

AGENDA
ITEM# 1
BOARD
MEETING
DATE 2/5/2025

**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,

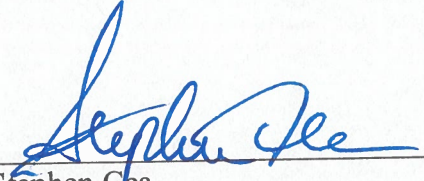
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: February 5, 2025

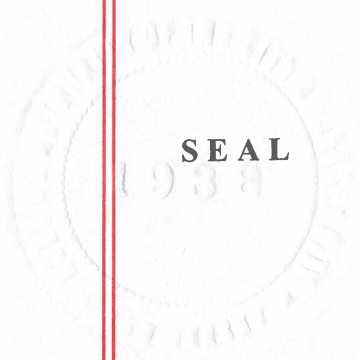
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
C. Mullins			✓			
Vacant						
S. Prince	✓		✓			
J. Dublin		✓	✓			

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 February 5, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL



AGENDA ITEM# 2
 BOARD MEETING DATE 2/5/2025

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON JANUARY 8, 2025

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on January 8, 2025; and,

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

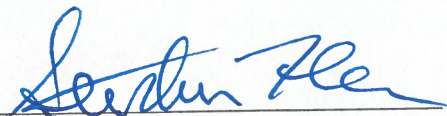
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the January 8, 2025, Board of Commissioners Meeting are approved.

DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
C. Mullins						
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 February 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM # 3
 BOARD MEETING DATE 2/5/2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF FEBRUARY 2025

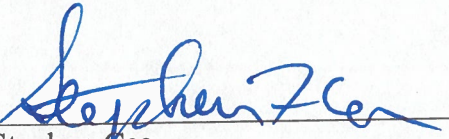
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

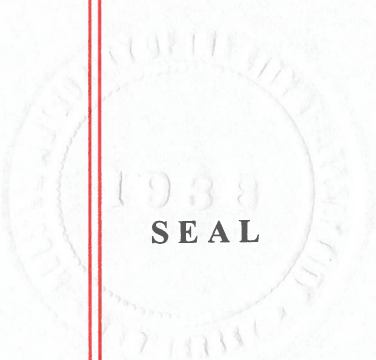
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of February 2025.

Dated: February 5, 2025

COMMISSIONER	MOTION	2 nd	AYE ✓	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM#	4
BOARD MEETING DATE	2/5/2025

RESOLUTION ACCEPTING FUNDING FROM HUD'S COMMUNITY PROJECT FUNDING GRANT IN PARTNERSHIP WITH THE JERSEY CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES TO CONSTRUCT THE ADDITION OF A FOOD PANTRY TO THE COMMUNITY REVITALIZATION CENTER AT CURRIES WOODS

WHEREAS, the Jersey City Housing Authority (JCHA) in partnership with the City of Jersey City Department of Health and Human Services (HHS) identified the need to improve the services for the Food Pantry at the Curries Woods development; and

WHEREAS, due to spatial constraints in the buildings it was necessary to expand the footprint of the building at the Community Revitalization Center to accommodate these improvements; and

WHEREAS, the City of Jersey City applied for grant funding and on March 23, 2023, the U.S. Department of Housing & Urban Development (HUD) awarded the City of Jersey City a FY2023 Community Project Funding (CPF) grant in the amount of \$510,000 for the Revitalization of the Curries Woods Food Pantry, i.e. Grant Number B-23-CP-NJ-0981; and

WHEREAS, the JCHA will be required to pay for the work out of Operating Funds and get reimbursed through the CPF grant; and

RE: **RESOLUTION ACCEPTING FUNDING FROM HUD'S COMMUNITY PROJECT FUNDING GRANT IN PARTNERSHIP WITH THE JERSEY CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES TO CONSTRUCT THE ADDITION OF A FOOD PANTRY TO THE COMMUNITY REVITALIZATION CENTER AT CURRIES WOODS**

PAGE 2 of 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby accepts the funding from HUD's Community Project Funding grant in the Total Amount of Five Hundred Ten Thousand Dollars (\$510,000.00) in order to construct the addition of the Food Pantry to the Community Revitalization Center at Curries Woods.

DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes					✓	
A. Herbold			✓		✓	
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA
ITEM# 5
BOARD
MEETING
DATE 2/5/2025

RESOLUTION APPROVING A REVISED CERTIFICATE OF FUNDS FOR BLACKSTONE GROUP LLC FOR STAIRWELL REFURBISHMENT & REPLACEMENT AT MARION GARDENS & BOOKER T. WASHINGTON APTS.

WHEREAS, on March 6, 2024, the Jersey City Housing Authority (“JCHA”) awarded a contract to Blackstone Group LLC, 570 Broad Street (Suite 1206), Newark, New Jersey 07102 for the Stairwell Refurbishment and Replacement at Marion Gardens and Booker T. Washington Apts.; and

WHEREAS, the original certificate of funds designated FY 2023 Capital Fund Program (CFP) funds in the amount of \$375,000 for Booker T. Washington Apts. and another \$375,000 for Marion Gardens totaling a not to exceed amount of Seven Hundred Fifty Thousand Dollars, (\$750,000.00); and

WHEREAS, on December 20, 2024, the JCHA was awarded from the U.S. Department of Housing & Urban Development’s (HUD) funding for FY 2024 Capital Fund High Risk, Receivership, Substandard, and Troubled Grant in the amount of \$2,391,386.18 for work at Booker T. Washington Apts.; and

WHEREAS, \$816,000 of this grant was specifically allocated for stairwell refurbishment and replacement, along with ancillary work at Booker T. Washington Apts.; and

WHEREAS, this additional funding, which is exclusively authorized for use at Booker T. Washington Apartments, necessitates an amendment to the original certificate of funds; and

WHEREAS, the \$375,000 initially allocated from the 2023 CFP for Booker T. Washington Apts. will be reallocated to Marion Gardens, thereby increasing the total funds available for Marion Gardens to \$750,000; and

RE: RESOLUTION APPROVING A REVISED CERTIFICATE OF FUNDS FOR BLACKSTONE GROUP LLC FOR STAIRWELL REFURBISHMENT & REPLACEMENT AT MARION GARDENS & BOOKER T. WASHINGTON APTS.

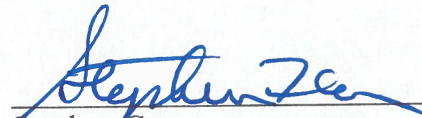
PAGE 2 of 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby approves the amendment to the certificate of funds obligating Eight Hundred Sixteen Thousand Dollars (\$816,000.00) for Stairwell Refurbishment and Replacement along with ancillary repairs at Booker T. Washington Apts. and Seven Hundred Fifty Thousand Dollars (\$750,000.00) for Stairwell Refurbishment and Replacement along with ancillary repairs at Marion Gardens for a new Total Not To Exceed Amount of One Million Five Hundred Sixty Six Thousand Dollars (\$1,566,000.00).

DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

(SEAL

AGENDA
ITEM# 6
BOARD
MEETING
DATE 2/5/2025

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR EQUIPMENT FOR EMERGENCY REPAIRS TO HEAT & DOMESTIC HOT WATER SYSTEMS AT BOOKER T. WASHINGTON APTS., HUDSON GARDENS, HOLLAND GARDENS AND CURRIES WOODS

WHEREAS, the JCHA required emergency repairs to heat and domestic hot water heater systems at Booker T. Washington Apts., Hudson Gardens, Holland Gardens and Curries Woods and the JCHA currently has a contract with William J. Guarini Inc. for HVAC and plumbing repairs; and

WHEREAS, William J. Guarini Inc. was able to complete repairs under their current contract, however the equipment cost for excavation was substantial to complete the necessary emergency heat and domestic hot water repair work; and

WHEREAS, the funding under the existing contract (#101686) for HVAC and plumbing repairs is insufficient to cover the cost of equipment for emergency heat and domestic hot water repairs; and the JCHA is seeking a contract for equipment cost in the amount of seventy-five thousand dollars; and

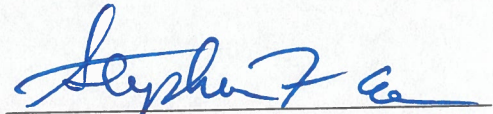
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of seventy-five thousand dollars (\$75,000.00) for equipment for emergency repairs to heat and domestic hot water systems at Booker T. Washington Apts., Hudson Gardens, Holland Gardens and Curries Woods.

DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF EMERGENCY DOMESTIC HOT WATER HEATERS FOR BOOKER T. WASHINGTON APTS. & HVAC SUPPLIES FOR CURRIES WOODS

AGENDA
ITEM# 7
BOARD
MEETING
DATE 2/5/2025

WHEREAS, the Jersey City Housing Authority (“JCHA”) deemed it necessary to purchase replacement domestic hot water heaters for Booker T. Washington Apts. and HVAC supplies for Curries Woods Townhouses.; and

WHEREAS, the failure of multiple domestic hot water heaters at Booker T. Washington Apts. and failing boiler at Curries Woods coupled with severe temperatures this heating season required the purchase of hot water heaters and HVAC supplies to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of boilers for an additional ninety (90) days, plus 15 – 30 days vendor lead time for boilers to be manufactured and an additional 15 – 20 days for JCHA staff to install and test the boilers for complete operation with the Winter season upon us; and

WHEREAS, quotes were requested from multiple vendors for hot water boilers and HVAC supplies as follows:

- Capp USA, Clifton Heights, Pennsylvania – Quote attached
- Ferguson Enterprises, Boston, Massachusetts - Quotes attached
- Ironbound Supply, Newark, New Jersey – Quote attached
- Grainger, Palatine, Illinois – Quote attached
- Johnstone Supply, Kenilworth, New Jersey – Quote attached
- Crosstown Plumbing, East Orange, New Jersey - Quotes attached; and

WHEREAS, Crosstown Plumbing Supply Inc. submitted the lowest qualified bids in the amount of twenty-seven thousand three hundred and ninety-eight dollars (\$27,398.00) for domestic hot water heaters for Booker T. Washington Apts. and thirteen thousand and twenty-nine dollars (\$13,029.00) for HVAC material for Curries Woods in the total amount of forty thousand four hundred and twenty-seven dollars (\$40,427.00); and

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS FOR BOOKER T. WASHINGTON APTS., AND HVAC SUPPLIES FOR CURRIES WOODS

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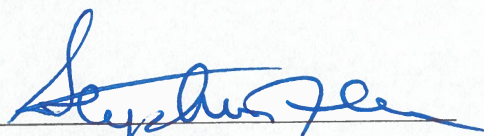
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Crosstown Plumbing Supply, Inc., 196 South Grove Street, East Orange, New Jersey 07018, in the amount of twenty seven thousand three hundred and ninety-eight dollars (\$27,398.00) for domestic hot water heaters for Booker T. Washington Apts., and thirteen thousand and twenty nine dollars (\$13,029.00) for HVAC supplies for Curries Woods for a total award of forty thousand four hundred and twenty seven dollars (\$40,427.00).

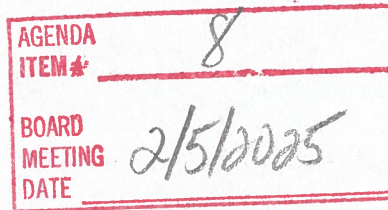
DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL



RESOLUTION CONFIRMING THE EXECUTION OF THE TERM OPTION CLAUSE TO D & S SAYLES CORPORATION FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR THE PERIOD 12/01/2024 - 04/01/2025.

WHEREAS, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain adequate insurance coverages to protect against financial loss; and

WHEREAS, the current Commercial Automobile and Excess Auto Liability Insurance policy, a one (1) year contract with D & G Sayles corporation (acquired Nathan Lane insurance) expired on November 30, 2024; and

WHEREAS, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Commercial Automobile and Excess Auto Liability Insurance coverage on September 13, 2022 & September 14, 2022, resulting in the receipt of one (1) bid from (recapitulation summary attached):

1. D & G Sayles corporation (acquired Nathan Lane insurance), 899 Lincoln Ave, Glen Rock, NJ 07452; and

WHEREAS, a term option clause is included in the specification term for years 2 & 3 as required by Local Public Contract Law; and

WHEREAS, in order to continue to provide uninterrupted insurance coverage for all JCHA owned fleet vehicles, the JCHA wishes to exercise the term option clause for the 3rd year, under the same terms and conditions for a total not to exceed amount of seven thousand nine hundred and forty-seven dollars (\$7,947.00) for a four (4) months period commencing December 1, 2024; and

WHEREAS, availability of funds has been established:

**RESOLUTION CONFIRMING THE EXECUTION OF THE TERM
OPTION CLAUSE TO D & S SAYLES CORPORATION FOR
COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY
INSURANCE FOR THE PERIOD 12/01/2024 - 04/01/2025.**

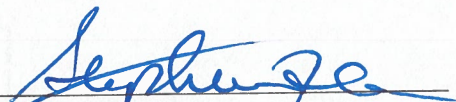
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirm an award of an option year contract to D & G Sayles 899 Lincoln Avenue, Glen Rock, NJ 07452 to provide Commercial Automobile and Excess Auto Liability Insurance coverage for a total not to exceed amount of seven thousand nine hundred and forty-seven dollars (\$7,947.00) for a four (4) months period commencing December 1, 2024 and ending on April 01, 2025.

DATED: February 5, 2025

COMMISSIONER	Motion	2 ⁿ	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.

SEAL



 Stephen F. Cea,
 Executive Director/Secretary

AGENDA ITEM#	9
BOARD MEETING DATE	2/5/2025

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CINTAS CORPORATION FOR WORK UNIFORMS AND RELATED SERVICES FOR ELIGIBLE LIUNA LOCAL 55 AND HOUSING AUTHORITY SUPERVISORS' UNION EMPLOYEES FOR A PERIOD OF THREE-YEARS WITH OPTION FOR AN ADDITIONAL TWO-YEAR PERIOD

WHEREAS, Collective Bargaining Agreement negotiations resulted in the implementation of the JCHA providing uniforms in lieu of a clothing allowance, beginning April 1, 2025 (See attached for more details); and

WHEREAS, recognizing the benefits of an enhanced standard uniform for JCHA maintenance, skilled and office staff that provides clear identification, protection and is cost effective while eliminating past inconsistencies in individual uniform purchases; and

WHEREAS, Cintas Corporation has a cooperative "co-op" contract under Omnia Nebraska Rental MLA CC #13897 Agreement GPO CC #13977 GPO Agreement #211011196 to provide rental uniform items, related clothing and services; and

WHEREAS, the JCHA has used these co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e. advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, it is prudent to purchase non-rental items i.e. boots, rain gear and logo through Cintas Corporation via the OMNIA Cooperative for JCHA employees to comply with the CBA requirements in the amount of \$24,375.45 annually; and

WHEREAS, Cintas Corporation currently provides uniform services to other Jersey City Agencies such as the MUA and has the staff and expertise to provide uniforms and related services for JCHA employees; and

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CINTAS CORPORATION FOR WORK UNIFORMS AND RELATED SERVICES FOR ELIGIBLE LIUNA LOCAL 55 AND HOUSING AUTHORITY SUPERVISORS' UNION EMPLOYEES FOR A PERIOD OF THREE-YEARS WITH OPTION FOR AN ADDITIONAL TWO-YEAR PERIOD

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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirm an award to Cintas Corporation, 410 Clermont Terrace, Ste. E, Union, NJ 07083 for work uniforms and related services in the amount of Two Hundred One Thousand Six Hundred Twenty-One dollars (\$201,621.00) for a three-year period with option for an additional Two years One Hundred Thirty-Four Thousand Four Hundred Fourteen dollars (\$134,414.00).

DATED: February 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A Herbold					✓	
C. Mullins			✓			
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 February 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL