

AGENDA ITEM #	1
BOARD MEETING DATE	9-4-2024

**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: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Oea
 Executive Director/Secretary

S E A L

AGENDA ITEM # 2
 BOARD MEETING DATE 9-4-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE AUGUST 7, 2024 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on August 7, 2024; and,

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

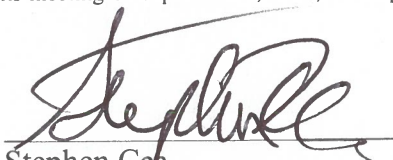
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the August 7, 2024, Board of Commissioners Meeting are approved.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA
ITEM# 3
BOARD
MEETING
DATE 9-4-2024

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 7, 2024

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on August 7, 2024; and,

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

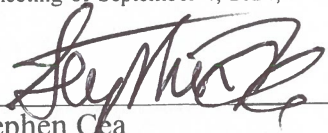
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the August 7, 2024, Board of Commissioners Meeting are approved.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	4
BOARD MEETING DATE	9-4-2024

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

Dated: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING A CONTRACT AWARD TO CORPORATE EMPLOYEE BENEFITS, LLC FOR BENEFIT CONSULTING SERVICES TO IMPLEMENT A HEALTH REIMBURSEMENT ACCOUNT (HRA) THROUGH THE DIFFERENCE CARD

WHEREAS, the Jersey City Housing Authority ("JCHA") requires the services of a benefit consultant/broker to implement, administer and maintain The Difference Card-HRA Solution for its eligible employees.

WHEREAS, Health benefits represent a significant cost for both employees and the JCHA administration; and

WHEREAS, the NJ State Health Benefits Program "SHBP" is projecting a significant increase of over 17% next year; and

WHEREAS, the JCHA administration held discussions and provided presentations of the HRA solution to both unions HASU and LiUNA 55 during the CBA negotiations and it was determined by all parties to be a worthwhile benefit and cost savings opportunity; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of State of New Jersey, the JCHA issued a Request for Proposal for said service to implement the HRA solution and received four (4) proposals on July 17, 2024; and

- (1) Corporate Employee Benefits, LLC,
- (2) Brown and Brown,
- (3) USI Insurance Services
- (4) National Benefit Service Center

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

RESOLUTION AUTHORIZING A CONTRACT AWARD TO CORPORATE EMPLOYEE BENEFITS, LLC FOR BENEFIT CONSULTING SERVICES TO IMPLEMENT A HEALTH REIMBURSEMENT ACCOUNT (HRA) THROUGH THE DIFFERENCE CARD

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a professional services contract for benefit consultant/broker services and for the implementation, administration and maintenance of The Difference Card HRA solution to Corporate Employee Benefits, 129 Monroe Avenue, Suite B, Atlantic City, NJ) in accordance with the terms of the Request for Proposal, in an amount according to the rates proposed for a period of One (1) year with the option to renew an additional two (2) years in one (1) year increments.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.



Stephen Vea
Executive Director/Secretary

SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	9-4-2024

RESOLUTION RESCINDING THE AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER DECENTRALIZATION AT MARION GARDENS AND AUTHORIZING AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER AND DOMESTIC HOT WATER HEATER DECENTRALIZATION AT MARION GARDENS

WHEREAS, Marion Gardens has a centralized heating plant and hot water system located in building 9 that distributes heat and domestic hot water through underground utility lines that is over 40+ years old, requires emergency repairs annually and is too costly to replace; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly bid for said services on two (2) occasions: March 13, 2024, and April 10, 2024 (see attached memo for details; and

WHEREAS, on May 7, 2024, the Board of Commissioners authorized the award of a contract to Excelsior Plumbing in the amount of three million four hundred eighty-four thousand dollars (\$3,484,000.00) plus a 10% contingency of three hundred forty-eight thousand four hundred dollars (\$348,400.00) for a total amount of three million eight hundred thirty-two thousand four hundred dollars (\$3,832,400.00) for the Boiler Decentralization at Marion Gardens; and

WHEREAS, as a result of recent problems with the domestic hot water system the project was value engineered by reducing the number of boilers, adding hot water heaters, increasing usage of the existing heat and domestic hot water system and reducing area of exposure for underground utility pipe repairs by adding hot water heaters directly in 10 of 15 buildings; and

WHEREAS, the bid specifications for Boiler Decentralization included domestic hot water heaters as an add alternate item that was subject to the availability of funds; and

RESOLUTION RESCINDING THE AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER DECENTRALIZATION AT MARION GARDENS AND AUTHORIZING AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER AND HOT WATER HEATER DECENTRALIZATION AT MARION GARDENS

