

AGENDA ITEM #	1
BOARD MEETING DATE	4-3-2019

**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: April 3, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens	✓		✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	4-3-2019

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MARCH 2019 CLOSE CAUCUS MINUTES OF THE
BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on March 6, 2019; and,

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

WHEREAS, the close caucus 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 close caucus minutes of the March 6, 2019 Board of Commissioners Regular Meeting are approved.

DATED: April 3, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes						✓
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	4-3-2019

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON MARCH 2019.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on March 6, 2019; 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 March 6, 2019 Board of Commissioners Regular Meeting are approved.

DATED: April 3, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes						✓
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	4-3-2019

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF APRIL 2019**

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 the month of April 2019.

Dated: April 3, 2019

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	4-3-2019

RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH WOMEN RISING AND THE NJ OFFICE OF THE LONG TERM CARE OMBUDSMAN TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 811 MAINSTREAM VOUCHER PROGRAM

WHEREAS, the Jersey City Housing Authority ("JCHA") assists 4,500 families, seniors and persons with disabilities under the Housing Choice Voucher (Section 8) Program, sponsored by the Department of Housing and Urban Development ("HUD"); and

WHEREAS, HUD awarded the fifty 811 Mainstream Vouchers under for Housing Choice (Section 8) Vouchers under FY '17 in collaboration with Women Rising and The NJ Office of Long Term Care Ombudsman; and

WHEREAS, The 811 Mainstream Program is designed to provide housing and supportive to non-elderly persons with disabilities who are: Transitioning out of institutional or other segregated setting, at serious risk of institutionalization, homeless or at risk of become homeless; and

WHEREAS, JCHA staff will administer The 81 Mainstream Program Vouchers in accordance with HUD's rules and regulations for the Department of Housing and Urban Development the (attached) Memorandum of Understanding with Women Rising and The NJ Office of the long Term Care Ombudsman;

RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH WOMEN RISING AND THE NJ OFFICE OF THE LONG TERM CARE OMBUDSMAN TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 811 MAINSTREAM VOUCHER PROGRAM

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into Memorandums of Understandings to provide housing and support services for the target population an option to automatically 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.

Dated: April 3, 2019

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian-Brady Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	4-3-2019

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR RISK ASSESSMENT COMBINED WITH LEAD-BASED PAINT INSPECTION, AND RELATED SERVICES AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS

WHEREAS, the JCHA is responsible for the development, maintenance and management of eight (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, the JCHA is in compliance with HUD's Lead Safe Housing Rule regarding lead based paint hazards in public housing programs: and

WHEREAS, HUD requires the JCHA to do a risk assessment every two (2) years; and

WHEREAS, in accordance with JCHA's lead based paint policy and procedures various JCHA staff will be required to receive Lead Renovation, Repair & Paint training and certification; and

WHEREAS, LEW Corp. was awarded GSA contract #47QAA18D002A for environmental consulting, remediation and training services; and

WHEREAS, LEW Corporation has the necessary staff and expertise to provide testing and training services for the JCHA developments and staff; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids; and

WHEREAS, the JCHA has utilized State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR RISK ASSESSMENT COMBINED WITH LEAD-BASED PAINT INSPECTION AT VARIOUS JCHA DEVELOPMENTS OR A PERIOD OF TWO (2) YEARS
Page Two

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to LEW Corporation, 1090 Bristol Road, Mountainside, New Jersey 07091, in an amount not to exceed one hundred twenty thousand (\$120,000.00) to provide testing and training services for the JCHA developments and staff for a period of two (2) years.

DATED: April 3, 2019

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	4-3-2019

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

WHEREAS, the JCHA is responsible for the development, maintenance and management of eight (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, HD Supply was awarded contract #16154 for Maintenance, Repair and Operations Products and Services from the Co-operative known as U.S. Communities; and

WHEREAS, the services provided under their cooperative contract includes the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids; and

WHEREAS, the JCHA has utilized State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, HD Supply has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's developments; and

WHEREAS, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF
 A CONTRACT TO HD SUPPLY FOR FURNISHING AND DELIVERY OF
 KITCHEN CABINETS, COUTERTOPS AND RELATED MATERIALS FOR
 VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD ONE (1) YEAR
 Page Two**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to HD Supply Facilities Maintenance, Ltd., 3100 Cumberland Blvd., Suite 1700, Atlanta, Georgia 30339 for furnishing and delivery of kitchen and bathroom cabinets, countertops and related for various JCHA owned Developments “as needed” for a period of one (1) year in an amount not to exceed one hundred twenty thousand dollars (\$120,000.00).

DATED: April 3, 2019

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	4-3-2019

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HD SUPPLY FOR FURNISHING OF MAINTENANCE AND REPAIR PRODUCTS AND RELATED SERVICES "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

WHEREAS, the JCHA is responsible for the development, maintenance and management of eight (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, HD Supply was awarded contract #16154 for Maintenance, Repair and Operations Products and Services from the Co-operative known as U.S. Communities; and

WHEREAS, the services provided under their cooperative contract includes the furnishing of maintenance and repair products and related services; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids; and

WHEREAS, the JCHA has utilized State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, HD Supply has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's developments; and

WHEREAS, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF
 A CONTRACT TO HD SUPPLY FOR FURNISHING OF
 MAINTENANCE AND REPAIR PRODUCTS AND RELATED SERVICES "AS
 NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD
 ONE (1) YEAR
 Page Two**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to HD Supply Facilities Maintenance, Ltd., 3100 Cumberland Blvd., Suite 1700, Atlanta, Georgia 30339 for furnishing of maintenance and repair products and related services "as needed" for various JCHA owned Developments "as needed" for a period of one (1) year in an amount not to exceed one hundred twenty thousand dollars (\$120,000.00).

DATED: April 3, 2019

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	4-3-2019

RESOLUTION AUTHORIZING INCREASE TO THE CONTRACT TO BOYS AND GIRLS CLUB OF HUDSON COUNTY AND JERSEY ART EXCHANGE FOR COMPREHENSIVE AFTER SCHOOL PROGRAMMING

WHEREAS, on October 4, 2018 the Board of Commissioners of the Jersey City Housing Authority authorized the award of contract to the Boys and Girls Clubs of Hudson County and Jersey Art Exchange for the amount of \$135,250.00 to provide comprehensive after school programs for one (1) school year period beginning October 2018 and ending June 2019; and

WHEREAS, the JCHA seeks to increase the amount of due to unforeseen costs associated with safety inspections and licensing mandated by the State of New Jersey for all child care centers; and

WHEREAS, in accordance with N.J.A.C. 5:30-11.3 the JCHA may execute a change order provided that the proposed change orders do not cause the originally awarded contract price to be exceeded by more than 20 percent of the total contract value under the same terms and conditions; and

WHEREAS, the ability of the JCHA to provide comprehensive after school programming at its sites currently and in the future is contingent upon licensing from the New Jersey Department of Children and Families.

WHEREAS, the availability of funds in the amount of \$27,048.00 has been established.

**RESOLUTION AUTHORIZING INCREASE TO THE CONTRACT
TO BOYS AND GIRLS CLUB OF HUDSON COUNTY AND
JERSEY ART EXCHANGE FOR COMPREHENSIVE AFTER
SCHOOL PROGRAMMING**

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes an increase to the contract to the Boys and Girls Club of Hudson County and Jersey Art Exchange for comprehensive childcare in the amount of \$27,048.00 for a total contract of \$162,298.

Dated: April 3, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	4-3-2019

**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: April 3, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
R. Mukherji					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 3, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL