

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SPECIAL MEETING - JANUARY 14, 2019**

**PLEASE NOTE:** THE BOARD OF COMMISSIONERS' WILL HOLD A SPECIAL MEETING ON **MONDAY, JANUARY 14, 2019 AT 6:00 P.M.** IN THE CENTRAL OFFICE, THIRD FLOOR CONFERENCE ROOM, 400 U.S. HIGHWAY #1 (MARION GARDENS), JERSEY CITY, NJ, 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 MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON OCTOBER 4, 2018
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE OCTOBER 4, 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS
- ITEM #4:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON NOVEMBER 7, 2018
- ITEM #5:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE NOVEMBER 7, 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS
- ITEM #6:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING HELD ON DECEMBER 5, 2018
- ITEM #7:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DECEMBER 5, 2018 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS
- ITEM #8:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF JANUARY 2019
- ITEM #9:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH NATIONAL TENANT NETWORK TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY
- ITEM #10:** RESOLUTION AUTHORIZING REVISIONS TO THE UTILITY ALLOWANCE SCHEDULE FOR TENANT PAID UTILITIES FOR THE JERSEY CITY HOUSING AUTHORITY (JCHA) HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS

- ITEM #11:** RESOLUTION AUTHORIZING THE RENEWAL OF A MEMORANDUM OF UNDERSTANDING WITH GARDEN STATE EPISCOPAL (GSEDC) TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FINALLY HOME I AND II PROJECTS
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO KITCHEN & ASSOCIATES, LOTHROP ASSOCIATES, AND REMINGTON & VERNICK ENGINEERS FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS
- ITEM #13:** RESOLUTION AUTHORIZING THE SUBMISSION OF A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SPECIAL APPLICATIONS CENTER FOR THE DEMOLITION OF 563 AND 567 MONTGOMERY STREET IN CONNECTION WITH THE MONTGOMERY GARDENS REDEVELOPMENT PLAN
- ITEM #14:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXPLORE POTENTIAL STRATEGIES FOR THE REVITALIZATION OF HOLLAND GARDENS, COMMISSION KITCHENS & ASSOCIATES UNDER THE JCHA'S ARCHITECT AND ENGINEERING SERVICES CONTRACT TO ASSIST IN THE VISIONING PROCESS, AND CREATE A VISIONING PLAN
- ITEM #15:** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2020 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES
- ITEM #16:** RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS TO APPROVE THE PROJECTED FISCAL YEAR 2020 COMPREHENSIVE BUDGET FOR THE ASSET MANAGEMENT PROJECTS (AMPs), THE CENTRAL OFFICE COST CENTER (COCC) AND THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCVP)
- ITEM #17:** RESOLUTION RATIFYING AND ADOPTING THE FINDINGS OF THE JCHA EXECUTIVE DIRECTOR HIRING COMMITTEE IN SELECTING VIVIAN BRADY-PHILLIPS FOR THE PERMANENT POSITION OF JCHA EXECUTIVE DIRECTOR, AUTHORIZING THE HIRING COMMITTEE TO SUBMIT HER CREDENTIALS TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, AND TO NEGOTIATE HER EMPLOYMENT CONTRACT FOR A TERM OF ONE (1) YEAR

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, FEBRUARY 6, 2019
2. PUBLIC PORTION UPDATE FROM DECEMBER 5, 2018 BOARD MEETING
3. COMMUNITY MEETINGS (JANUARY)
4. PROPERTY PERFORMANCE REPORT FOR DECEMBER
5. MEMO RE: TENANT PARTICIPATION FUNDS
6. JCHA HCVP UTILITY ALLOWANCE SCHEDULE
7. PO 6290 RE: ACCOUNTING SERVICES FOR TENANT COUNCIL, RESIDENT BOARD & TAB
8. TAB GRANT WRITER CONTRACT 2015
9. LETTER TO U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES RE: HEAD START GRANT APPLICATION