

AGENDA  
 ITEM# 1  
 BOARD MEETING  
 DATE 1-8-2025

**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: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

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

SEAL

AGENDA  
 ITEM# 2  
 BOARD  
 MEETING  
 DATE 1-8-2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON DECEMBER 18, 2024**

**WHEREAS**, the Board of Commissioners held a Regular Board of Commissioners Meeting on December 18, 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 December 18, 2024, Board of Commissioners Meeting are approved.

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.



Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	1-8-2025

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

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

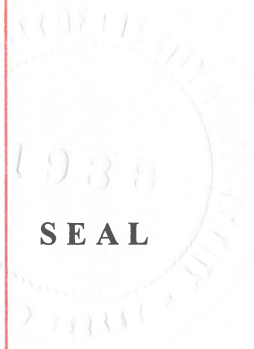
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of January 2025.

Dated: January 8, 2025

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

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



AGENDA ITEM #	4
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS Inc., FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

**WHEREAS**, the JCHA utilizes Hosted Cloud-Based Yardi systems for Public Housing and Housing Voucher (Section 8) programs: and

**WHEREAS** in order for the system to function properly and efficiently, it is necessary for the JCHA to maintain the proprietary software supplied with this system: and

**WHEREAS**, the required software is only available from Yardi Systems: and

**WHEREAS**, Yardi Systems Inc. was awarded Government Services Administration (GSA) contract GS-35F-0731P: and

**WHEREAS**, the JCHA's Procurement Policy provisions relating to the purchase of proprietary computer hardware and software, allows the JCHA to utilize federal General Service Administration without advertising for bids; and

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

**NOW THEREFORE BE IT RESOLVED**, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Yardi Systems Inc., 430 South Fairview Avenue, Goleta, CA. 93117, for the period 02/01/2025 to 1/31/2026 to provide software maintenance of Yardi systems, in an amount not to exceed \$455,912.75 for Public Housing and Housing Choice Voucher (Section 8) Programs.

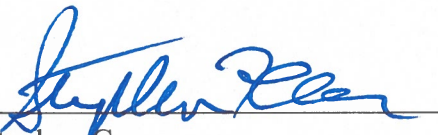
**RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS Inc., FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS**

Page 2

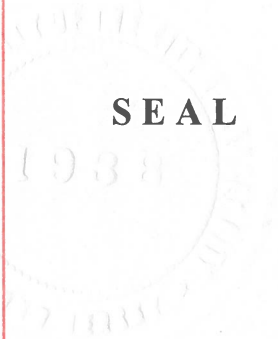
**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**



AGENDA ITEM#	5
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR WORKERS COMPENSATION AND CYBER INSURANCE COVERAGE FOR A PERIOD OF TWO YEARS**

**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 maintain various insurance such as Workers Compensation and Cyber Liability insurance; and

**WHEREAS**, Public Housing Authorities in the State of New Jersey are permitted to join together to form a Joint Insurance Fund as permitted by N.J.S.A 40A:10-36 et. seq for the purpose of maintaining and managing insurance needs; and

**WHEREAS**, the JCHA renewed its membership in the New Jersey Public Housing Authority Joint Insurance Fund “JIF” for the period of January 1, 2025 thru December 31, 2026; and

**WHEREAS**, membership in the JIF exempts the JCHA from bidding for Workers Compensation and Cyber Liability Insurance in accordance with HUD issued insurance bid waivers; and

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

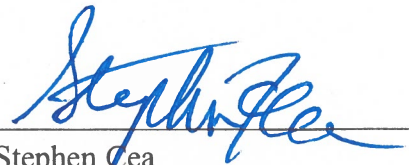
**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR WORKERS COMPENSATION AND CYBER INSURANCE COVERAGE FOR A PERIOD OF TWO YEARS**  
 Page 2-

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizing the award of a contract for Workers Compensation and Cyber Liability Insurance to the New Jersey Public Housing Authority Joint Insurance Fund "JIF" for the period of two (2) years, January 1, 2025, thru December 31, 2026, in an amount not to exceed \$798,624.00 for the first-year premium.

