

AGENDA  
 ITEM# 1  
 BOARD  
 MEETING  
 DATE 7-10-2024

**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,

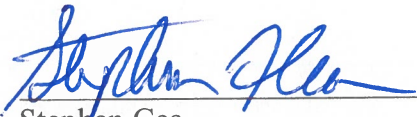
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince	✓		✓			
J. Dublin		✓	✓			

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, 2024, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary



AGENDA ITEM#	2
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON JUNE 5, 2024**

**WHEREAS**, the Board of Commissioners held the Board of Commissioners Regular Meeting on June 5, 2024; and,

**WHEREAS**, the minutes of the Regular Meeting must be presented to the Board of Commissioners for approval; and

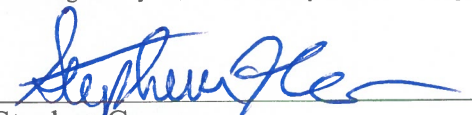
**WHEREAS**, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached regular minutes of the June 5, 2024, Board of Commissioners Meeting are approved.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓ ✓	
A. Herbold			✓		✓	
J. Moore						
Vacant						
J. Dublin	✓		✓			
S. Prince		✓	✓			

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, 2024, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE SPECIAL BOARD OF  
COMMISSIONERS MEETING HELD ON JUNE 24, 2024**

**WHEREAS**, the Board of Commissioners held a Special Board of Commissioners Meeting on June 24, 2024; and,

**WHEREAS**, the minutes of the Special Meeting must be presented to the Board of Commissioners for approval; and

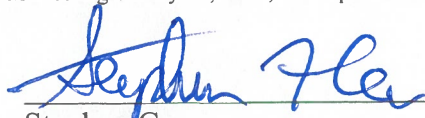
**WHEREAS**, the minutes of the Board of Commissioners Special Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the June 24, 2024, Board of Commissioners Meeting are approved.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
J. Moore		✓	✓			
Vacant						
J. Dublin	✓		✓			
S. Prince			✓			

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, 2024, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	7-10-2024

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF JULY 2024**

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 2024.

**Dated: July 10, 2024**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
J. Moore			✓			
Vacant			✓			
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE EXECUTION  
OF THE TERM OPTION CLAUSE TO F.W. WEBB  
COMPANY FOR THE FURNISHING AND DELIVERY  
OF TUB WALLS AND WINDOW KITS "AS NEEDED"  
FOR ALL JCHA OWNED DEVELOPMENTS FOR A  
PERIOD OF TWO (2) YEARS**

**WHEREAS**, the JCHA public bid for the furnishing and delivery of tub walls and window kits at all JCHA owned developments was on April 14, 2022, for a period of two (2) years with an option for an additional two (2) years; and

**WHEREAS**, a contract (101570/15876-11602) was awarded on June 1, 2022 to F.W. Webb for the furnishing and delivery of tub wall kits for all JCHA Developments not to exceed one hundred thirty thousand five hundred dollars and fifty cents (\$130,500.50) for a period of two (2) years ending June 1, 2024; and

**WHEREAS**, a term option clause is included in the specification term as required by Local Public Contract Law (attached pg. TR-2) and;

**WHEREAS**, in order to continue to provide uninterrupted products to all JCHA owned developments, the JCHA wishes to exercise the term option clause for the third and fourth year, under the same terms and conditions for a total not to exceed one hundred eighty-three thousand two hundred ninety dollars (\$183,290.00) for the two (2) year period; and

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

**RE: RESOLUTION AUTHORIZING THE EXECUTION OF THE TERM  
 OPTION CLAUSE TO F.W. WEBB COMPANY, FOR THE FURNISHING AND  
 DELIVERY OF TUB WALLS AND WINDOW KITS "AS NEEDED"  
 FOR ALL JCHA OWNED DEVELOPMENTS FOR A  
 PERIOD OF TWO (2) YEARS**

**Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to F.W. Webb Company 180 Centennial Avenue, Piscataway, NJ 08854 in the amount not to exceed one hundred eighty-three thousand two hundred ninety dollars (\$183,290.00) for the furnishing and delivery of tub walls and window kits "as needed" for all JCHA owned developments.

**DATED: JULY 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant			✓			
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

I hereby certify that the herein-above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of July 10, 2024, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

193 SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING AWARD OF A  
CONTRACT TO US ELECTRICAL *D/B/A* YALE ELECTRIC  
SUPPLY FOR THE FURNISHING AND DELIVERY OF  
ELECTRICAL SUPPLIES FOR ALL JCHA DEVELOPMENTS  
“MONTHLY” FOR A PERIOD OF ONE (1) YEAR WITH AN  
OPTION FOR AN ADDITIONAL ONE (1) YEAR**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of electrical supplies to all JCHA sites; 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 services and on June 5, 2024, the JCHA received four (4) bid packages or award consideration as follows:

- US Electrical *d/b/a* Yale Electric Supply, Trenton, New Jersey
- City Electric Supply, LLC, Jersey City, New Jersey
- Turtle & Hughes, Clark, NJ
- Wesco Distribution, Happauge, NY

**WHEREAS**, US Electrical *d/b/a* Yale Electric Supply submitted the lowest responsible bid in the amount of sixty six thousand two hundred twelve dollars and seventy cents (\$66,212.70); and

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

**RE: RESOLUTION AUTHORIZING AWARD  
 OF A CONTRACT TO US ELECTRIC D/B/A  
 YALE ELECTRIC SUPPLY  
 FOR THE FURNISHING AND DELIVERY OF  
 ELECTRICAL SUPPLIES FOR ALL JCHA  
 DEVELOPMENTS “MONTHLY “FOR A PERIOD  
 OF ONE (1) YEAR WITH AN OPTION FOR AN  
 ADDITIONAL ONE (1) YEAR  
 Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to US Electrical d/b/a Yale Electric Supply, 5 Second Street, Trenton, NJ 08611 in an amount not to exceed sixty-six thousand two hundred sixty-five dollars and twenty-five cents (\$66,212.70) for the furnishing and delivery of electrical supplies to all JCHA developments “monthly” for a period of one (1) year with an option for an additional one (1) year.

**DATED: JULY 10, 2024**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson			✓			
H. Fuentes					✓ ✓	
A. Herbold			✓			
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of July 10, 2024, in the presence of a legally binding quorum.

Stephen Cea  
 Executive Director/Secretary

**SEAL**

1938



AGENDA ITEM#	7
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING AN INCREASE TO CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORP. FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES ON AN "AS NEEDED" BASIS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) owns, operates, manages and administers a wide array of assisted housing, and related programs for lower income families and senior citizens within the Jersey City jurisdiction; and

**WHEREAS**, the JCHA properly procured and awarded contracts for architectural and engineering services at the October 4, 2023 Board of Commissioners meeting; and

**WHEREAS**, the JCHA will require an increase in the contract maximum of one of the current contracts for architectural and engineering services to forward on-going capital improvements and redevelopment programs; and

**WHEREAS**, change orders for professional services such as architectural and engineering services are not subject to the 20% limitation of *N.J.A.C. 5:30-11.3(a)(9)* or *CFR 24 85.36*;  
and

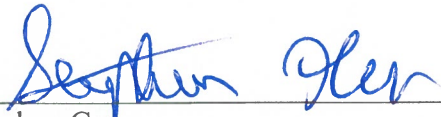
**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes an increase in contract maximum for architectural and engineering services to contract #101724 LS Engineering Associates Corp., whose contract is increased by \$10,000.00 to a new maximum of \$60,000.00

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
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Stephen Ceja  
Executive Director/Secretary

193 SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO P. CIPOLLINI, INC. FOR ROOF REPLACEMENT AT 3 NEW HECKMAN DRIVE**

**WHEREAS**, the Jersey City Housing Authority (“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**, the roof at Curries Woods 3 New Heckman Drive requires replacement to prevent damage to the structural integrity of the roofing system and the current system has exceeded its useful life; and

**WHEREAS**, water damage from the roof would lead to a health and safety issue for the residents; and

**WHEREAS**, the JCHA deemed it necessary to replace the roof at 3 New Heckman Drive and publicly bid same; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, on May 8, 2024, the JCHA properly bid for contractors to perform work associated with Roof Replacement at 3 New Heckman Drive and received three (3) bid packages for award consideration as follows (in increasing order of contract amount – bid recapitulation attached):

- P. Cipollini, Inc., Dover, New Jersey
- VMG Group, Roselle, New Jersey
- Northeast Roof Maintenance, Inc., Perth Amboy, New Jersey

**WHEREAS**, P. Cipollini, Inc. submitted the lowest qualified total base bid in the amount of three hundred nine thousand dollars (\$309,000.00); and

**WHEREAS**, after a thorough reference check, the JCHA is satisfied that P. Cipollini, Inc. has the necessary qualifications to satisfactorily perform the scope of work defined in the contract; and

**RESOLUTION AUTHORIZING THE AWARD OF  
A CONTRACT TO P. CIPOLLINI, INC. FOR  
ROOF REPLACEMENT AT 3 NEW HECKMAN  
DRIVE  
Page 2**

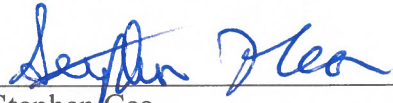
**WHEREAS**, the availability of funds has been established (see attached).

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to P. Cipollini, Inc., 171 East Blackwell Street, Dover, New Jersey 07801 in the amount of three hundred nine thousand dollars (\$309,000.00) plus a 10% contingency of thirty thousand nine hundred dollars (\$30,900.00) for a total amount of three hundred thirty nine thousand nine hundred dollars (\$339,900.00) for the Roof Replacement at 3 New Heckman Drive.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary



AGENDA  
ITEM# 9  
BOARD  
MEETING  
DATE 7-10-2024

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR EMERGENCY REPAIR OF SANITARY SEWER LINE AND HOUSE TRAPS AT THOMAS J. STEWART APTS.**

**WHEREAS**, the JCHA required a contractor to complete emergency repairs to sanitary sewer line and house traps at senior development Thomas J. Stewart Apts.; and

**WHEREAS**, this work needed to be immediately addressed since the house traps are rotted and waste water is flowing into the basement causing unsanitary conditions; and

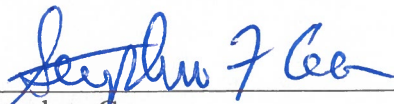
**WHEREAS**, William J. Guarini Inc has worked for the JCHA in the past and the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the execution of a contract to William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of thirty-three thousand five hundred three dollars (\$33,500.00) for emergency repair of sanitary sewer line and house traps at Thomas J. Stewart Apts.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓			
Vacant			✓			
S. Prince	✓	✓	✓			
J. Dublin			✓			

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, 2024, in the presence of a legally binding quorum.

