

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JULY 10, 2024**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, JULY 10, 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JUNE 5, 2024.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BOARD MINUTES OF THE SPECIAL BOARD OF COMMISSIONERS MEETING HELD ON JUNE 24, 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 JULY 2024.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF THE TERM OPTION CLAUSE TO F.W. WEBB COMPANY FOR THE FURNISHING AND DELIVERY OF TUB WALLS AND WINDOW KITS "AS NEEDED" FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO US ELECTRICAL D/B/A YALE ELECTRIC SUPPLY FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES FOR ALL JCHA DEVELOPMENTS "MONTHLY" FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING AN INCREASE TO THE CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORP. FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES ON AN "AS NEEDED" BASIS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO P. CIPOLLINI, INC. FOR ROOF REPLACEMENT AT 3 NEW HECKMAN DRIVE.
- ITEM #9:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REPAIR OF SANITARY SEWER LINE AND HOUSE TRAPS AT THOMAS J. STEWART APTS.
- ITEM #10:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PREVENTATIVE MAINTENANCE OF LAARS HOT WATER HEATERS AT BOOKER T. WASHINGTON APTS.
- ITEM #11:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO IDEAL SUPPLY COMPANY FOR EMERGENCY PLUMBING SUPPLIES FOR ALL JCHA DEVELOPMENTS.

- ITEM #12:** RESOLUTION AUTHORIZING AMENDING THE DATE OF SERVICES OF AN EMERGENCY SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATIONS FOR THE HOUSING CHOICE (S8) PROGRAM.
- ITEM #13:** 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 RESYNDICATION OF LAFAYETTE VILLAGE.
- ITEM #14:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR BOILER REPLACEMENT AT 3 NEW HECKMAN DRIVE.
- ITEM #16:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO J & A LANDSCAPE AND SNOW REMOVAL FOR LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF FOUR (4) MONTHS.
- ITEM #17:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS LLC FOR ELECTRICAL REPAIR SERVICES “ON DEMAND” AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR.
- ITEM #18:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD.
- ITEM #19:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA’S FY 2024 CAPITAL FUND ACC AMENDMENTS TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #20:** RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE HOUSING AUTHORITY SUPERVISORS’ UNION (HASU) FOR THE THREE-YEAR PERIOD OF APRIL 1, 2024, THROUGH MARCH 31, 2027.
- ITEM #21:** RESOLUTION APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND LiUNA Local 55 FOR THE SIX-YEAR PERIOD OF APRIL 1, 2023 THROUGH MARCH 31, 2029.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, AUGUST 7, 2024
2. PROPERTY PERFORMANCE REPORT FOR JUNE 2024
3. RECE MEMO: UPDATES/ACTIVITIES