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.



Stephen Cea  
 Executive Director/Secretary



AGENDA ITEM#	6
BOARD MEETING DATE	1-8-2025

**CONSENT RESOLUTION AUTHORIZING THE SUBMITTAL OF A CALENDAR YEAR 2024 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SET-ASIDE SHORTFALL FUNDING APPLICATION FOR MAINSTREAM VOUCHERS UNDER THE JERSEY CITY HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

**WHEREAS**, the FFY 2024 Consolidated Appropriations Act provides up to \$200 million for the HCV HAP Set-Aside Funds including \$10 million for mainstream vouchers for Public Housing Authorities that despite taking reasonable cost saving measures as determined by the U.S. Department of Housing and Urban Development (“HUD”), would otherwise be required to terminate participating families from the program due to insufficient funding;

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) administers 369 mainstream vouchers under the Section 8 Housing Choice Voucher Program (“HCVP”), which provide housing opportunities for persons with disabilities;

**WHEREAS**, the JCHA is working with the HUD Shortfall Prevention Team (“SPT”), which has confirmed that its Mainstream Voucher Program is in a financial shortfall position and therefore has ceased issuing mainstream vouchers to applicants as of the date of this confirmation;

**WHEREAS**, the JCHA has prepared and submitted an application for HCV shortfall funding in compliance with HUD Notice PIH 2024-16 and Notice PIH 2024-21;

**WHEREAS**, during its review, HUD will use the Two-Year Forecasting Tool (“TYFT”) and the most recent validated voucher leasing and expense data available in the JCHA Voucher Management System to calculate the final eligible shortfall funding amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the JCHA that its consent is hereby extended and further authorizes the submittal of a Calendar Year 2024 U.S. Department of Housing and Urban Development Set-Aside Shortfall Funding Application for the Mainstream Voucher Program under the Section 8 Housing Choice Voucher Program.



**CONSENT RESOLUTION AUTHORIZING THE SUBMITTAL OF A CALENDAR YEAR 2024  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SET-ASIDE SHORTFALL  
 FUNDING APPLICATION FOR MAINSTREAM VOUCHERS UNDER THE JERSEY CITY  
 HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

Page 2 of 2

**DATED: January 8, 2025**

<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			✓			
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 January 8, 2025, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**



AGENDA ITEM#	7
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO CERTIFIED DEVELOPER RESPONDENTS INTERESTED IN PARTNERING WITH THE JCHA TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY’S FAIRCLOTH AUTHORITY, SUBJECT TO NEGOTIATION OF A DEVELOPMENT AGREEMENT**

**WHEREAS**, the United State Department of Housing and Urban Development has created a replacement program for former public housing units that have been demolished and disposed though an option called Faircloth to RAD;

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) retains an inventory of Faircloth to RAD authority equal to 1,226 units representing formerly demolished public housing stock;

**WHEREAS**, the JCHA has solicited and advertised for developer proposals of anticipated, planned, or existing low-income multi-family properties interested in partnering to create a new inventory of affordable housing units for the benefit of community;

**WHEREAS**, JCHA received a total of fifteen (15) responses and upon review, the selection committee has found the following six (6) developers representing thirteen (13) development sites to be responsive;

RESPONDENT	DEVELOPMENT/S LOCATION
Team Walker Inc.	379 Communipaw Ave.
Genesis Companies	455 Ocean Avenue
766 Realty LLC	24 Redd Street / 151-161 Christopher Columbus Dr.
TAG Development	155 Marin Boulevard / 369-363 Communipaw Ave./ 336-340 Martin Luther King Drive
MBID of Delaware (Ingerman)	2595 John F. Kennedy Blvd / 222 St. Paul’s Ave.
BRP Bayfront Urban Renewal LLC	445 Route 40 in three (3) phases

**WHEREAS**, implementation of Faircloth to RAD authority first requires the creation of a public housing ACC unit and its regulatory requirements, which is then converted into a PBV under the Rental Assistance Demonstration Program (RAD);