  
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Stephen Cea  
Executive Director/Secretary



**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO WILLIAM J. GUARINI INC FOR  
PREVENTATIVE MAINTENANCE OF LAARS HOT  
WATER HEATERS AT BOOKER T. WASHINGTON  
APTS.**

**WHEREAS**, the JCHA needs a company to perform preventative maintenance for Laars hot water heaters at Booker T. Washington Apts.; and

**WHEREAS**, Laars boilers were installed years ago and need preventative maintenance due to numerous malfunctions which is causing residents to constantly be without hot water; and

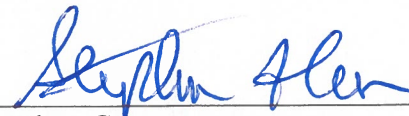
**WHEREAS**, William J. Guarini Inc has worked for the JCHA in the past and the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the execution of a contract to William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of twenty-nine thousand fifty-one dollars and fifty-two cents (\$29,051.52) for preventative maintenance of Laars hot water heaters at Booker T. Washington Apts.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary



AGENDA ITEM #	11
BOARD MEETING DATE	7-10-2024

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR EMERGENCY PLUMBING SUPPLIES FOR ALL JCHA DEVELOPMENTS**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance, and management of eight (8) Public Housing, two (2) Affordable Housing Developments throughout the City of Jersey City, as well as the recently acquired Webb Apartments building; and

**WHEREAS**, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs, and upgrades to maintain its utilities to provide JCHA residents with plumbing and heating services; and

**WHEREAS**, the inability to provide important services like plumbing and heat to our residents would constitute an emergency; and

**WHEREAS**, Ideal Supply Company has ample supply in stock to provide the materials needed; 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 Ideal Supply Company in the amount twenty-five thousand (\$25,000.00) dollars for emergency plumbing and heating supplies for all JCHA developments.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024 in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING AMENDING THE DATE OF SERVICES OF AN EMERGENCY SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES COUNSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM**

**WHEREAS**, the Housing Authority of The City of Jersey City y (“JCHA”) administers a Housing Choice Voucher (“Section 8”) Program a Program of 5000 vouchers; and

**WHEREAS**, given limited staff and time constraints, the JCHA is seeking Housing Authority Services to perform Housing Choice Voucher Program Services; and

**WHEREAS**, Housing Services staff have experience in conducting Housing Choice Voucher Program Recertifications and Interim Recertifications, the JCHA is attempting to minimize the negative impact on staffing levels while maintaining compliance as mandated by HUD and

**WHEREAS**, a contract was awarded to Housing Services at the January 2024 meeting for the period of February - July 2024, and

**WHEREAS**, it is necessary to revise the contract period to reflect a start date of April – August 2024.



**NOW THEREFORE BE IT RESOLVED** that the Jersey City Housing Authority Board of Commissioners hereby confirms AMENDING the contract dates of the emergency Service Agreement with the Housing Services Consulting Group to conduct Housing Choice Voucher Program Services for a period of six months, specifically (April 1, 2024- October 31, 2024) with an option to renew for a second six month period, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with General Counsel and as approved by the Housing Authority of Bergen County's Board of Commissioners.

**Dated: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
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Stephen Cea  
Executive Director/Secretary



**RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT, AND  
CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE  
AGREEMENT AND OTHER AGREEMENTS IN FURTHERANCE OF THE  
RESYNDICATION OF LAFAYETTE VILLAGE**

**WHEREAS**, on May 26, 1997, the Jersey City Housing Authority ("**JCHA**") selected McCormack Baron & Associates, Inc. ("**MBS**") for the development of Lafayette Village; and

**WHEREAS**, pursuant to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract dated September 7, 2000 (the "**Mixed-Finance ACC Amendment**"), the United States Department of Housing and Urban Development ("**HUD**") authorized JCHA to develop Lafayette Village as a mixed-finance project; and

**WHEREAS**, Lafayette Village, contains 124 units, including 101 that are intended for low-income residents, 77 public housing, and 24 60% LIHTC units, across 32 buildings, and is currently owned by Lafayette Community Limited Partnership, a New Jersey limited partnership, the exiting ground lessee (the "**Exiting Owner**"); and

**WHEREAS**, the initial compliance period expired on December 31, 2017, and the extended use period began on January 1, 2018; and

**WHEREAS**, pursuant to the Development Agreement between JCHA and MBS, JCHA needed to consider whether to recapture the property or re-partner with McCormack Baron to re-syndicate Lafayette Village; and

**WHEREAS**, on November 3, 2021, the Jersey City Housing Authority Board of Commissioners ("**JCHA Board**") authorized the JCHA to enter into a Memorandum of Understanding ("**MOU**") with MBS for the re-syndication of Lafayette Village and conversion to Rental Assistance Demonstration ("**RAD**") subsidy; and

**WHEREAS**, pursuant provisions II(3), II(4) and 11(5) of the MOU, MBS created a new single purpose limited partnership known as Preserve Lafayette Limited Partnership ("**Partnership**") to apply for new Low Income Tax Credits ("**LIHTC**") from the New Jersey Housing and Mortgage Finance Agency ("**NJHMFA**"); and

**WHEREAS**, on October 19, 2022, HUD issued a Commitment to Enter into a Housing Assistance Payments ("**CHAP**") authorizing the conversion of Lafayette Village to RAD. The CHAP was most recently amended on April 5, 2024; and

RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT, AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS IN FURTHERANCE OF THE RESYNDICATION AND RAD SUBSIDY OF LAFAYETTE VILLAGE AND AUTHORIZING A TERMINATION OF GROUND LEASE AGREEMENT AND MIXED FINANCE REGULATORY DOCUMENTS.

**WHEREAS**, after implementation of the re-syndication, conversion to RAD Subsidy (including the recording of a RAD Use Agreement, as defined below), and rehabilitation of Lafayette Village, the project will maintain the one hundred twenty-four (124) residential dwelling units and related amenities, of which sixteen (16) units will be operated in accordance with the RAD program, sixty-one (61) units will be operated as Section 18 Project-Based Voucher (“**PBV**”) units, twenty-two (22) units will be PBV units, sixteen (16) units will be 60% LIHTC units, and nine (9) units will be market rate units (the “**Project**”), and will be owned by the Partnership; and

**WHEREAS**, in connection with the conversion to RAD subsidy, the JCHA, Exiting Owner, and HUD, as applicable are terminating the former Ground Lease Agreement, and Memorandum of Ground Lease, the Mixed-Finance Amendment, the Amended and Restated Non-Disturbance Attornment Agreement, and Regulatory and Operating Agreement for Lafayette Village; and

**WHEREAS**, JCHA is entering into a Ground Lease Agreement and Memorandum of Ground Lease with the Partnership for a period of sixty (60) years; and

**WHEREAS**, upon execution of the Second Amended and Restated Agreement of Limited Partnership for the Partnership at construction loan closing for the Project, the Partnership will be comprised as follows: Preserve Lafayette MBS GP, Inc., a Missouri corporation (the “**General Partner**”) as the Partnership’s general partner, RBC-Lafayette Village, LLC, a Delaware limited liability company (the “**Limited Partner**”), as the Partnership’s limited partnership, RBC Community Investments Manager II, Inc., a Delaware corporation (the “**Special Limited Partner**”), as the Partnership’s special limited partner, and Lafayette Village Preservation Society LLC, a New Jersey limited liability company, an affiliate of JCHA (the “**Class B Limited Partner**”), as the Partnership’s Class B limited partner; and

**WHEREAS**, the Partnership has obtained funding necessary to finance the Project, including but not limited to: approximately \$15,602,000 in variable rate construction financing and \$15,515,000 in fixed rate construction-permanent financing to be provided through a loan by the NJHMFA, as government lender, and assigned to Citibank, N.A., as funding lender; approximately \$12,060,649 in seller loan financing from the Exiting Owner; a loan from JCHA in assigned HOPE VI funds from Existing Owner to the Partnership; approximately \$163,000 from JCHA, which was previously provided to the Exiting Owner, but is being memorialized through a new JCHA loan to the Partnership; an loan from New Jersey Department of Community Affairs (“**NJDCA**”) in assigned funds from the Existing Owner to the Partnership; equity investment from four percent (4%) low-income housing tax credit (“**LIHTC**”) from the Limited Partner; and

RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT, AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS IN FURTHERANCE OF THE RESYNDICATION AND RAD SUBSIDY OF LAFAYETTE VILLAGE AND AUTHORIZING A TERMINATION OF GROUND LEASE AGREEMENT AND MIXED FINANCE REGULATORY DOCUMENTS,

**WHEREAS**, on June 24, 2024, the JCHA Board entered into a resolution authorizing a Significant Amendment to the Jersey City Housing Authority 2024 Annual Agency Plan contemplating the RAD / Section 18 blend conversion described in the preceding resolutions above; and

**WHEREAS**, the preceding resolutions above have been or will be consummated pursuant to such contracts, documents, agreements, resolutions, agreements, certificates and other forms reviewed and approved by legal counsel (the "**Transaction Documents**").

