

AGENDA ITEM#	1
BOARD MEETING DATE	REMOVED 5/6/2020

MOTION TO REMOVE

**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: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.

Vivian Brady-Phillips
 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	5/6/2020

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON APRIL 2020.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on April 1, 2020; 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 April 1, 2020 Board of Commissioners Meeting are approved.

DATED: May 6, 2020

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

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 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	5/6/2020

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF MAY 2020**


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 May 2020.

Dated: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	5-6-2020

RESOLUTION AUTHORIZING THE EXECUTION OF THREE MEMORANDUMS OF UNDERSTANDING FOR THE LIVE UNITED PROGRAM, THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development awarded the JCHA thirty Eight (38) Housing Choice (Section 8) Vouchers under FY '19 Continuum of Care Program (COC); and

WHEREAS, The COC Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the Program. The COC program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources in response to the needs of the hard-to-reach homeless population with disabilities, and

WHEREAS, JCHA staff will administer 38 COC Vouchers in accordance with HUD's rules and regulations for the COC Program as fully detailed in the memo herein attached;

RESOLUTION AUTHORIZING THE EXECUTION OF MEMORANDUMS OF UNDERSTANDING WITH THE UNITED WAY OF HUDSON COUNTY, YCS AND HOBOKEN SHELTER TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE SHELTER PLUS CARE PROGRAM

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into three (3) Memorandums of Understanding with the Hoboken Shelter and tow with Garden State Episcopal to provide housing and support services for the target population for a period of one year an option to 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 after consultation with Legal Counsel and as approved by Garden State Episcopal and the Hoboken Shelter.

Dated: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	5-6-2020

**RESOLUTION RATIFYING THE ADOPTION OF FY2020
INCOME LIMITS FOR ADMISSION TO THE JCHA
PUBLIC HOUSING AND HOUSING CHOICE VOUCHER
(SECTION 8) PROGRAMS**

WHEREAS, the Jersey City Housing Authority (JCHA) assists nearly 2,000 families, senior citizens and persons with disabilities under the Public Housing Program and over 4,500 families, senior citizens, and persons with disabilities under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has issued FY2020 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective April 16, 2020; and

WHEREAS, the income limits for FY 2020 have increased in comparison to the FY 2020 income limits for Public Housing and Housing Choice Voucher (Section 8) Programs; and

WHEREAS, within these Income Limits, the Quality Housing and Work Responsibility Act of 1998 mandates "Admission Targets," specifically for Public Housing, that at least 40% of new admissions must have incomes at or below 30% of area median income (\$29,600 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$78,900 for a family of four) and for the Housing Choice Voucher (Section 8) Program, at least 75% of new admissions must have incomes at or below 30% of the area median income (\$29,600 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$49,300 for a family of four).

**RESOLUTION RATIFYING THE ADOPTION OF
REVISED FY2020 INCOME LIMITS FOR ADMISSION
TO THE JCHA PUBLIC HOUSING AND HOUSING
CHOICE VOUCHER (SECTION 8) PROGRAMS**

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the adoption of FY2020 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:

FY 2020 Income Limits

Effective May 6, 2020

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	20,750	23,700	26,650	29,600	32,000	35,160	39,640	44,120
31%-50%	34,550	39,450	44,400	49,300	53,250	57,200	61,150	65,100
51%-80%	55,250	63,150	71,050	78,900	85,250	91,550	97,850	104,150

DATED: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

SEAL

AGENDA
 ITEM# 6
 BOARD
 MEETING
 DATE 5-6-2020

**RESOLUTION CONFIRMING AWARD OF
 A CONTRACT TO MURRAY CONTRACTING
 FOR EMERGENCY REPAIRS TO STEAM LINE
 AT MARION GARDENS AND HOLLAND
 GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency excavation work and repair steam line for buildings 6 and 9 at Marion Gardens and building 4 at Holland Gardens; and

WHEREAS, this work needed to be immediately addressed since residents were without heat and current contract is already out of funds due to the numerous leaks at Marion Gardens; and

WHEREAS, the health and safety of our residents require that these repairs be completed immediately and the need for these services could not have been reasonably foreseen; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Murray Contracting, 210 South Newman Street, Hackensack, New Jersey 07601 in the amount eighty thousand four hundred (\$80,400.00) dollars for emergency repair of steam line for buildings 6 and 9 at Marion Gardens.

DATED: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA
ITEM# 7
BOARD
MEETING
DATE 5-6-2020

**RESOLUTION CONFIRMING AWARD OF
A CONTRACT TO SUPERIOR WELDING
COMPANY FOR EMERGENCY REPLACEMENT
OF BOILER TUBES ON BOILER AT BERRY
GARDENS**

WHEREAS, the JCHA required a contractor to complete emergency replacement of boiler tubes on boiler #1 at 92 Danforth Avenue, Berry Gardens; and

WHEREAS, the work entails replacing one hundred and twenty-six boiler tubes, insulation on roof of boiler, repair broken studs on door frame and drum as well reinstall sides of boiler and hydrotest for efficiency; and

WHEREAS, this work was needed to be immediately addressed to have boiler #1 on standby in the event that the current boiler becomes non-functional causing our senior residents to be without heat and, current contract is out of funds and the JCHA is out to bid for these services; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Superior Welding Company, P.O. Box 96, Rahway, New Jersey 07065 in the amount sixty-nine thousand nine hundred and fifty (\$69,950.00) dollars for emergency replacement of boiler tubes in 92 Danforth Avenue at Berry Gardens.

DATED: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	5-6-2020

**RESOLUTION CONFIRMING AN AWARD OF A
CONTRACT TO ROYAL EMERGENCY DISASTER
RECOVERY INC FOR EMERGENCY SEWERAGE
CLEANING AT MARION GARDENS BUILDING #4.**

WHEREAS, the JCHA required a contractor to complete emergency sewerage cleaning in the basement and old boiler room of building #4 at Marion Gardens; and

WHEREAS, this work needed to be immediately addressed for the health and safety of our residents and the need for these services could not have been reasonably foreseen; and

WHEREAS, Royal Emergency Disaster Recovery Inc. has provided this type of remediation service in the past for the JCHA; and

WHEREAS, Royal Emergency Disaster Recovery Inc. has the necessary qualifications, expertise and staff to perform these required services

WHEREAS, the availability of funds has been established.

**RESOLUTION CONFIRMING AN AWARD OF A
 CONTRACT TO ROYAL EMERGENCY DISASTER RECOVERY
 INC FOR EMERGENCY SEWERAGE CLEANING AT MARION
 GARDENS BUILDING #4.**

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Royal Emergency Disaster Recovery Inc., 829 Magnolia Avenue, Elizabeth, New Jersey 07201 in the amount one hundred thirty-five thousand and zero cents (\$135,000.00) for emergency sewerage cleaning in building #4 at Marion Gardens.

DATED: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	5-6-2020

RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaSHR, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF THREE (3) YEARS, WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS

WHEREAS, it has been deemed necessary by the Jersey City Housing Authority “JCHA” to issue a Request for Proposal for a Human Resource Management “HRM” System and Payroll Services; and

WHEREAS, the intent is to implement a web-based single database integrated information system to manage both HRM and Payroll needs for the following reasons:

1. Efficient use of scarce resources through the reduction/elimination of duplicative processes; appropriate use of technology; process automation; access to data sets and reports.
2. Provide real time workflow processes including performance management, recruitment/onboarding, labor planning staff development, compensation management, time and attendance, FMLA/Discipline Administration benefits administration & auditing, payroll and tax, and position control capabilities
3. Reduce risk by having more secure and solid data management platform, improved internal controls, automated regulatory and compliance processes.
4. Flexibility to implement new requirements, fringe benefits offerings and any other changes to JCHA staff remuneration; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals and on (1/9/2020) seven (7) proposals were received from the following companies;