**WHEREAS**, the conversion requirements need to be discussed and negotiated with the selected respondents making this approval subject to a negotiated development agreement;

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO CERTIFIED DEVELOPER RESPONDENTS INTERESTED IN PARTNERING WITH THE JCHA TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH AUTHORITY, SUBJECT TO NEGOTIATION OF A DEVELOPMENT AGREEMENT**

Page 2 of 2

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the JCHA hereby authorizes the award of contract to the six (6) responsive development entities interested in partnering to provide Rental Assistance Demonstration Program subsidy utilizing a portion of the authority's Faircloth to RAD authority subject to a negotiated development agreement.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Executive Director of the JCHA is hereby authorized to enter into the documentation, upon receipt of any required HUD approvals, necessary to effectuate the intent of this resolution; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Executive Director of the JCHA is hereby authorized to take any and all related and ancillary actions necessary and appropriate to achieve the foregoing purposes including refinements to the terms and documents set forth in this resolution as may be reasonably determined by the Executive Director; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that all actions taken prior to the date of this resolution by the Executive Director, any of the other officers of JCHA or their respective designees on behalf of JCHA, acting singly or together, including but not limited to any of the actions authorized by this resolution, are hereby ratified and confirmed as the valid actions of JCHA, effective as of the date such actions were taken:

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

SEAL



AGENDA ITEM#	8
BOARD MEETING DATE	1-8-2025

**RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024.**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is subject to the provisions of the Local Authorities Fiscal Control Law (C: 40A:12A-23), which requires the JCHA to have an annual audit performed by a Certified Public Accountant (CPA); and

**WHEREAS**, the JCHA issued Contract# 101796 to the firm of Polcari & Company, on June 05, 2024, to perform a fiscal and compliance audit of JCHA programs; and

**WHEREAS**, Polcari & Company successfully completed the audit fieldwork and prepared the Audit Report for the fiscal year ending March 31, 2024, attached hereto; and

**WHEREAS**, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review, which was held at the Board of Commissioners Meeting on December 18, 2024, and submit an original resolution and affidavit:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2024, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

**RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS TO REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2024.**

**BE IT FURTHER RESOLVED** that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

**Dated: January 8, 2025**

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

**SEAL**

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Stephen F. Cea  
Executive Director/Secretary

AGENDA ITEM#	9
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING TO INCLUDE CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the Jersey City Housing Authority (JCHA) annually receives Capital Fund Program grant from the U.S. Department of Housing & Urban Development's (HUD) for the purpose of administration, operations, management, and capital improvements of the existing public housing developments, to develop new units to replace de-programmed units due to demolition of obsolete public housing units in the JCHA portfolio; and

**WHEREAS**, the JCHA submitted its Capital Fund Program (CFP) 5-Year Action Plan into HUD's Energy and Performance Information Center (EPIC) system pursuant to HUD Processing Guidance.

**WHEREAS**, the Jersey City Housing Authority (JCHA) may use Capital Funds for eligible activities only if such use is included in the Capital Fund Program (CFP) 5-Year Action Plan approved by the Board of Commissioners and HUD.

**WHEREAS**, the approved JCHA's CFP 5-Year Action Plan 2021-2025 does include all work activities identified in the Capital Fund High Risk, Receivership, Substandard, and Troubled funding in 2 CFR Part 200,

**WHEREAS**, the dollar amount of \$2,391,386.18 must be adjusted to administer / implement the physical and Management Improvements set forth in the award letter dated December 20, 2025 and CFP Budget.

**WHEREAS**, the JCHA may submit the amended CFP 5-Year Action Plan to HUD for approval;

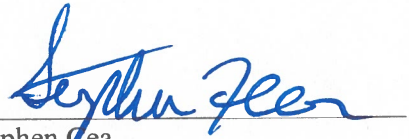
**RESOLUTION AUTHORIZING TO INCLUDE CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 - 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) page 2 of 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the submission of an amendment to the Capital Fund Program to HUD be submitted electronically.

