

AGENDA
ITEM# 1
BOARD MEETING DATE 7-10-2019

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: July 10, 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 July 10, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

SEAL

AGENDA
 ITEM# 2
 BOARD MEETING DATE 7-10-2019
 With DRAWN

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

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on June 12, 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 June 12, 2019 Board of Commissioners Regular Meeting are approved.

DATED: July 10, 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 July 10, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	WITHDRAWN 7-10-2019

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

WHEREAS, the Board of Commissioners held the regular Board of Commissioners Meeting on June 12, 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 June 12, 2019 Board of Commissioners Meeting are approved.

DATED: July 10, 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 July 10, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA
ITEM# 4
BOARD
MEETING
DATE 7-10-2019

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

Dated: July 10, 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 July 10, 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	7-10-2019

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO THYSSENKRUPP ELEVATOR
CORPORATION FOR ELEVATOR MAINTENANCE
AND REPAIR SERVICES AT VARIOUS JCHA
LOCATIONS FOR A PERIOD OF THREE (3) 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, various JCHA locations have elevators that require periodic maintenance and/or repair; and

WHEREAS, the JCHA no longer have mechanics on staff because of retirement to provide required elevator maintenance, and/or repair; and

WHEREAS, ThyssenKrupp has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's elevators under the National IPA Maintenance Agreement Contract #R150801; 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, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF
 A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR
 ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA
 LOCATIONS FOR A PERIOD OF THREE (3) YEARS
 Page Two**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to ThyssenKrupp Elevator Corporation (National IPA Agreement Contract #R150801), 114 Townpark Drive, Kennesaw, Georgia 30144 for elevator maintenance and repair services at various JCHA locations for a period of three (3) years in an amount not to exceed three hundred sixty-six thousand dollars (\$366,000.00).

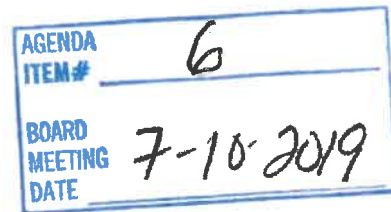
DATED: July 10, 2019

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 July 10, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L



RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR CURRIES WOODS.

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

WHEREAS, Millennium was awarded TIPs contract #161202 for furnishing and installation of security cameras; and

WHEREAS, the service provided under their cooperative contract includes the furnishing and installation of cameras: 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 processes regarding the public bid process) and expedite the delivery of service and supplies to JCHA developments; and

WHEREAS, Millennium, has the necessary staff and expertise to provide long term maintenance, repair and modernization service for the JCHA’s developments; and

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING
AND INSTALLATION OF SECURITY CAMERAS FOR CURRIES
WOODS.**

Page 2

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the contract awarded to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, for the furnishing and installation of security cameras for Curries Woods, in an amount of Eight Hundred and Sixty Two Thousand Five Hundred Dollars (\$862,500.00) with a contingency of 10%, Eighty Six thousand Two Hundred and Fifty Dollars (\$86,250.00) for minor modifications if needed, for a total not to exceed amount of Nine Hundred Forty Eight Thousand Seven Hundred Fifty Dollars (\$948,750).

DATED: July 10, 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 July 10, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	7-10-2019

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF FIBER OPTIC LINKS FOR BOOKER T WASHINGTON, BERRY, HUDSON, MARION GARDENS AND CURRIES WOODS.

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

WHEREAS, Millennium was awarded TIPs contract #161202 for furnishing and installation of Fiber Optic links; and

WHEREAS, the service provided under their cooperative contract includes the furnishing and installation of Fiber Optic links: 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 processes regarding the public bid process) and expedite the delivery of service and supplies to JCHA developments; and

WHEREAS, Millennium, has the necessary staff and expertise to provide long term maintenance, repair and modernization service for the JCHA’s developments; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF FIBER OPTIC LINKS FOR BOOKER T WASHINGTON, BERRY, HUDSON, MARION GARDENS AND CURRIES WOODS.

Page 2

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the contract awarded to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, for the furnishing and installation of Fiber optic links for Booker T Washington, Berry, Hudson, Marion Gardens and Curries Woods, in an amount of One Hundred and Fifty Two Thousand Five Hundred Dollars (\$152,500.00).

DATED: July 10, 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 July 10, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
 Executive Director

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	7-10 2019

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO QUALIFY AND PROCURE A DEVELOPMENT PARTNER(S) FOR REDEVELOPMENT OF HOLLAND GARDENS BASED ON THE RESULTS OF THE VISIONING PROCESS CONDUCTED WITH ITS RESIDENTS

WHEREAS, Holland Gardens is a public housing complex owned by the Jersey City Housing Authority (JCHA) comprised of five low-rise brick garden apartment buildings, consisting of 192 “family” designated units in the “Neighborhood District” of the Jersey Avenue Light Rail Redevelopment Plan within Ward E of the City of Jersey City and in close proximity to Route 139 and the Holland Tunnel; and

WHEREAS, the property was designed and built in the early 1940’s when the Holland Tunnel was less than twenty years old and traffic patterns and congestion had less impact on residents’ quality of life; and

WHEREAS, due to the property’s physical condition and aging mechanical systems, it has become increasingly difficult and costly to maintain, rendering it nearly obsolete. The buildings’ age and condition have resulted in decreased quality of life for residents of Holland Gardens; and

