and as required by the NJHMFA in connection with this CDBG-DR closing for Thomas J. Stewart Apartments.

**DATED: December 14, 2016**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 14, 2016 in the presence of a legally binding quorum.

SEAL



Marvin L. Walton  
Executive Director/Secretary