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025 in the presence of a legally binding quorum.



Stephen Lee  
Executive Director/Secretary

SEAL

**RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2024 CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED ACC AMENDMENTS TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the Jersey City Housing Authority ("JCHA") applied to Capital Fund High Risk / Receivership / Substandard / Troubled Program on July 10, 2024 to the US Department of Housing and Urban Development (HUD);

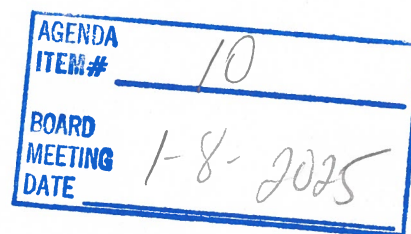
**WHEREAS**, the application is for thirty-one (31) vacant dwelling units/apartments located at Booker T Washington Apartments (BTW);

**WHEREAS**, on Monday, December 20, 2024, HUD's Office of Capital Improvements (OCI) awarded \$2,391,386.18 in Fiscal Year (FY) 2024 Capital Fund appropriations 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 FY 2024 Capital Fund High Risk, Receivership, Substandard, and Troubled funding, Grant #NJ39T009501-24 in the amount of \$2,391,386.18 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.





**RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2024 CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED ACC AMENDMENTS TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**  
 page 2 of 2

**DATED: January 8, 2025**

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

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



**SEAL**

AGENDA ITEM#	11
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO ALL VENDORS LISTED IN THIS RESOLUTION FOR VARIOUS MAINTENANCE, REPAIR, OPERATIONS "MRO" MATERIALS AND SERVICES FOR APARTMENT RENOVATIONS AT BOOKER T WASHINGTON APARTMENTS UTILIZING FUNDS AWARDED FROM FISCAL YEAR 24 CAPITAL FUND HIGH RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLE "HRST" GRANT APPLICATION**

**WHEREAS**, the Jersey City Housing Authority "JCHA" submitted a successful grant application to HUD known as HRST and received an award of \$2,391,386.18 to complete renovations and repairs at the JCHA development known as Booker T Washington Apartments (see attached NOFO Award Letter); and

**WHEREAS**, maintenance, repair, operations "MRO" materials and services are necessary to complete the needed renovations; and

**WHEREAS**, currently the JCHA has active contracts for maintenance/repair materials and services that were procured in accordance with the JCHA's Procurement Policy being utilized for repairs and renovations at all JCHA developments; and

**WHEREAS**, it was deemed prudent to award separate contracts specifically for the purposes of the HRST grant; and

**WHEREAS**, listed below are the vendors being awarded new contracts to complete the necessary renovations and repairs; and

Vendor	Description	Amount
All Type Fire Door	Apt. Entrance Doors	\$10,000.00
Continental Flooring	Flooring	\$90,000.00
Duncan Hardware	Plumbing Supplies, Closet Materials	\$65,000.00
FW Webb	Tub Surrounds	\$10,000.00
Garden State Building Supply	Interior Doors	\$25,000.00
HD Supply	Kitchen Cabinets, Bathroom Vanities	\$65,000.00
Independent Hardware	Interior Door Hardware	\$6,000.00

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO ALL VENDORS LISTED IN THIS RESOLUTION FOR VARIOUS MAINTENANCE, REPAIR, OPERATIONS "MRO" MATERIALS AND SERVICES FOR APARTMENT RENOVATIONS AT BOOKER T WASHINGTON APARTMENTS UTILIZING FUNDS AWARDED FROM FISCAL YEAR 24 CAPITAL FUND HIGH RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLE "HRST" GRANT APPLICATION**

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PC Richard	Appliances	\$45,000.00
Sherwin Williams	Paint	\$30,000.00
Starplast	Janitorial Supplies	\$20,000.00
Surach Electrical	Electrical	\$150,000.00
Tsigonia	Framing/Drywall Material	\$4,500.00
TubKlass	Tub Reglazing	\$10,000.00
Unique Glass	Window/Glass Repair-Replacement	\$10,000.00
US Electrical Services	Electrical Supplies	\$10,000.00
William J. Guarini	Plumbing	\$150,000.00