WHEREAS, pursuant to the requests of its residents and the Holland Gardens’ Resident Counsel to address short term and long term physical, mechanical and environmental deficiencies at Holland Gardens, the JCHA Executive Director and her Executive Staff implemented a comprehensive project plan which included immediately addressing necessary repairs and adopting a visioning process for the purpose of strategizing long term rehabilitation and redevelopment goals; and

WHEREAS, in accordance with its Architect and Engineering Services Contract the JCHA commissioned Kitchen & Associates (Kitchen), a multi-disciplinary design firm with significant experience working with public housing authorities especially in the discipline of community charrette process, to develop a visioning process that actively engaged Holland Gardens residents and incorporated their input; and

WHEREAS, a total of six visioning sessions were held at 6 p.m. at the Holland Gardens Community Center on the following dates:

- January 28, 2019Introduction and Overview
- February 19, 2019Development Parameters
- March 19, 2019Potential Approaches to Revitalization
- April 16, 2019Challenges and Opportunities
- May 21, 2019Neighborhood Context
- June 18th, 2019Redevelopment Scenarios; and

WHEREAS, the dates and times for the visioning sessions were communicated to the residents and the public in the following ways: 1) announced at the close of the previous session; 2) advertised on JCHA's website, social media, and on the Holland Gardens Visioning Process website; 3) fliers posted at Holland Gardens in advance of each meeting; and

WHEREAS, the objective of the six visioning sessions was to address resident needs in the context of neighborhood development trends and zoning policies and establishing scale and scope for the future redevelopment of Holland Gardens; and

WHEREAS, Kitchen compiled the data and developed a Visioning Plan, which is attached to the accompanying memorandum in support of this Resolution as Exhibit "A," based on resident input and in conformity with the City of Jersey City's Jersey Avenue Light Rail Redevelopment Plan Area to be used as a basis for the JCHA to procure a development partner(s) through an RFQ and RFP process; and


WHEREAS, no funds are needed to be awarded for this Resolution and therefore no Certificate of Funds is required.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to qualify and procure a development partner(s) for the redevelopment of Holland Gardens based on the results of the visioning process conducted with its residents.

Dated: July 10, 2019

COMMISSIONERS	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 July 10, 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 7-10-2019

RESOLUTION ADOPTING A REVISED POLICY PROHIBITING HARASSMENT IN THE WORKPLACE, A POLICY PROHIBITING VIOLENCE IN THE WORKPLACE, AND THE WHISTLEBLOWER POLICY AS AMENDMENTS TO THE JCHA'S PERSONNEL POLICIES

WHEREAS, the JCHA first adopted an Anti-Sexual Harassment Policy in 1992 in response to New Jersey State and Federal laws, rules and requirements; and,

WHEREAS, the attached Policy Prohibiting Harassment in the Workplace has been *revised*, and two additional policies: Policy Prohibiting Violence in the Workplace, and the CEPA, Whistleblower Policy, shall be incorporated in the JCHA's Personnel Policies in accordance with New Jersey State and Federal laws and other new provisions enacted since these policies were first adopted and/or enacted; and

WHEREAS, the attached draft policies have been revised or newly incorporated to clarify the roles and responsibilities of JCHA supervisors in responding to any possible violation of the attached policies, and,

WHEREAS, the attached policies reiterate the JCHA's commitment to consistently and rigorously prohibiting harassment of or by any JCHA employee or official, and in enforcing all of the provisions of the attached policies, including agency-wide training, prompt investigations of complaints, and appropriate disciplinary responses to policy violations.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approve a revised Policy Prohibiting Harassment in the Workplace, a Policy Prohibiting Violence in the Workplace, and the CEPA, Whistleblower Policy as amendments to the JCHA's Personnel Policies, which have been reviewed and revised by the JCHA Labor Counsel.

July 10, 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 July 10, 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	7-10-2019

RESOLUTION SELECTING GENESIS COMPANIES AND METROPOLITAN REAL ESTATE DEVELOPMENT, LLC AS DEVELOPER OF MONTGOMERY FAMILY PHASE II

WHEREAS, In accordance with the Jersey City Housing Authority's ("JCHA") Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals ("RFP") on February 7, 2019 and February 8, 2019 the Jersey City Journal for qualified developers to submit proposals to develop Montgomery Family Phase II at the former Montgomery Gardens Public Housing Apartment Complex; and

WHEREAS, in response to the RFP, the JCHA received six (6) proposals for award consideration as follows (alphabetically):

Community Investment Strategies, Inc.
Genesis Companies\MDC
L & M Development Partners, Inc.
Pennrose, LLC
The Alpert Group, LLC \Urbco Development of NJ, LLC
The Michaels Organization; and

WHEREAS, an RFP Review Committee was assembled from JCHA Executive Staff to review each respondent; and

WHEREAS, in addition to the RFP Review Committee, there was an advisory Working Group from JCHA technical staff which was assembled to review, analyze, comment, and report on the proposals and oral presentations to assist the RFP Review Committee in selecting a Developer; and

WHEREAS, all six proposals were deemed responsive and to have met the Threshold Requirements for Submission and were further evaluated by the RFP Review Committee in accordance with the RFP's clearly stated criteria; and

WHEREAS, as a result of fair and deliberate evaluation, Genesis/MDC was judged to have submitted the best qualified proposal, based on a broad range of qualifications demonstrating their ability to provide the full scope of services anticipated by this RFP; and

WHEREAS, no funds are needed to be awarded for this Resolution and therefore no Certificate of Funds is required.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to retain Genesis Companies/MDC as the developer of Montgomery Family Phase II.

Dated: July 10, 2019

COMMISSIONERS	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 July 10, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director Secretary

S E A L