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners that:

A. Stephen F. Cea as the Executive Director of JCHA and as Managing Member of the Class B Limited Partner (the "**Designated Officer**") is hereby authorized and directed, for and on behalf of and in the name of the JCHA and Class B Limited Partner, respectively, to execute and attest the Transaction Documents and any other documents, agreements and certificates necessary to accomplish the transaction contemplated by this resolution, with such changes to the Project transaction terms they deem necessary and advisable and as approved with the advice of legal counsel, such approval to be conclusively evidenced by the execution and delivery thereof; and

B. A JCHA loan to the Partnership of approximately \$163,000, which was previously provided to the Exiting Owner but is being memorialized through a new JCHA loan to the Partnership, subject to changes to the terms as the Designated officer deems necessary and advisable and as approved with the advice of legal counsel, is hereby authorized and approved; and

C. Assignment of the HOPE VI loan from the Existing Owner to the Partnership, subject to changes to the terms as the Designated Officer deems necessary and advisable and as approved with the advice of legal counsel, is hereby authorized and approved; and

D. The termination of by JCHA of the former Ground Lease Agreement, and Memorandum of Ground Lease, the Mixed-Finance Amendment, the Amended and Restated Non-Disturbance Attornment Agreement, and Regulatory and Operating Agreement for Lafayette Village, in connection with the conversion to RAD Subsidy is hereby authorized and approved; and

E. The JCHA entering into and recording a Ground Lease Agreement and Memorandum of Ground Lease with the Partnership for a period of sixty-60 years is hereby authorized and approved; and

RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT, AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS IN FURTHERANCE OF THE RESYNDICATION AND RAD SUBSIDY OF LAFAYETTE VILLAGE AND AUTHORIZING A TERMINATION OF GROUND LEASE AGREEMENT AND MIXED FINANCE REGULATORY DOCUMENTS,

F. The JCHA, the Partnership, and HUD entering into and recording a Rental Assistance Demonstration Use Agreement (“**RAD Use Agreement**”) is hereby authorized and approved; and

G. An initial 20-year Section 18 PBV Agreement to Enter into Housing Assistance Payments (“**AHAP**”) contract for sixty-one (61) PBVs, subject to the future availability of appropriated funds, HUD regulations, the requirements of the JCHA Section 8 Administrative Plan and the Partnership's continued compliance with the HAP contract with an extension of up to 20 years as permitted under HUD regulations concerning PBVs is hereby authorized and approved; and

H. An initial 20-year Section 18 PBV Housing Assistance Payments (“**HAP**”) contract for twenty-two (22) PBVs, subject to the future availability of appropriated funds, HUD regulations, the requirements of the JCHA Section 8 Administrative Plan and the Partnership's continued compliance with the HAP contract with an extension of up to 20 years as permitted under HUD regulations concerning PBVs is hereby authorized and approved; and

I. An initial 20-year RAD PBV HAP contract for the sixteen (16) RAD PBV units as permitted under HUD's RAD Notice, with an automatic 20-year extension as permitted under HUD's RAD Notice and the HUD regulations concerning PBVs is hereby authorized and approved; and

J. The JCHA's implementation of all repositioning strategies (RAD, conversion, demolition, disposition) or any combination thereof per JCHA's 2024 Annual Agency Plan, as amended by the Significant Amendment to the JCHA's 2024 Annual Agency Plan, is hereby authorized and approved; and

**BE IT FURTHER RESOLVED** that the "Designated Officer" of JCHA and the Class B Limited Partner respectively referred to above is as follows:

<b>Name</b>	<b>Title</b>
Stephen F. Cea	Executive Director of the Housing Authority of the City of Jersey City
Stephen F. Cea	Managing Member of Lafayette Village Preservation Society LLC

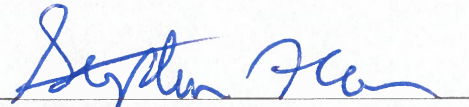
RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT, AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS IN FURTHERANCE OF THE RESYNDICATION AND RAD SUBSIDY OF LAFAYETTE VILLAGE AND AUTHORIZING A TERMINATION OF GROUND LEASE AGREEMENT AND MIXED FINANCE REGULATORY DOCUMENTS.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately and all past actions related to the above resolutions taken by any officer, employee, or agent of JCHA, including but not limited to the execution by the Designated Officer in connection with any Transaction Documents and any other documents, agreements and certificates necessary to accomplish the transaction contemplated by the above resolutions are hereby approved.

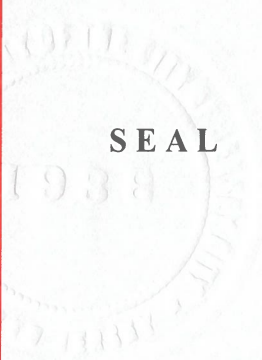
**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
J. Moore			✓			
Vacant		✓				
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

SEAL



AGENDA ITEM#	19
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is prohibited from performing Housing Quality Standard (HQS) inspections and Rent Reasonableness Comparability Studies of Housing Choice Voucher (Section 8) Program participant apartments located in buildings owned by the JCHA; and

**WHEREAS**, the JCHA is required to have such activities conducted for Housing Choice Voucher (Section 8) Program participants residing in JCHA owned units including 254 Bergen Avenue and Arlington Gardens or properties where JCHA has interest in the land; and

**WHEREAS**, the Bayonne Housing Authority (BHA) has agreed to perform the required activities of JCHA Housing Choice Voucher (Section 8) Program participant apartments at JCHA owned units at the cost of \$35 for each unit, and BHA has satisfactorily conducted the above referenced activities at the same cost for the seven years; and

**WHEREAS**, General Counsel has reviewed the Inter-Local Agreement with the BHA (attached) and finds it is in compliance with State and Federal Procurement regulations; and

**WHEREAS**, the JCHA has determined that the cost for this service is reasonable and the availability of funds has been established.