**WHEREAS**, each of these vendors has performed satisfactory for the JCHA in the past; and

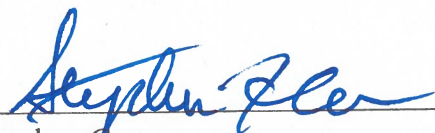
**WHEREAS**, the availability of funds has been established:

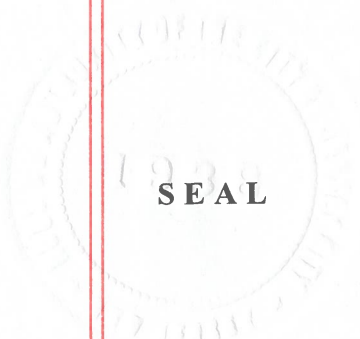
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to the vendors listed in this resolution for MRO materials and services for Apartment Renovations at Booker T. Washington Apartments, in a total not to exceed amount of Six Hundred Ninety-Six Thousand Five Hundred Dollars (\$696,500.00).

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary



AGENDA ITEM#	12
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GARDEN STATED ENVIRONMENTAL FOR RIGHT TO KNOW & PEOSH COMPLIANCE AND TRAINING, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, in accordance with the requirements of the New Jersey Department of Health (DOH) PEOSH/HCS laws the Jersey City Housing Authority “JCHA” deemed it necessary to seek the services of a consulting firm to provide these services; and

**WHEREAS**, PEOSH/HCS laws require the firm to perform inspections at each JCHA location and update each list of all chemicals and hazardous substances storage at each location, provide labels and a master chemical list with MSDS sheets, prepare and complete the annual survey and provide refresher and initial training for appropriate JCHA staff; 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 on August 28, 2024, less than (3) bids were received, and a rebid was held on October 2, 2024, the JCHA received a sole (1) bid for award consideration from the below vendor:

- Garden State Environmental, Glen Rock, New Jersey

**WHEREAS**, Garden State Environmental, was the lowest responsible bidder with a not to exceed amount of \$14,800.00 for Years 1 & 2 (bid memo and recap attached); and

**WHEREAS**, since 1985 Garden State Environmental has worked satisfactorily for the JCHA in the past; and

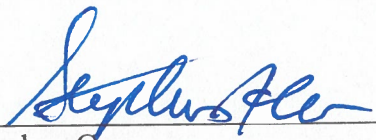
**WHEREAS**, availability of funds has been established.

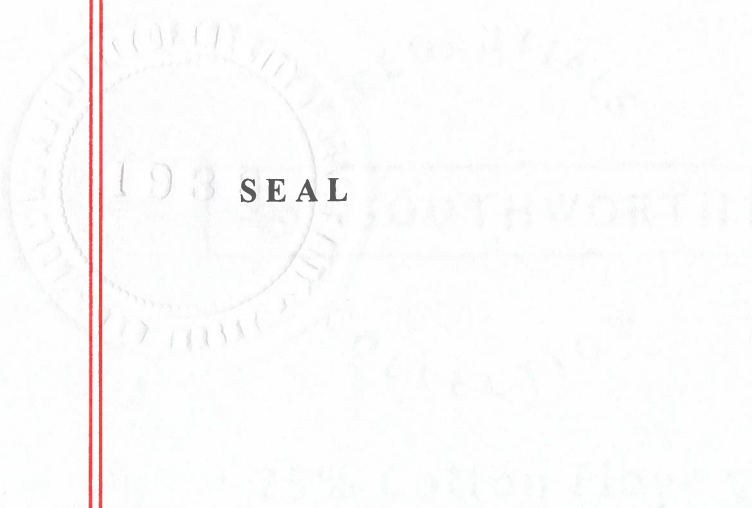
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract for Right to Know & PEOSH Compliance and Training to Garden State Environmental, Inc. 555 Broad Street. Suite K, Glen Rock, New Jersey 07452 in an amount not to exceed Fifteen thousand Two hundred fifty dollars (\$14,800.00) for a period of two (2) years, with an option for an additional two (2) years (\$15,250.00).

