

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
DECEMBER 18, 2024**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 18, 2024, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

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 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON NOVEMBER 6, 2024.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON NOVEMBER 6, 2024.
- 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 2024.
- ITEM #5:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH ONLINE RENTAL EXCHANGE 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 #6:** RESOLUTION AUTHORIZING THE EXERCISE OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES FOR A SECOND YEAR.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO PALMA GROUP NYC, INC. AND SUPERIOR WELDING CO. FOR WELDING SERVICES "AS NEEDED" FOR ALL JERSEY CITY HOUSING AUTHORITY "JCHA" DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION APPOINTING FUND COMMISSIONER IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #9:** RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2022.
- ITEM #10:** RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024.

- ITEM #11: RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PAYMENTS WITH BCB BANK.
- ITEM #12: RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HOPWA (CITY OF JC) PAYMENTS.
- ITEM #13: RESOLUTION AUTHORIZNG APPROVAL OF THE JCHA'S 2025 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #14: RESOLUTION AUTHORIZNG THE EXECUTION OF A SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #15: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.
- ITEM #16: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.
- ITEM #17: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR END MARCH 31, 2023.
- ITEM #18: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO CONTRACT WITH EB EMPLOYEE SOLUTIONS, LLC, DBA AS THE DIFFERENCE CARD TO PROVIDE HEALTH REIMBURSEMENT ACCOUNT "HRA" SERVICES.
- ITEM #19: CONFIRMING RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS WITH UPDATED TERMS IN FURTHERANCE OF THE RESYNDICATION OF LAFAYETTE VILLAGE.
- ITEM #20: RESOLUTION AUTHORIZING A CONTRACT AWARD TO EITHER BROWN & BROWN METRO OR CORPORATE EMPLOYEE BENEFITS FOR DENTAL BENEFITS COVERAGE FOR ELIGIBLE LIUNA UNION MEMBERS, HOUSING AUTHORITY SUPERVISOR'S UNION AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A PERIOD OF TWO (2) YEARS.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, JANUARY 8, 2025
2. PROPERTY PERFORMANCE REPORT FOR NOVEMBER 2024
3. RECE MEMO: UPDATES/ACTIVITIES