

AGENDA
ITEM # 1
BOARD
MEETING
DATE 12-18-2024

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,

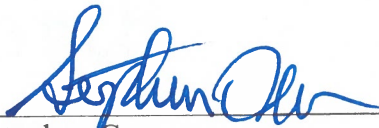
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson	✓		✓			
H. Fuentes	✓		✓		✓	
A. Herbold					✓	
J. Moore					✓	
C. Mullins		✓	✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	12/18/2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE NOVEMBER 6, 2024 CLOSED CAUCUS MINUTES
OF THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on November 6, 2024; and,

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

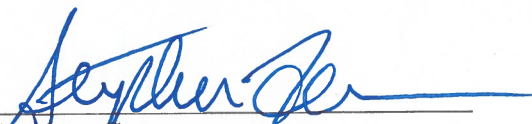
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the November 6, 2024, Board of Commissioners Meeting are approved.

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes						✓
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	12-18-2024

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS MEETING HELD ON NOVEMBER 6,
2024**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on November 6, 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 November 6, 2024, Board of Commissioners Meeting are approved.

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			✓
H. Fuentes						
A. Herbold					✓	
J. Moore					✓	
C. Mullins		✓	✓			
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 December 18, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	12-18-2024

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

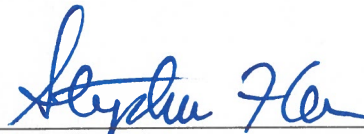
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 December 2024.

Dated: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	12-18-2024

RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.

WHEREAS, it is the Jersey City Housing Authority's policy, in accordance with HUD regulations, to admit as residents only those applicants who meet and pass suitability standards, pursuant to its Public Housing Applicant Selection and Assignment Policy and the Housing Choice Voucher (Section 8) Program Administrative Plan; and

WHEREAS, one of the provisions of the suitability criteria is to assess, through objective information an applicant's history of meeting financial obligations, criminal history and previous and current tenancy; and

WHEREAS, the JCHA must also rely on a service provider to provide an in-depth analysis of requested background checks and present to the JCHA a Pass/Fail recommendation of searches performed on Public Housing and Housing Choice Voucher (Section 8) Applicants, Public Housing Residents and participants of the Housing Choice Voucher (Section 8) and the Homeownership Program as requested; and

WHEREAS, in accordance with the JCHA's Admissions and Continued Occupancy Policy (ACOP), and in accordance with HUD's Occupancy Guidelines, the JCHA is obligated to pursue verification of income for adult resident household members reporting "Zero Income", to include requests for Credit Reports; and

WHEREAS, the JCHA Personnel Policies under "Recruitment and Appointments" requires that the Human Resources Office conduct the appropriate reference checks, to include a civilian background check, subsequent to a candidate's approval for appointment; and

RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.

PAGE 2 OF 2

WHEREAS, National Tenant Network’s performance as a service provider of background checks has been satisfactory; and

WHEREAS, the contract awarded to National Tenant Network included a Term Option Clause to extend the contract for an additional one-year period and Online Rental Exchange has agreed to continue the previously contracted services under the same rates, terms and conditions, effective March 1, 2025.

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Online Rental Exchange, 685 West Firetower Road, P.O. Box 1489, Winterville, North Carolina 28590 in an amount not to exceed Thirty-Five Thousand Dollars (\$35,000) to provide Tenant Court Record searches, Credit and Criminal History Reports for its Public Housing and Housing Choice Voucher (Section 8) programs and Pre-Employment Background Searches for a period of one (1) year, subject to Legal Counsel opinion.

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore			✓		✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA
ITEM# 6
BOARD
MEETING
DATE 12-18-2024

RESOLUTION AUTHORIZING THE EXERCISE OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES FOR A SECOND YEAR

WHEREAS, the JCHA requires reproduction and blueprinting services for many of its Capital Fund and Development projects; and

WHEREAS, a contract was awarded on November 1, 2023, for reproduction and blueprinting services to TC Blueprints, LLC in a total amount not to exceed twenty-five thousand dollars (\$25,000.00) for a one (1) year period ending November 11, 2024, with the option for an additional one (1) year; and

WHEREAS, TC Blueprints, LLC continues to perform satisfactorily for the JCHA; and

WHEREAS, in order to continue to provide uninterrupted services, the JCHA wishes to exercise the term option clause for the second year at a total contract amount not to exceed twenty-five thousand dollars (\$25,000.00) effective November 12, 2024, for the second year; and

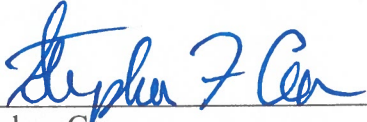
WHEREAS, the availability of funds has been established to fund this term option (see attached Certificate of Funds).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes exercising the term option clause of the contract for TC Blueprints, LLC, 109 South Avenue West, Cranford, New Jersey 07016 for a period of one (1) year in a total amount not to exceed twenty-five thousand dollars (\$25,000.00).

