

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
NOVEMBER 6, 2024**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 6, 2024, AT 6:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3<sup>RD</sup> 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 OCTOBER 2, 2024.

**ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF NOVEMBER 2024.

**ITEM #4:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC AND SEWER MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR PERIOD.

**ITEM #5:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REPLACEMENT OF WATER SERVICE TO BUILDING AND REPAIR OF ALL CORRODED PIPING FOR THE FIRE DETECTION SYSTEM AT THOMAS J. STEWART APARTMENTS.

**ITEM #6:** RESOLUTION AUTHORIZING AN AMENDMENT TO THE JERSEY CITY HOUSING AUTHORITY CAPITAL FUND PROGRAM "CFP" TO INCLUDE THE ACQUISITION OF VEHICLES AND AUTHORIZING THE AWARD OF A CONTRACT TO LEGACY BROTHERS, INC. FOR THE PURCHASE OF TWO (2) GMC3500 TRUCKS AND THREE (3) FORD ESCAPE HYBRID VEHICLES.

**ITEM #7:** RESOLUTIONS CONFIRMING THE AWARD OF A CONTRACT TO MILLER & CHITTY COMPANY, INC. FOR THE FURNISHING AND DELIVERY OF A VACUUM CONDENSATE TANK FOR BUILDING #2 AT HUDSON GARDENS.

**ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO QUADIENT INC. FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS FOR A PERIOD OF TWO (2) YEARS.

**ITEM #9:** RESOLUTION AUTHORIZING AN AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

**ITEM #10:** RESOLUTION AUTHORIZING APPROVAL OF AMENDMENTS TO THE JCHA'S 2024 AGENCY PLAN PURSUANT TO THE HOUSING OPPORTUNITY THROUGH THE MODERNIZATION ACT OF 2016.

- ITEM #11:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO SERVICE AS THE CONTRACT ADMINSTRATOR FOR A DEVELOPMENT CALLED KINGSBURY TOWERS IN TRENTON, NEW JERSEY.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, 2) RAINONE, COUGHLIN, MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PPLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #16:** RESOLUTION AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE.
- ITEM #17:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO AEGIS SECURITY FOR SECURITY GUARD SERVICES FOR UNARMED SECURITY GUARD SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR ADDITIONAL TWO (2) ONE YEAR INCREMENTS.
- ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS ON AN “AS-NEEDED” BASIS, FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF SIX (6) MONTHS.
- ITEM #19:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RUDERMAN & ROTH, LLC, 2) RAINONE COUGHLIN MINCHELLO, AND 3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #20:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD ASSET IQ AND PROCURE TO PAY SERVICE ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #21:** RESOLUTION AUTHORIZING TO INCLUDE VEHICLE PURCHASES 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). **(WALK-IN)**

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 18, 2024
2. PROPERTY PERFORMANCE REPORT FOR OCTOBER 2024
3. RECE MEMO: UPDATES/ACTIVITIES