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025, in the presence of a legally binding quorum.

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



**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO PARTICIPATE IN THE MODIFIED TIERED-NETWORK INCENTIVE PROGRAM UNDER THE NJ STATE HEALTH BENEFITS PROGRAM**

**WHEREAS**, the Jersey City Housing Authority (JCHA) submitted the request for Special Open Enrollment for Health 2025 to the State of New Jersey Health Benefits Program (NJSHBP) on December 13, 2024; and

**WHEREAS**, the JCHA also submitted the Health Reimbursement Account (HRA) application and documents for NJSHBP 's approval; and

**WHEREAS**, the JCHA submitted the Omnia Financial Incentive contingent on the approval of the HRA and a Special Open Enrollment period; and

**WHEREAS**, the NJSHBP approved the JCHA's request for 2025 HRA and special open enrollment on December 20, 2024;

**WHEREAS**, the Special Open Enrollment period will occur from February 17, 2025 to March 3, 2025, with an effective date of April 1, 2025 based on Businessolver's Work Order Timeline 2025;

**WHEREAS**, the JCHA also agree to voluntarily participate in the modified Financial Incentive Program granting financial incentives to subscribers who select enrollment into tiered-network medical plans, otherwise known as Aetna's Liberty Plus Plan and Horizon Blue Cross Blue Shield of New Jersey's OMNIA Plan;

**WHEREAS**, the JCHA agree that the management and administration of this incentive program shall be solely our responsibility. The Incentive Program shall be available to subscribers who are enrollees in a tiered-network medical plan;

AGENDA ITEM#	13
BOARD MEETING DATE	1-8-2025

**RESOLUTION AUTHORIZING THE  
JERSEY CITY HOUSING AUTHORITY  
(JCHA) TO PARTICIPATE IN THE  
MODIFIED TIERED-NETWORK  
INCENTIVE PROGRAM UNDER THE  
NJ STATE HEALTH BENEFITS  
PROGRAM page 2 of 3**

**WHEREAS**, the Incentive Program does not extend to participants enrolled under P.L. 2005, c. 375 (certain over-age adult children) and COBRA; Participation is voluntary at the option of the employer;

**WHEREAS**, the financial incentive for eligible employees shall be: \$1,000 at any level of coverage (Single, Member/Spouse, Family, Parent/Child) when changing to a tiered-network plan.

**WHEREAS**, the incentive amount shall be paid within the second quarter of Plan Year 2025 and is reportable income; and

**WHEREAS**, the incentive shall be forfeited and returned to the employer if the subscriber fails to remain enrolled for at least one plan year, except that if a subscriber is made ineligible for healthcare through layoff, involuntary separation, reduction to part-time status, or classification into an ineligible position. If a subscriber voluntarily retires or changes health plans due to a catastrophic or emergency health need as determined by the employer within the year, then the incentive shall be forfeited on a pro-rata basis.

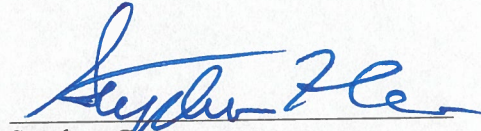
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the participation in the modified tiered-network incentive program under the NJ State Health Benefits Program.

**RESOLUTION AUTHORIZING THE  
 JERSEY CITY HOUSING AUTHORITY  
 (JCHA) TO PARTICIPATE IN THE  
 MODIFIED TIERED-NETWORK  
 INCENTIVE PROGRAM UNDER THE  
 NJ STATE HEALTH BENEFITS  
 PROGRAM page 3 of 3**

**DATED: January 8, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 8, 2025 in the presence of a legally binding quorum.



Stephen Gea  
 Executive Director/Secretary

**SEAL**