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR**

- Page 2 -

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the execution of an Inter-Local Agreement between the JCHA and the BHA to conduct HQS Inspections for the period of one year (August 1, 2024-July 31, 2025) in connection with JCHA owned units at a cost of \$35 per unit and in an amount not to exceed \$5,000 and for a period of one year.

**Dated: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓			
Vacant		✓	✓			
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

Stephen Cea  
Executive Director/Secretary





AGENDA ITEM #	15
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT  
TO WILLIAM J. GUARINI, INC. FOR BOILER REPLACEMENT  
AT 3 NEW HECKMAN DRIVE**

**WHEREAS**, the Jersey City Housing Authority (“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**, 3 New Heckman Drive located in the Curries Woods development has five (5) boilers that provide heat and hot water and three (3) of those boilers have exceeded their useful life and require replacement; and

**WHEREAS**, the replacement of three (3) of the five (5) boilers has been deemed as an emergency because of the time needed to complete the project by September; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, on June 19, 2024 the JCHA properly bid for contractors to perform work associated with Boiler Replacement at 3 New Heckman Drive and received a sole bid for award consideration as follows (Purchasing memo and bid recapitulation attached):

- William J. Guarini, Inc., Jersey City, New Jersey

**WHEREAS**, William J. Guarini, Inc. submitted the only qualified lump sum bid in the amount of two hundred eighty five thousand dollars (\$285,000.00); and

**WHEREAS**, William J. Guarini, Inc. has worked satisfactorily for the JCHA in the past and the availability of funds has been established (see attached).

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC. FOR BOILER REPLACEMENT AT 3 NEW HECKMAN DRIVE**

Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to William J. Guarini, Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of two hundred eighty five thousand dollars (\$285,000.00) plus a 10% contingency of twenty eighty thousand five hundred dollars (\$28,500.00) for a total amount of three hundred thirteen thousand five hundred dollars (\$313,500.00) for the Boiler Replacement at 3 New Heckman Drive.

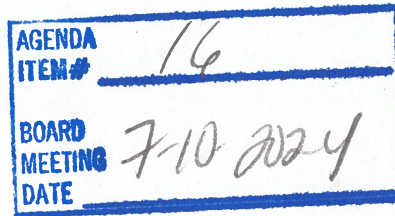
**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

Stephen F. Cea  
Executive Director/Secretary





**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO J&A LANDSCAPE AND SNOW REMOVAL FOR LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF FOUR (4) MONTHS**

**WHEREAS**, the JCHA deemed it necessary to public bid for landscape maintenance services for various 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 said service on June 19, 2024 only two (2) bid packages were received, and since the JCHA has depleted staffing and equipment, permission was granted by the Executive Director to open the two (2) bid packages received for award consideration as follows:

- DWC Enterprises, Maplewood, New Jersey
- J&A Landscape & Snow Removal, Bridgewater, New Jersey; and

**WHEREAS**, J&A Landscape & Snow Removal was the lowest responsible bidder with a combined monthly rate of twenty-eight thousand, two hundred forty-three dollars and seventy-five cents (\$28,243.75) for four (4) months; and

**WHEREAS**, J&A Landscape & Snow Removal has the necessary qualifications to perform this service and is currently under contract with the JCHA for landscaping service at Curries Woods, and

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

**RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO J&A LANDSCAPE AND SNOW REMOVAL FOR LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF FOUR (4) MONTHS**

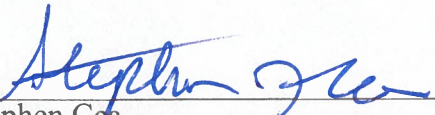
Page Two

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to J&A Landscape & Snow Removal, 707 Foothill Road, Bridgewater, New Jersey 08807 based on a reduced monthly rate of twenty-five thousand seven hundred seventeen and fifty cents (\$25,717.50) for landscape maintenance services for various JCHA developments, for a period of four (4) months, not to exceed one hundred two thousand eight hundred-ninety dollars (\$102,890.00).

**DATED: JULY 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant			✓			
S. Prince	✓	✓	✓			
J. Dublin			✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of July 10, 2024, in the presence of a legally binding quorum.

