

AGENDA
ITEM # 1
BOARD
MEETING
DATE 8-7-2024

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;

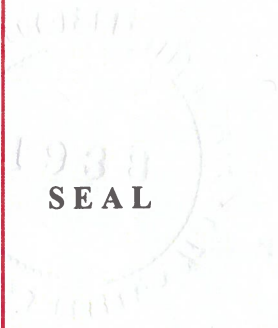
NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

DATED: August 7, 2024

COMMISSIONER	Motion	2 nd	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 August 7, 2024, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary



AGENDA ITEM #	2
BOARD MEETING DATE	8-7-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS MEETING HELD ON JULY 10, 2024**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on July 10, 2024; 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 July 10, 2024, Board of Commissioners Meeting are approved.

DATED: August 7, 2024

COMMISSIONER	Motion	2 nd	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 August 7, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	3
BOARD MEETING DATE	8-7-2024

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

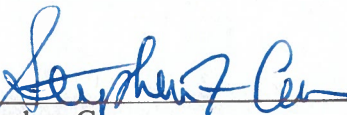
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 August 2024.

Dated: August 7, 2024

COMMISSIONER	MOTION	2 nd	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 August 7, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	8-7-2024

RESOLUTION AUTHORIZING THE AWARD OF AN OPTION YEAR AND INCREASE OF CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

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, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for plumbing, HVAC and sewer maintenance services "as needed" on April 19, 2023; and

WHEREAS, contract #101686 was awarded on June 7, 2023 to the low bidder, William J. Guarini in the amount not to exceed \$50,000.00 for one year with an option for an additional year;

WHEREAS, the retirement of key heating staff coupled with numerous HVAC, plumbing and sewer issues, some of which require excavating for completion of repairs, the JCHA seeks to exercise the option year as well as to increase the not to exceed amount of the contract to \$100,000.00 and;

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past; and

WHEREAS, the availability of funds has been established.

AGENDA ITEM #	5
BOARD MEETING DATE	8-7-2024

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP INC FOR FIVE
(5) YEARS MAINTENANCE OF JCHA VIDEO SURVEIL-
LANCE SYSTEM (CCTV)**

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance and management Public Housing and Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, security cameras were installed previously at JCHA properties, Marion Gardens, Booker T Washington, Hudson Gardens, Holland Gardens, Berry Gardens, Curries Woods, Arlington Gardens and WEBB apartments; and

WHEREAS, in order for security cameras to function properly, it is necessary for the JCHA to purchase a maintenance agreement for upgrades and maintenance for cameras and video surveillance system software; and

WHEREAS, Millennium Communications Group was awarded TIPS (The Inter local Purchasing System) contract #221003 from national purchasing cooperative that offers access to competitively procured purchasing contract to its membership; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids; and

WHEREAS, the JCHA has utilized New Jersey State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management processes regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

AGENDA ITEM#	6
BOARD MEETING DATE	8-7-2024

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO PEST SHOP SUPPLY FOR THE FURNISHING AND DELIVERY OF EXTERMINATING SUPPLIES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS

WHEREAS, it has been deemed necessary by the JCHA to public bid for furnishing and delivery of exterminating for all JCHA owned 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 two (2) occasions, On June 5, 2024, less than three (3) bids were received for award and on July 17, 2024, the JCHA opened with a sole bid for award consideration as follows:

- Pest Shop Supply Corp DbA Environmental Chemical, Spring Valley, NY

WHEREAS, Pest Shop Supply was the sole bidder with a bid price of one hundred seventeen thousand nine hundred forty four dollars and twenty-five cents (\$117,944.25); and

WHEREAS, the availability of funds has been established.

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

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO USA GENERAL CONTRACTORS CORP FOR ROOF REPAIR & MAINTENANCE SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS

WHEREAS, the JCHA has deemed it necessary to public bid for roof repair and maintenance service "as needed", shingle roofs, EPDM, and built-up/modified roofs 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 July 17, 2024 and a total of six (6) bids packages were received for award consideration as follows:

- USA General Contractors Corp, Elizabeth, New Jersey
- Marshall, LLC, Farmingdale, New Jersey
- Northeast Roof Maintenance, Perth Amboy, New Jersey
- SMAC Corporation, Saddle Brook, New Jersey
- Sky General Construction, Paterson, New Jersey
- Mak Group, LLC, Saddle Brook, New Jersey; and

WHEREAS, USA General Contractors Corp. submitted the lowest responsible bid with a combined hourly rate of one hundred forty-four dollars (\$144.00) per hour for years one and two for a total amount not to exceed one hundred thousand dollars for two years (\$100,000.00); and

WHEREAS, USA General Contractors Corp. has performed satisfactorily for the JCHA in the past and availability of funds has been established.

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

RESOLUTION CONFIRMING HOLLAND GARDENS RESIDENT(S) RELOCATING WITH A TWO BEDROOM VOUCHER TO MOVE INTO ARLINGTON GARDENS AS HOLLAND GARDENS PREPARES FOR REVITALIZATION

WHEREAS, on March 23, 2023, the Jersey City Housing Authority (JCHA) Board of Commissioners (Board) selected Winn Development Company (WINN) to revitalize and redevelop Holland Gardens Apartments; and

WHEREAS, the residents are undergoing relocation in accordance with the Uniform Relocation Act, in preparation for the site to be revitalize and renovated; and

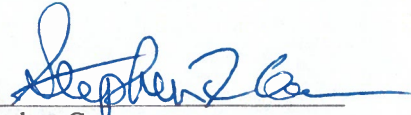
WHEREAS, Arlington Gardens currently have vacancies which Holland Gardens residents can temporarily relocate utilizing a two-bedroom Housing Choice Voucher allowing the JCHA to house the residents on our property; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes Holland Gardens resident(s) relocating with a two-bedroom voucher to be housed at Arlington Gardens.

DATED: August 7, 2024

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

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