

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
DECEMBER 6, 2017**

PLEASE NOTE: THE REGULAR BOARD OF COMMISSIONERS' MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 6, 2017 AT 6:00 P.M. IN THE CENTRAL OFFICE, THIRD FLOOR CONFERENCE ROOM, 400 U.S. HIGHWAY #1 (MARION GARDENS), JERSEY CITY, NEW JERSEY, TO CONSIDER THE FOLLOWING AGENDA ITEMS:

PUBLIC & RESIDENT SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 2017 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON NOVEMBER 2017.
- ITEM #4: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF DECEMBER 2017.
- ITEM #5: RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S 2018 AGENCY ANNUAL PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #6: RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S 2017 CAPITAL FUND PROGRAM (CFP) AND REPLACEMENT HOUSING FACTOR (RHF) AWARDS, ANNUAL CONTRIBUTION CONTRACT (ACC) AMENDMENTS AND CFP 5 YEAR ACTION PLAN (2017-2021) TO THE US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD).
- ITEM #7: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO DUNCAN HARDWARE INC. FOR THE FURNISHING AND MONTHLY DELIVERY OF PLUMBING SUPPLIES TO ALL JCHA SITES FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #8: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CITY ELECTRIC SUPPLY LLC FOR THE FURNISHING AND MONTHLY DELIVERY OF ELECTRICAL SUPPLIES TO ALL JCHA SITES FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #9: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CITY INDEPENDENT HARDWARE FOR THE FURNISHING AND MONTHLY DELIVERY OF DOOR HARDWARE TO ALL JCHA SITES FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #10: RESOLUTION AUTHORIZING APPROVAL OF HUD'S PROPOSED SETTLEMENT AGREEMENT FOR REPAYMENT OF \$8,230,427 REGARDING THE OFFICE OF INSPECTOR GENERAL'S DETERMINATION THAT THE JCHA RECEIVED OVERPAYMENT OF DEMOLITION PHASE DOWN FUNDING FOR FISCAL YEARS 2004, 2005 AND 2006.
- ITEM #11: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.
- ITEM #12: RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY & THE CITY OF JERSEY CITY FOR OFF-DUTY POLICE OFFICERS AT JCHA PUBLIC HOUSING DEVELOPMENTS.
- ITEM #13: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO KM CONSTRUCTION CORP. FOR DEBRIS REMOVAL AND CLEAN OUT AT MONTGOMERY GARDENS, BUILDINGS 2 AND 4.

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- ITEM #14:** RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS APPROVE THE PROJECTED FISCAL YEAR 2019 COMPREHENSIVE BUDGET FOR THE ASSET MANAGEMENT PROJECTS (AMPs), THE CENTRAL OFFICE COST CENTER (COCC) AND THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCVP).
- ITEM #15:** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY2019 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.
- ITEM #16:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE BAYONNE HOUSING AUTHORITY TO CONDUCT HOUSING VOUCHER PROGRAM SERVICES.
- ITEM #17:** RESOLUTION APPROVING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND HOUSING AUTHORITY SUPERVISORS' UNION (HASU) FOR THE THREE YEAR PERIOD OF APRIL 1, 2017 THROUGH MARCH 31, 2020.
- ITEM #18:** RESOLUTION APPROVING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND HOUSING AUTHORITY INDEPENDENT SERVICE WORKERS OF AMERICA UNION (ISWA) FOR THE THREE YEAR PERIOD OF APRIL 1, 2017 THROUGH MARCH 31, 2020.
- ITEM #19:** RESOLUTION AMENDING THE OCTOBER 4, 2017 RESOLUTION (ITEM #12) THAT REVISED THE FLAT RENT SCHEDULE FOR JCHA PUBLIC HOUSING DEVELOPMENTS PURSUANT TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS.
- ITEM #20:** RESOLUTION TO EXERCISE NON-RENEWAL OPTION IN EMPLOYMENT AGREEMENT.

**MATTERS OF INFORMATION:**

1. MEETING UPDATES/ISSUES FROM THE NOVEMBER 1, 2017 BOARD MEETING
2. COMMUNITY MEETINGS
3. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, JANUARY 3, 2017