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore						
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	12-18-2024

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO PALMA GROUP NYC, INC. AND SUPERIOR WELDING CO. FOR WELDING SERVICES “AS NEEDED” FOR ALL JERSEY CITY HOUSING AUTHORITY “JCHA” DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, the JCHA has deemed it necessary to public bid for welding services at all JCHA owned developments; and

WHEREAS, in accordance with the JCHA Procurement Policy and governing statues of the State of New Jersey, the JCHA properly advertised a public bid on October 9, 2024, less than three (3) bid packages were received and on November 13, 2024, three (3) bid packages were received from the following companies:

- Palma Group NYC, Inc., Carona, New York
- Superior Welding Co., Avenel, New Jersey
- Magic Touch Construction, Keyport, New Jersey; and

WHEREAS, Palma Group NYC, Inc. was the lowest responsible bidder with a combined hourly rate of:

- Mechanic Hourly Rate \$ 130.00
- Mechanic Helper Hourly Rate \$ 110.00
- Total Combined Hourly Rate \$240.00; and

WHEREAS, Superior Welding Co. was the second lowest responsible bidder with a combined hourly rate of:

- Mechanic Hourly Rate \$ 135.00
- Mechanic Helper Hourly Rate \$ 115.00
- Total Combined Hourly Rate \$250.00; and

WHEREAS, Palma Group NYC, Inc. and Superior Welding Co. submitted the two lowest responsible bids and upon review it was decided that based on the welding repair history, aging underground utility piping and staffing it is in the JCHA’s best interest to award multiple contracts for this service; and

WHEREAS, the availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO PALMA GROUP NYC, INC. AND SUPERIOR WELDING CO. FOR WELDING SERVICES "AS NEEDED" FOR ALL JERSEY CITY HOUSING AUTHORITY "JCHA" DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of contracts to:

Palma Group NYC, Inc., 9825 Horace Harding Expressway, Corona, New York 11368 for welding services for a period of two (2) years with an option for an additional two (2) years at an hourly rate of \$240.00 per hour for years 1 and 2 in an amount not to exceed seventy thousand dollars (\$70,000.00); and

Superior Welding Co., 97 Elliott Street, Avenel, New Jersey 07001 for welding services for a period of two (2) years with an option for an additional two (2) years at an hourly rate of \$250.00 per hour for years 1 and 2 in an amount not to exceed seventy thousand dollars (\$70,000.00).

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore			✓			
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	12-18-2024

**RESOLUTION APPOINTING FUND COMMISSIONER IN THE NEW
JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND**

WHEREAS, the Jersey City Housing Authority “JCHA” is a member of the New Jersey Public Housing Authority Joint Insurance Fund “NJJIF”; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its’ representative to said Fund; and

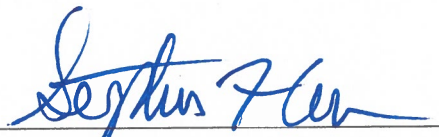
WHEREAS, Kenneth Pinnock, Jr. Deputy Executive Director is being designated to serve as the JCHA FUND COMMISSIONER:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners does hereby appoint Kenneth Pinnock, Jr. Deputy Executive Director as its FUND COMMISSIONER for the Fund Year 2025.

DATED: December 18, 2024

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore						
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	12-18-2024

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, 2022.

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# 101565 to the firm of Polcari & Company, on April 29, 2022 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, 2022, 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, 2022, 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

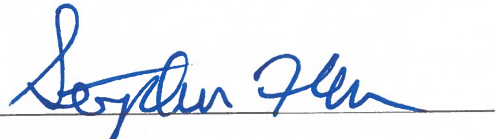
RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS TO REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.