  
 Stephen Coa  
 Executive Director/Secretary

SEAL



AGENDA ITEM #	17
BOARD MEETING DATE	7-10-2024

**RESOLUTION CONFIRMING THE AWARD OF A  
CONTRACT TO SURACH ELECTRICAL CONTRACTORS  
LLC FOR ELECTRICAL REPAIR SERVICES “ON DEMAND”  
AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1)  
YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR**

**WHEREAS**, the JCHA deemed it necessary to public for electrical repair services “on demand” 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 said service on March 13, 2024 only two (2) bid packages were received, and since the JCHA no longer has an in-house electrician, permission was granted by the Executive Director to open the two (2) bid packages received for award consideration as follows:

- Surach Electrical Contractors, LLC, Lake Hiawatha, New Jersey
- Sal Electric Co., Inc., Jersey City, New Jersey; and

**WHEREAS**, Surach Electrical Contractors, LLC was the lowest responsible bidder with a combined hourly rate of one hundred forty-six dollars and thirty-seven cents (\$146.37) for year one with an upset limit of two hundred thousand dollars (\$200,000.00); and

**WHEREAS**, Surach Electrical Contractors, LLC has the necessary qualifications to perform this service and is currently under contract with the JCHA for the testing and repair of fire alarm systems, and availability of funds has been established.

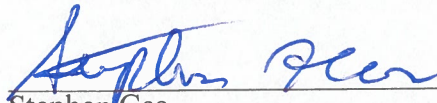
**RE: RESOLUTION CONFIRMING THE AWARD OF A  
 CONTRACT TO SURACH ELECTRICAL CONTRACTORS,  
 LLC FOR ELECTRICAL REPAIR SERVICES "ON DEMAND"  
 AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1)  
 YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR  
 Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 with a combined hourly rate of one hundred forty-six dollars and thirty-seven cents (\$146.37 with an upset limit of two hundred thousand dollars (\$200,000.00) for electrical repair services "on demand" at all JCHA developments for a period of one (1) year with an option for an additional year.

**DATED: JULY 10, 2024**

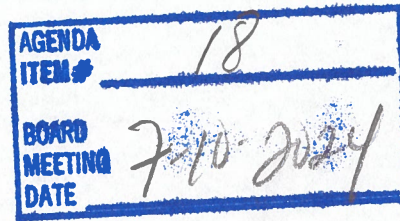
<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson			✓		✓	
H. Fuentes					✓	
A. Herbold			✓		✓	
J. Moore			✓			
Vacant			✓			
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of July 10, 2024, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**

1938



**RESOLUTION AUTHORIZING A CONTRACT AWARD TO  
CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL  
EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A  
ONE-YEAR PERIOD**

**WHEREAS**, the Jersey City Housing Authority ("JCHA") requires the services of a certified medical institution to continue to perform pre-employment and return to work physical examinations and related testing for prospective and current JCHA employees; and

**WHEREAS**, the current Agreement for physical examinations and related testing has expired; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy and governing statutes of State of New Jersey, the JCHA has properly bid for said service and received two proposals; and

**WHEREAS**, Concentra proposal was reviewed in accordance with the JCHA's Professional Services Evaluation Criteria, and was rated according to the evaluation committee which is documented in the attached memo; and

**WHEREAS**, availability of funds has been established for this contract.

**RESOLUTION AUTHORIZING A CONTRACT AWARD TO  
CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL  
EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A  
ONE-YEAR PERIOD**

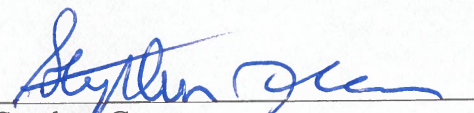
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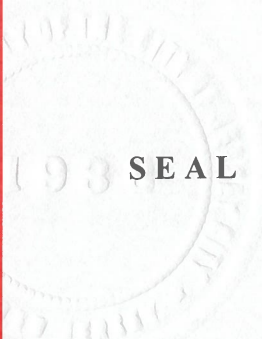
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a professional services contract for pre-employment physical examinations and related testing for prospective and current JCHA employees to Concentra, 5080 Spectrum Drive, 1200 West Tower, Addison, TX 75001 in accordance with the terms of the Request for Proposal, in an amount according to the rates proposed, up to a maximum of \$24,281.00 for a one-year period.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant		✓				
S. Prince	✓		✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary





AGENDA ITEM#	19
BOARD MEETING DATE	7-10-2024

**RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2024 CAPITAL FUND ACC AMENDMENTS TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the Jersey City Housing Authority ("JCHA") completed the annual PIC Certification process from July 5th through August 15, 2023 to the accuracy of the JCHA's inventory information in the PIC system as part of the Capital Fund Certification Schedule for FY 2024,

**WHEREAS**, the "reporting date" for this round of certifications was June 30, 2023,

**WHEREAS**, on Monday, May 6th, 2024, HUD's Office of Capital Improvements (OCI) awarded \$7,825,298.00 in Fiscal Year (FY) 2024 Capital Fund Program (CFP) Formula Grant Awards to JCHA,

**WHEREAS**, the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract (form HUD-53012) must be signed and other required forms electronically to the HUD's Office of Capital Improvements (OCI);

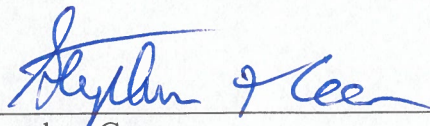
**WHEREAS**, the 2024 Capital Fund Program, Grant #NJ39P00950124 in the amount of \$7,825,298.00 will be held on the reserve Budget Line Item (BLI 0100) in eLOCCS;

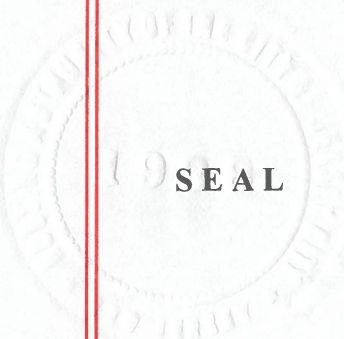
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners approves the stated documents to be submitted electronically.

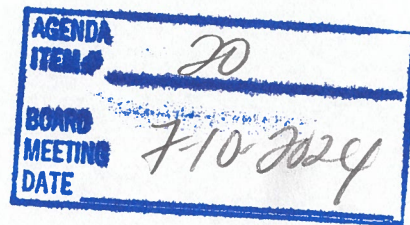
**DATED: July 10, 2024**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant			✓			
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary





**RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE HOUSING AUTHORITY SUPERVISORS' UNION (HASU) FOR THE THREE-YEAR PERIOD OF APRIL 1, 2024, THROUGH MARCH 31, 2027**

**WHEREAS**, the Collective Bargaining Agreement (CBA) between the Jersey City Housing Authority (JCHA) and Housing Authority Supervisors' Union (HASU) the union that represented all regularly employed supervisors and white-collar workers at JCHA, expired on March 31, 2024; and

**WHEREAS**, a majority of the voting regularly employed supervisors and white-collar employees selected the **HOUSING AUTHORITY SUPERVISORS' UNION (HASU)** as their exclusive majority representative for collective negotiations and the New Jersey Public Employment Relations Commission; and

**WHEREAS**, JCHA and HASU have negotiated in good faith; and

**WHEREAS**, the attached Collective Bargaining Agreement reflects JCHA's efforts and obligation to maintain a balanced budget;

**WHEREAS**, the JCHA will provide a salary increase of \$2500, which will be added to all supervisors and white-collar employees base salary; and

**WHEREAS**, the JCHA's Salary Range Schedule for HASU titles will be revised to conform with the negotiated contract and all salary increases will be retroactive back to April 1, 2024; and

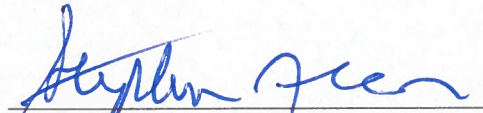
**WHEREAS**, the proposed CBA was ratified by JCHAEA members on April 11, 2024; and,

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners approves of and authorizes the Executive Director to execute the attached CBA between the JCHA and HASU for the three-year period of April 1, 2024, through March 31, 2027, subject to Labor Counsel Opinion.

**DATED: July 10, 2024**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
J. Moore			✓			
Vacant						
S. Prince	✓	✓	✓			
J. Dublin			✓			

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, 2024, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

1938 SEAL

AGENDA ITEM #	21
BOARD MEETING DATE	7-10-2024

**RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND LIUNA Local 55 (LIUNA LOCAL 55) FOR THE SIX-YEAR PERIOD OF APRIL 1, 2023, THROUGH MARCH 31, 2029**

**WHEREAS**, the Collective Bargaining Agreement (CBA) between the Jersey City Housing Authority (JCHA) and the LIUNA LOCAL 55 union that represented all regularly employed blue-collar and white-collar workers at JCHA, expired on March 31, 2024; and

**WHEREAS**, a majority of the voting regularly employed blue-collar and white-collar employees selected LiUNA Local 55 (**LIUNA LOCAL 55**) as their exclusive majority representative for collective negotiations and the New Jersey Public Employment Relations Commission; and

**WHEREAS**, JCHA and LIUNA LOCAL 55 have negotiated in good faith; and

**WHEREAS**, the attached Collective Bargaining Agreement reflects JCHA's efforts and obligation to maintain a balanced budget;

**WHEREAS**, the JCHA will provide a salary increase of \$2500, which will be added to all blue-collar and white-collar employees base salary; and

**WHEREAS**, the JCHA's Salary Range Schedule for LIUNA LOCAL 55 titles will be revised to conform with the negotiated contract and all salary increases will be retroactive back to April 1, 2023; and

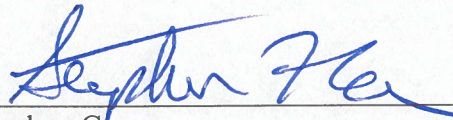
**WHEREAS**, the proposed CBA was ratified by JCHAEA members on June 10, 2024; and,

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners approves of, and authorizes the Executive Director to execute the attached CBA between the JCHA and LIUNA LOCAL 55 for the five-year period of April 1, 2024, through March 31, 2029, subject to Labor Counsel Opinion.

**DATED: July 10, 2024**

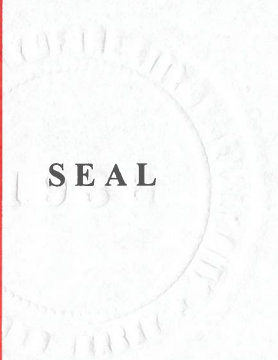
COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
J. Moore			✓			
Vacant						
S. Prince	✓	✓	✓			
J. Dublin	✓		✓			

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, 2024, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

SEAL



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SOUTH WORTH

LECTION

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