1. *Automated Data Processing “ADP”*
2. *CBIZ Human Capital*
3. *Ceridian*
4. *KRONOS*
5. *GovernmentJobs.com Inc. d/b/a NeoGov*
6. *Paychex*
7. *Paymaster*

RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS Saashr, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF THREE (3) YEARS, WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS,
Page 2

WHEREAS, the evaluation of proposals, consisted of a two (2) step process: first, evaluating written proposals and step 2 oral interviews and presentations that is more detailed in the attached memorandum; and

WHEREAS, KRONOS was rated the highest by the evaluation committee based on the scoring criteria listed in the Request for Proposal; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to KRONOS SaaShr, Inc., 3040 Route 22 West, Suite 200, Branchburg, NJ 08876 for a Human Resource Management “HRM” System and Payroll Services in an amount not to exceed one hundred fifty-nine thousand six hundred fifty-four dollars and eighty cents (\$159,654.80) for a period of three (3) years with an option for two (2) additional years.

DATED: May 6, 2020

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 May 6, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	5-6-2020

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

WHEREAS, the Jersey City Housing Authority (JCHA) in consultation with the City of Jersey City has developed a Redevelopment Plan ("Plan") for the former Montgomery Gardens Apartment complex ("Montgomery Gardens"); and

WHEREAS, the Plan involved redevelopment of Montgomery Gardens in four (4) phases as follows:

Phase 1:

The completed gut rehabilitation of Building #1, also known as 561 Montgomery Street, into the 68-unit senior high-rise now known as the Catherine Todd Senior Living Center;

Phase 2 (a.k.a. "Family Phase I"):

The demolition of Buildings #3, #5, and #6, formerly known as 565, 569 and 571 Montgomery Street, and the completed development of 126 mixed-income family units now known as Mill Creek Gardens;

Phase 3 (a.k.a. "Family Phase II"):

The anticipated demolition of Buildings #2 and #4, known as 563 and 567 Montgomery Street, and anticipated development of approximately 90 mixed-income family units;

Phase 4 (a.k.a. "Family Phase III"):

The anticipated development of approximately 40 market rate and mixed-income family units above street level commercial space and a raised parking deck, on a portion of undeveloped contiguous land that was transferred by long term ground lease to Michaels Development Company as part of Phase 2; and

WHEREAS, Buildings #2 and #4 consisting of a total of 152 units, are completely vacant and broom swept, but remain standing at Montgomery Gardens; and

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

Page 2 of 2

WHEREAS, on December 9, 2019 the Honorable Steven M. Fulop, Mayor of Jersey City wrote a letter to the JCHA expressing the City's continued support of the redevelopment of Montgomery Gardens; and

WHEREAS, a Request for Proposals for third party developers to partner with the JCHA to develop Phase 3 was advertised, and the development partnership of Genesis Properties and Metropolitan Real Estate Development, LLC was properly procured and selected; and

WHEREAS, the 152 vacancies in these two buildings significantly contributes to JCHA's vacancy rate which negatively impacts the JCHA's PHAS score; and

WHEREAS, if the JCHA receives approval from the U.S. Department of Housing and Urban Development (HUD) to demolish Buildings #2 and #4, and the JCHA demolishes those two buildings, its vacancy rate will be dramatically reduced; and

WHEREAS, Attachment "C" of the JCHA's Annual Plan includes notice of the demolition of Buildings #2 and #4 at Montgomery Gardens, and preliminary submission to HUD's Special Applications Center ("SAC") for Demolition Approval; and

WHEREAS, demolition approval is the initial step in fulfilling the JCHA's obligations to its Montgomery residents in accordance with the Uniform Relocation Act; and

WHEREAS, no Certificate of Funds is needed to approve application to SAC for demolition approval. However, a further Resolution with accompanying Certificate of Funds may be necessary in the future to enter into a contract to demolish Buildings #2 and #4.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the submission of a Demolition Application to HUD's SAC Office for demolition of Buildings #2 and #4, also known as 563 and 567 Montgomery Street respectively, subject to Legal Counsel Review and HUD approval.

Dated: May 6, 2020

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 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 May 6, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL