

AGENDA ITEM#	1
BOARD MEETING DATE	10-7-2020

**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,

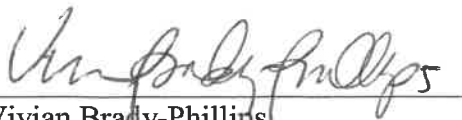
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	10-7-2020

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

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Meeting on September 2, 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 September 2, 2020 Board of Commissioners Meeting are approved.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.

  
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 Vivian Brady-Phillips  
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	10-7-2020

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE SEPTEMBER 2, 2020 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on September 2, 2020; 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 September 2, 2020 Board of Commissioners Meeting are approved.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	10-7-2020

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

**Dated: October 7, 2020**

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**

AGENDA ITEM#	<u>5</u>
BOARD MEETING DATE	<u>10-7-2020</u>

**RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR TWO (2) YEARS FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

**WHEREAS**, the JCHA has awarded a contract on March 5<sup>th</sup>, 2008 to Emphasys Computer Software (ECS) to install and maintain a comprehensive software solution for our public and housing choice voucher (Section 8) programs; and

**WHEREAS**, it is necessary and prudent for the JCHA to purchase updates and maintenance services for the proprietary software supplied with this solution; and

**WHEREAS**, the required software updated are only available from Emphasys Computer Software; and

**WHEREAS**, pursuant to the JCHA's Procurement Policy and New Jersey Local Public Contracts Law N.J.S.A. 40A 11-5 Exceptions which provides for executing contracts without public bidding for the purchase of goods and services for the support or maintenance of proprietary computer hardware and software; and

**WHEREAS**, the JCHA recommends entering into a Software maintenance Agreement for a period of two (2) years, reserving the right to exercise the JCHA's option with mutual consent of both parties for two (2) consecutive one (1) year periods, in accordance with the attached Software Maintenance Agreement; and

**RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS  
COMPUTER SOFTWARE, FOR TWO (2) YEARS FOR MAINTENANCE OF PRO-  
PRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUB-  
LIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

Page 2

**WHEREAS**, availability of funds has been established;

**NOW THEREFORE BE IT RESOLVED**, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Emphasys Computer Software, Petoskey, MI in an amount not to exceed \$128,903.13 for the period 11/1/2020 to 10/30/2021 and \$140,802.73 for the period 11/1/2021 to 10/30/2022 to provide software upgrades and maintenance services for the operation of a comprehensive software solution for the Public Housing and Housing Choice Voucher (Section 8) Programs.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.



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

**S E A L**

AGENDA ITEM#	6
BOARD MEETING DATE	10-7-2020

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GARDEN STATE ENVIRONMENTAL FOR RIGHT TO KNOW & PEOSH COMPLIANCE AND TRAINING, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, in accordance with the requirements of the New Jersey Department of Health (DOH) PEOSH/HCS laws the Jersey City Housing Authority "JCHA" deemed it necessary to seek the services of a consulting firm to provide these services; and

**WHEREAS**, PEOSH/HCS laws require the firm to perform inspections at each JCHA location and update each list of all chemicals and hazardous substances storage at each location, provide labels and a master chemical list with MSDS sheets, prepare and complete the annual survey and provide refresher and initial training for appropriate JCHA staff; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on July 23, 2020 three (3) bid packages were received for award consideration as follows:

- Garden State Environmental, Glen Rock, New Jersey
- Rullo & Juillet Associates, Inc., Cedar Grove, New Jersey
- PARS Environmental, Inc., Robbinsville, New Jersey; and

**WHEREAS**, Garden State Environmental, was the lowest responsible bidder with a not to exceed amount of \$15,250.00 for Years 1 & 2 (bid memo and recap attached); and

**WHEREAS**, since 1985 Garden State Environmental has worked satisfactorily for a variety of clients including Boards of Education, County's etc.; and

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GARDEN STATED ENVIRONMENTAL FOR RIGHT TO KNOW & PEOSH COMPLIANCE AND TRAINING, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**  
**Page 2**

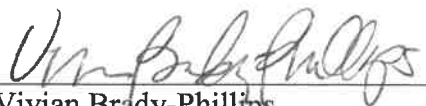
**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract for Right to Know & PEOSH Compliance and Training to Garden State Environmental, Inc. 555 Broad Street. Suite K, Glen Rock, New Jersey 07452 in an amount not to exceed Fifteen thousand Two hundred fifty dollars (\$15,250.00) for a period of two (2) years beginning October 3, 2020 thru October 2, 2022, with an option for an additional two (2) years (\$15,250.00).