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: December 18, 2024

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore						
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen F. Cea
Executive Director/Secretary

S E A L

RESOLUTION AUTHORIZING THE SUBMISSION OF THE AUDITED FINANCIAL DATA SCHEDULE (FDS) OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, all PHAs must submit their audited financial data to HUD on an annual basis as per 24 CFR § 902.33 - Financial reporting requirements; and

WHEREAS, the financial information must be prepared in accordance with Generally Accepted Accounting Principles (GAAP), as further defined by HUD in supplementary guidance; and

WHEREAS, the audited financial information must be submitted electronically in the format prescribed by HUD using the Financial Data Schedule (FDS) reviewed by HUD's Real Estate Assessment Center (REAC);

WHEREAS, 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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Jersey City Housing Authority hereby authorizes the submission of the audited Financial Data Schedule (FDS) for the fiscal year ending March 31, 2024, to the U.S. Department of Housing and Urban Development (HUD);

BE IT FURTHER RESOLVED, the firm of Polcari & Company is hereby authorized and directed to take all actions necessary to ensure the timely submission of the audited Financial Data Schedule (FDS) to HUD on or before December 31, 2024.

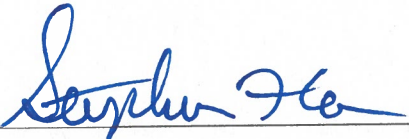
AGENDA	10
ITEM#	
BOARD MEETING	12-18-2024
DATE	

RESOLUTION AUTHORIZING THE SUBMISSION OF THE AUDITED FINANCIAL DATA SCHEDULE (FDS) OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Dated: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore			✓			
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen F. Cea
Executive Director/Secretary

S E A L

AGENDA ITEM#	11
BOARD MEETING DATE	12-18-2024

RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PAYMENTS WITH BCB BANK.

WHEREAS, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

WHEREAS, the new bank account will be opened at BCB Bank; and

WHEREAS, the new bank account will be used based on the following title:

**HEALTH REIMBURSEMENT ARRANGEMENTS (HRA)
PAYMENTS**

WHEREAS, the bank requires new signature cards to add signatories to this one (1) new account; and

WHEREAS, the following officials in their capacity shall be designated as authorized check signers:

Jeffrey Dublin, Chairperson

Stephen Cea, Executive Director/Secretary

Arlyn Agustin, Chief Financial Officer

RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PAYMENTS WITH BCB BANK.

Page2

NOW THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners approves the opening of one (1) new bank account with BCB Bank and approves the above-mentioned signatories.

Dated: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOARD MEETING DATE	12-18-2024

RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HOPWA (CITY OF JC) PAYMENTS .

WHEREAS, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

WHEREAS, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, Other Federal ERA, Emergency Housing Voucher (EHV), FSS Forfeitures, FSS Public Housing, Mainstream Program, and Webb Apt Operating bank accounts at Provident Bank; and

WHEREAS, the new bank account will be used based on the following title:

HOPWA (CITY OF JC) PAYMENTS

WHEREAS, the bank requires new signature cards to add signatories to this one (1) new account; and

WHEREAS, the following officials in their capacity shall be designated as authorized check signers:

Jeffrey Dublin, Chairperson
Stephen Cea, Executive Director/Secretary
Arlyn Agustin, Chief Financial Officer

**RESOLUTION APPROVING THE OPENING OF ONE (1)
NEW BANK ACCOUNT FOR THE JERSEY CITY
HOUSING AUTHORITY TO BE USED FOR THE HOPWA
(CITY OF JC) PAYMENTS.**

Page2

NOW THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners approves the opening of one (1) new bank account with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

Dated: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	12-18-2024

RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2025 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, in October 1998, Congress passed the Quality Housing and Work Responsibility Act (“QHWRA”), which requires all Public Housing Agencies to development a Five-Year Strategic and Annual Operating Agency Plan (referred to as the “AGENCY PLAN”); and

WHEREAS, the JCHA is required by QHWRA and HUD regulations to review its Agency Plan each year and to submit an updated Plan to HUD seventy-five (75) days prior to the beginning of the fiscal year or no later than January 16, 2025; and

WHEREAS, the JCHA conducted one meeting on September 9, 2024, with the Resident Advisory Board (RAB) constituted for the JCHA 2024 Agency Annual Plan process and, at those meetings, provided information about and discussed the JCHA 2025 Annual Plan, including the upcoming operating and capital fund budgets, proposed revitalization activities and plans, revisions to the Admission and Continued Occupancy Policy, and revisions to the Housing Choice Voucher Program Administrative Plan; and

WHEREAS, the JCHA made available copies of the draft 2025 Annual Agency Plan containing proposed revisions on its website, at each Asset Management Property office and the JCHA main office, and to Resident Leadership at each site in preparation for the 45-day public comment period running from September 10, 2024 to October 28, 2024; and

**RESOLUTION AUTHORIZING APPROVAL
OF THE JCHA'S 2025 AGENCY PLAN
PURSUANT TO REQUIREMENTS OF THE
QUALITY HOUSING AND WORK
RESPONSIBILITY ACT OF 1998**

