

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
SEPTEMBER 4, 2024**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 4, 2024, AT 6:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 7, 2024.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 7, 2024.
- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF SEPTEMBER 2024.
- ITEM #5:** 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 WHICH IS STATE APPROVED.
- ITEM #6:** 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
- ITEM #7:** 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.
- ITEM #8:** 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.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR INSTALLATION OF NEW NETWORK SWITCHES.
- ITEM #10:** 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.

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ITEM #11: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION (34HUNCCP).

ITEM #12: 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.

ITEM #13: 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.

ITEM #14: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE HUDSON HEATING WHOLESALER, INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS FOR HUDSON GARDENS.

ITEM #15: RESOLUTION CONFIRMING THE AWARD OF A SPECIAL LEGAL SERVICE CONTRACT TO MURPHY ORLANDO, LLC. (WALK-IN).

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 2, 2024
2. PROPERTY PERFORMANCE REPORT FOR AUGUST 2024
3. RECE MEMO: UPDATES/ACTIVITIES