**DATED: October 7, 2020**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
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 October 7, 2020 in the presence of a legally binding quorum.

  
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 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	10-7-2020

**RESOLUTION CONFIRMING THE REVISED FLAT RENT SCHEDULE FOR JCHA PUBLIC HOUSING DEVELOPMENTS PURSUANT TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS**

WHEREAS, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations under 24 CFR 960.253, the JCHA must establish flat rents at no less than 80% of the applicable Fair Market Rent (FMR) as under 24 CFR part 888, subpart A; and

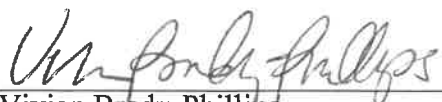
WHEREAS, the FMR is updated annually and the final FY2021 FMR calculations were published by HUD on September 1, 2020 representing an increase over 2021 and the JCHA must revise the current flat rent schedule accordingly (attached); and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the revised flat rent schedule for JCHA public housing developments pursuant to U.S. Department of Housing and Urban Development (HUD) regulations and subject to General Counsel opinion.

DATED: OCTOBER 7, 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 October 7, 2020 in the presence of a legally binding quorum.

  
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 Vivian Brady-Phillips  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	10-7-2020

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO REED & PERRINE SALES, INC. FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS**

**WHEREAS**, the JCHA public bid for furnishing and delivery of Ice Melting Materials (calcium chloride pellets and rock salt), for all JCHA Developments; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly bid for the furnishing and delivery of calcium chloride and rock salt on an "as needed" basis for a period of six (6) months and on September 10, 2020, the JCHA received a total of four (4) bid packages or award consideration as follows:

- Reed & Perrine Sales, Tennent, New Jersey 07763
- Levitt's LLC, Pine Brook, New Jersey 07058
- East Coast Salt Distribution, Jackson, New Jersey 08527
- Dart Seasonal Products, Cedarhurst, NY 11516

**WHEREAS**, Reed & Perrine Sales submitted the lowest responsible bid in the amount of Twenty-Six Thousand Two Hundred and Fifty-Four Dollars (\$26,254.00); and

**WHEREAS**, Reed & Perrine Sales has performed satisfactorily for the JCHA in the past and availability of funds has been established.

Resolution Re: AUTHORIZING AWARD OF A CONTRACT TO REED & PERRINE SALES, INC. FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN "AS-NEEDED" BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS


-Page 2-

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the award of a contract to Reed & Perrine Sales, P.O. Box 100 Tennant, New Jersey in the amount of Twenty-Six Thousand Two Hundred and Fifty-Four Dollars (\$26,254.00) for furnishing and delivery of Ice Melting Materials on an "as needed basis", for all JCHA Developments, for a period of six (6) months as outlined in the specifications.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 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	10-7-2020

**RESOLUTION APPROVING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS CLUBS OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.**

**WHEREAS**, the mission of the JCHA is to develop and manage housing of choice of the highest standards, which is safe, affordable, sustainable and accessible, and to partner to foster resident responsibility and self-sufficiency through effective programming and partnerships; and

**WHEREAS**, the JCHA is committed to providing quality programming and resident services for the purpose of fostering self-sufficiency among residents and positive community engagement; and

**WHEREAS**, almost 500 youth ages six to fourteen reside in JCHA's five family public housing developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; and

**WHEREAS**, a growing body of evidence shows that an integrated focus on academics, enrichment activities, expanded learning opportunities, and positive youth development are critical to improving student success; and

**WHEREAS**, contracts (#101258 and # 101259 respectively) were awarded on October 4<sup>th</sup>, 2018, to Boys and Girls Clubs of Hudson County to serve Marion Gardens, Curries Woods, and Booker T Washington and to Jersey Art Exchange to serve Hudson Gardens and Holland Gardens for a period of one (1) year in amounts not to exceed \$79,028.40 and \$56,215.00 respectively for the period 11/1/2018 to 6/30/2019; and

**WHEREAS**, the New Jersey Local Public Contract Law N.J.S.A 40A allows the contract specifications to include a term option clause for a period of five (5) years in one (1) year increments; and

**WHEREAS**, the JCHA and Boys and Girls Club mutually agreed to exercise the term option clause for a second (2<sup>nd</sup>) year in September 2019 and now mutually agree to

**RESOLUTION APPROVING EXECUTION OF THE TERM OPTION CLAUSE TO BOYS AND GIRLS CLUBS OF HUDSON COUNTY FOR COMPREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE (1) YEAR.**

Page 2

exercise the term option clause for a third (3<sup>rd</sup>) year in order to continue to provide comprehensive afterschool programming for youth at JCHA’s family developments; and

**WHEREAS**, since Jersey Art Exchange is no longer able to provide these service, the Boys and Girls Club will become the sole provider of comprehensive afterschool programming for youth at JCHA’s family developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; and

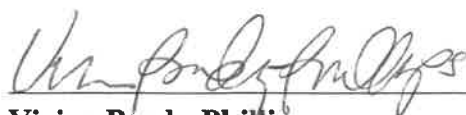
**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners confirms that the JCHA may exercise the one (1) year option in the existing contracts to Boys and Girls Clubs of Hudson County at a rate of \$123,153.24 to serve Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens under the same terms and conditions that includes a contingency of five (5) percent to cover program growth or related services beginning October 2020 and ending June 2021.

**DATED: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7th, 2020 in the presence of a legally binding quorum.



**Vivian Brady-Phillips**  
Executive Director

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	10-7-2020

**RESOLUTION CONFIRMING THE EXECUTION OF A LEASE BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND BOYS AND GIRLS CLUBS OF HUDSON COUNTY TO UTILIZE SPACE AT THE CURRIES WOODS CRC TO PROVIDE CHILDCARE TO CHILDREN OF ESSENTIAL WORKERS**

**WHEREAS**, the Boys and Girls Clubs of Hudson County (B&GCHC) is seeking a licensed facility at which to provide childcare and remote learning support services to children of essential workers on a month to month basis for a rate of \$1,500 per month; and

**WHEREAS**, the B&GCHC has facilitated the licensure of the Curries Woods Community Revitalization Center (CRC) for operating childcare programs as part of their relationship with JCHA as a vendor of afterschool programming; and

**WHEREAS**, in light of the COVID-19 pandemic, Jersey City public schools are not offering in-person learning opportunities, leaving working parents to navigate remote learning with their children at home while also maintaining their employment; and

**WHEREAS**, the B&GCHC will serve up to forty-five (45) children in grades kindergarten through eight (8), providing services from 8am until 2:45pm on weekdays, following all State and CDC guidelines and requirements related to preventing and reducing the spread and risk of COVID-19; and

**WHEREAS**, the B&GCHC will offer up to ten (10) spots, free of charge, to children who live at JCHA developments or who lease with Housing Choice Vouchers from JCHA, with priority given to residents of Curries Woods, and will also give priority to qualified JCHA residents who apply for assistant instructor positions; and

**WHEREAS**, for low income families throughout Jersey City, finding quality child care and enrichment programs (essential for both the development of children and for caregivers to maintain employment) can be a challenge—especially during the current pandemic; and

**WHEREAS**, for decades, B&GCHC has been offering high quality services to Hudson County families including Jersey City Housing Authority (JCHA) residents;

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the execution of a lease between the Jersey City Housing Authority and the Boys and Girls Clubs of Hudson County, 225 Morris Blvd, Jersey City, NJ 07302 to utilize the CRC as described above for a fee of \$1,500 a month, on a month to month basis, for up to a year with an option to renew this agreement on an annual basis.

**RESOLUTION CONFIRMING THE EXECUTION OF A LEASE BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND BOYS AND GIRLS CLUBS OF HUDSON COUNTY TO UTILIZE SPACE AT THE CURRIES WOODS CRC TO PROVIDE CHILDCARE TO CHILDREN OF ESSENTIAL WORKERS**

Page 2 of 2

**Dated: October 7, 2020**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 October 7, 2020 in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

SEAL