Page 2

WHEREAS, Excelsior Plumbing Company, Inc. submitted the lowest qualified bid that included the add alternate #1 cost for domestic hot water heater, storage tank, and all related equipment and appurtenances in the amount of one million five hundred thirty-nine thousand dollars (\$1,539,000.00); and

WHEREAS, the JCHA and Excelsior Plumbing Company, Inc. has agreed to the value engineered project scope of work that represents an increase to the project in the amount of eight hundred one thousand dollars (\$801,000) for a total amount of four million two hundred eight-five thousand dollars (\$4,285,000); and

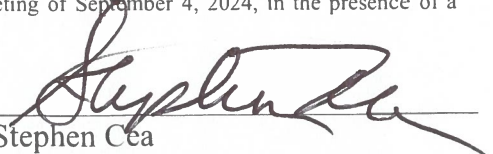
WHEREAS, Excelsior Plumbing Company, Inc. has worked satisfactorily for the JCHA in the past and the availability of funds has been established (see attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Excelsior Plumbing Company, Inc., 50 Lewis Avenue, Jersey City, New Jersey 07306 in the amount of four million two hundred eight-five thousand dollars (\$4,285,000) plus a 5% contingency of two hundred fourteen thousand two hundred and fifty dollars (\$214,250.00) for a total amount of four million four hundred ninety-nine two hundred and fifty dollars (\$4,499,250.00) for the Boiler and Domestic Hot Water Heater Decentralization at Marion Gardens.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR FIRE ALARM INSPECTION, MAINTENANCE AND REPAIR AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, it has been deemed necessary by the JCHA to public bid for the inspection and testing of all fire alarm equipment; 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, bid was cancelled to update JCHA specifications, (contract was rebid) and on July 24, 2024 four (4) bid packages were received for award consideration as follows:

- Haig's Service Corporation, Green Brook, NJ
- Surach Electrical Contractors, LLC, Lake Hiawatha, NJ
- Absolute Protective Systems, Inc., Piscataway, NJ
- Encore Fire Protection DBA City Fire; and

WHEREAS, Haig's Service Corporation was the lowest responsible bidder with a combined hourly bid rate of one hundred and thirty-three dollars per hour (\$133.00 per hour); and

WHEREAS, Haig's Service Corporation has performed satisfactory for the JCHA in the past; and availability of funds has been established.

RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR FIRE ALARM INSPECTION, MAINTENANCE AND REPAIR AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Haig's Service Corporation 211A Route 22 Green Brook, New Jersey 08812 in the amount of one hundred and thirty-three dollars per hour (\$133.00 per hour) in an amount not to exceed fifty thousand (\$50,000.00) for the inspection, maintenance and repair of all fire alarm equipment at various JCHA owned developments for a period of two (2) years with an option for an additional two (2) years.

DATED: SEPTEMBER 4, 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 City of Jersey City as presented at its meeting of September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JERSEY STATE CONTROLS FOR ANDOVER EQUIPMENT REPAIR AND REPLACEMENT, TECHNICAL SUPPORT & TRAINING "AS NEEDED" FOR ALL JCHA HEAT MONITORING SYSTEMS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS

WHEREAS, the JCHA has deemed it necessary to public bid for andover equipment repair and replacement, technical support and training "as needed" for all JCHA heat monitoring systems; 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 August 14, 2024, a sole bid package was received for award consideration; and

WHEREAS, Jersey State Controls was the sole responsible bidder with an hourly rate of one hundred and eighty (\$180.00) dollars; and

WHEREAS, the JCHA has historically been able to attract only one bidder for this service and in order to reduce cost and save time by rebidding, it is our recommendation that we present the award to the sole responsible bidder; and

WHEREAS, Jersey State Controls has performed this service satisfactorily for the JCHA in the past and it has been determined that a maximum contract expenditure of thirty thousand (\$30,000.00) dollars for a two-year period is a sufficient amount for services to be performed "as needed"; and

WHEREAS, availability of funds has been established.

RE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JERSEY STATE CONTROLS FOR ANDOVER EQUIPMENT REPAIR AND REPLACEMENT, TECHNICAL SUPPORT & TRAINING "AS NEEDED" FOR ALL JCHA HEAT MONITORING SYSTEMS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS

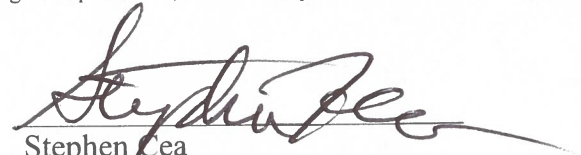
Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Jersey State Controls, 1105 Industrial Parkway, Brick, New Jersey 08724 with an hourly rate of one hundred eighty (\$180.00) dollars for an amount not to exceed thirty thousand (\$30,000.00) dollars for a two-year period for andover equipment repair and replacement, technical support and training "as needed" for all JCHA heat monitoring systems for a period of two years with an option for an additional two years.

DATED: September 4, 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 September 4, 2024 in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	9-4-2024

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP INC FOR IN-
STALLATION OF NEW NETWORK SWITCHES.**

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, add additional cameras, de-centralized boiler’s connectivity, it is necessary for the JCHA to upgrade to new network switches; 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

WHEREAS, the availability of funds has been established.

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC FOR INSTALLATION OF NEW NETWORK SWITCHES.

Page 2

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes award of a contract to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, for installation and configuration of new switches in an amount \$134,762.16 with a contingency of 10%, \$13,476.21 for minor modification if needed, for a total not to exceed amount of \$148,238.37.

DATED: September 4, 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 September 4 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN EMPLOYMENT CONTRACT WITH EXECUTIVE DIRECTOR STEPHEN CEA FOR A TERM OF THREE (3) YEARS

WHEREAS, as a result of a National Search for Executive Director for the Jersey City Housing Authority "JCHA" at the August 16, 2023 Board meeting, the Jersey City Housing Authority Board of Commissioners selected Stephen Cea, as the JCHA Executive Director, for a term of one (1) year; and

WHEREAS, the Board of Commissioners is satisfied with Mr. Cea's operational performance and strategic plan for the future of the JCHA; and

WHEREAS, a committee of Board members met and negotiated a contract with Mr. Cea for a period of three (3) years (attached to the accompanying Memorandum); and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes an employment contract with Mr. Stephen Cea, JCHA Executive Director for a term of three (3) years.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	11
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION (34HUNCCP)

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Hunterdon County Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on September 4, 2024, the governing body of the Jersey City Housing Authority, County of Hudson, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

WHEREAS, The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to enter into a cooperative Pricing Agreement with the Hunterdon County Educational Services (34HUNCCP) and shall take effect immediately upon passage of this resolution

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOND MEETING DATE	9-4-2024

**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**

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

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, and RBC Community Investments Manager II, Inc., a Delaware corporation (the “**Special Limited Partner**”), as the Partnership’s special limited partner; and

WHEREAS, the Partnership has obtained funding necessary to finance the Project, including but not limited to: (i) approximately \$15,900,000 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; (ii) approximately \$8,069,429 in seller financing from the Exiting Owner; (iii) the assignment of HOPE VI funds Note and Mortgage from the Existing Owner to the Partnership; (iv) approximately \$4,209,150 from JCHA comprised of (a) \$163,000, which was previously loaned to the Exiting Owner, but is being memorialized through a new JCHA loan to the Partnership, and (b) approximately \$4,046,150 in acquisition financing; (v) the assignment of New Jersey Department of Community Affairs (“**NJDCA**”) funds from the Existing Owner to the Partnership; and (vi) equity from the sale of four percent (4%) low income housing tax credits (“**LIHTCs**”) from the Limited Partner; and

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;

WHEREAS, on July 10, 2024, the JCHA Board entered into a 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 syndication of Lafayette Village (the “**Former Resolution**”) with similar resolutions to those provided herein and this resolution shall be viewed as an amendment and restatement of the Former Resolution approvals; 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**");

WHEREAS, no Certificate of Funds is needed to approve this Resolution.

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

- A. Stephen F. Cea as the Executive Director of JCHA (the "**Designated Officer**") is hereby authorized and directed, for and on behalf of and in the name of the JCHA, 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 \$4,209,150 comprised of (a) \$163,000, which was previously loaned to the Exiting Owner, but is being memorialized through a new JCHA loan to the Partnership, and (b) approximately \$4,046,150 in acquisition financing 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
- 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 respectively referred to above is as follows:

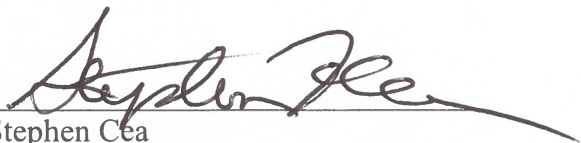
Name	Title
Stephen F. Cea	Executive Director of the Housing Authority of the City of Jersey City
Stephen F. Cea	Managing Member of Lafayette Village Preservation Society LLC

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: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	13
BOARD MEETING DATE	9-4-2024

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO FERGUSON ENTERPRISES LLC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS “AS NEEDED” FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR

WHEREAS, the Jersey City Housing Authority (“JCHA”) has deemed it necessary to public bid for hot water heaters for Curries Woods and 254 Bergen Avenue; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing statutes of the State of New Jersey, the JCHA properly advertised a public bid on June 12, 2024, less than three (3) bid packages were received, contract was rebid and on July 24, 2024 four (4) bid packages were received for award consideration as follows:

- Ferguson Enterprises LLC, Forked River, New Jersey
- Ideal Supply Company, Jersey City, New Jersey
- Lenkris Trading, LLC dba Crosstown Plumbing Supply, East Orange, New Jersey
- Harry’s Supply, LLC, Camden, New Jersey; and

WHEREAS, Ferguson Enterprises LLC submitted the lowest qualified bid in an amount not to exceed thirty-six thousand six hundred and two dollars and seven cents (\$36,602.07) for year one; and

WHEREAS, Ferguson Enterprises, LLC has performed satisfactorily for the JCHA in the past and availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO FERGUSON ENTERPRISES, LLC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR

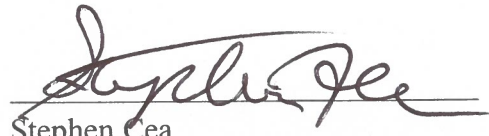
PAGE 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract for the furnishing and delivery of hot water heaters "As Needed" for Curries Woods and 254 Bergen Avenue to Ferguson Enterprises, LLC, 737 Route 9, Forked River, New Jersey 08731 in an amount not to exceed thirty-six thousand six hundred and two dollars and seven cents (\$36,602.07) for a period of one (1) year with option for an additional one (1) year.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	14
BOARD MEETING DATE	9-4-2024

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE HUDSON HEATING WHOLESALER, INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS FOR HUDSON GARDENS

WHEREAS, the Jersey City Housing Authority (“JCHA”) needed replacement hot water heaters for Hudson Gardens; and

WHEREAS, the hot water heaters in building #3 failed which in turn provides hot water to residents of buildings 1, 2 3 and 4 and residents of all four (4) buildings are without hot water and the JCHA required the purchase of the hot water heaters to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of hot water heaters for an additional ninety (90) days, plus 15 – 30 days vendor lead time for hot water heater to be manufactured and additional time for installation by JCHA staff; and

WHEREAS, quotes were requested from multiple vendors as follows:

- Ferguson Enterprises, Secaucus, New Jersey – Quote attached
- Johnstone Supply, Kenilworth, New Jersey - Quote attached; and

WHEREAS, The Hudson Heating Wholesaler, Inc. had the hot water heaters in stock and submitted the lowest qualified quote in the lump sum amount of sixty-two thousand and one hundred dollars (\$62,100.00), and availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE HUDSON HEATING WHOLESALER, INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATER FOR HUDSON GARDENS

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract for the furnishing and delivery of hot water heaters to The Hudson Heating Wholesaler, Inc., 1109 Grand Avenue, North Bergen, New Jersey 07047, in the amount of sixty-two thousand and one hundred dollars (\$62,100.00) for Hudson Gardens.

DATED: September 4, 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 September 4, 2024 in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	15
BOARD MEETING DATE	9-4-2024

WATKIN (Board Attorney)

**RESOLUTION CONFIRMING THE AWARD
OF A SPECIAL LEGAL SERVICES
CONTRACT TO MURPHY ORLANDO, LLC**

WHEREAS, it is necessary and prudent to award a special legal services contract for the single purpose of addressing an employment matter; and

WHEREAS, the JCHA Board of Commissioners confirmed the award of the legal services contract for the period of June 1, 2002 – May 31, 2003; and

WHEREAS, the JCHA has need for special legal services related to such; and

WHEREAS, the estimated cost for special legal services is not expected to exceed \$17,500.00; and

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.*, the JCHA may procure professional services, such as legal services for special litigation matters; and

WHEREAS, availability of funds has been established.

**RESOLUTION CONFIRMING THE AWARD OF A SPECIAL
LEGAL SERVICES CONTRACT TO MURPHY ORLANDO,
LLC**

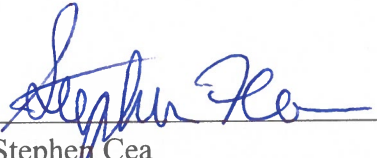
Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a special legal services contract with the firm of Murphy Orlando, LLC, at an hourly rate of \$175/hour.

DATED: September 4, 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 September 4, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