Page 2

WHEREAS, the JCHA provided notice informing the public that the information would be available for review and inspection during the public comment period, and that a public hearing would take place on the plan on November 7, 2024 at Curries Woods Community Revitalization Center located at 65-67 Ruby Brown Place, Jersey City, NJ 07305; and

WHEREAS, the JCHA held a public hearing on November 7, 2024, to discuss the public comments received during the 45-day public comment period, and 4 comments were received from the Resident Advisory Board (RAB), as further detailed in the attached memorandum; and

WHEREAS, the Agency Plan must also be consistent with the Consolidated Plan of the City of Jersey City and the JCHA has consulted with City officials accordingly; and

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

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the 2025 Agency Plan, subject to Legal Counsel Opinion and HUD review and approval.

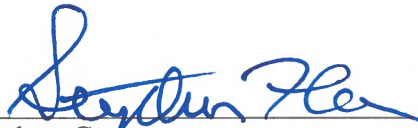
**RESOLUTION AUTHORIZING APPROVAL
OF THE JCHA'S 2025 AGENCY PLAN
PURSUANT TO REQUIREMENTS OF THE
QUALITY HOUSING AND WORK
RESPONSIBILITY ACT OF 1998**

Page 3

DATED: December 18, 2024

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



 Stephen Ceja
 Executive Director/Secretary

S E A L

AGENDA ITEM#	14
BOARD MEETING DATE	12-18-2024

RESOLUTION AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM

WHEREAS, The Housing Authority of The City of Jersey City y (“JCHA”) administers a Housing Choice Voucher (“Section 8”) Program a Program of 5000 vouchers; and

WHEREAS, given limited staff and time constraints, the JCHA is seeking Housing Authority Services to perform Housing Choice Voucher Program Services; and

WHEREAS, in accordance with JCHA’s Procurement Policy and Governing Statutes of the State of New Jersey, the JCHA advertised a Request for Proposals (RFP) for Housing Services on September 18 and October 23, 2024, and three (3) proposals were submitted by the due date, specifically from: Housing Services, Nan Mc Kay& Associates and Quadel; and

WHEREAS, all three (3) proposals were reviewed and determined that Housing Services was the successful proposal with a score of 35 out of 40 points and Housing Services staff have experience in conducting Housing Choice Voucher Program Recertifications and Interim Recertifications, the JCHA is attempting to minimize the negative impact on staffing levels while maintaining compliance as mandated by HUD and

RESOLUTION AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM

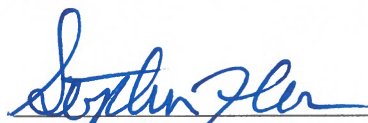
- Page 2 -

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby confirms the execution of an Service Agreement with the Housing Services Consulting Group to conduct Housing Choice Voucher Program Services for a one year specifically (January 1, 2025- December 31, 2025) with an option to renew for a on an annual basis , substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with General Counsel and as approved by the Jersey Housing Authority’s Commissioners.

Dated: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore			✓			
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	15
BOARD MEETING DATE	12-18-2024

RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.

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

WHEREAS, the JCHA issued contract # 101567 to the firm of Polcari & Company, on April 06, 2022 To Perform A Fiscal And Compliance Audit of 254 Bergen Avenue (HMFA #1099}); and

WHEREAS, Polcari & Company successfully completed the audit fieldwork and prepared the audit report here attached; 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, 2022, 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 REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.

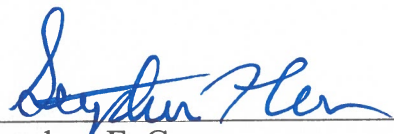
BE IT FURTHER RESOLVED that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

Dated: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
J. Moore						
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.

S E A L



 Stephen F. Cea
 Executive Director/Secretary

AGENDA ITEM#	16
BOARD MEETING DATE	12-18-2024

RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.

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

WHEREAS, the JCHA issued contract # 101566 to the firm of Polcari & Company, on April 06, 2022 To Perform A Fiscal And Compliance Audit of Arlington Gardens (CPC #4138); and

WHEREAS, Polcari & Company, LLP successfully completed the audit fieldwork and prepared the audit report here attached; 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, 2022, 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 REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.

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: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.

S E A L



 Stephen F. Cea
 Executive Director/Secretary

AGENDA ITEM#	17
BOARD MEETING DATE	12-18-2024

RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2023.

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

WHEREAS, the JCHA issued contract # 101675 to the firm of Polcari & Company, on May 08, 2023 To Perform A Fiscal And Compliance Audit of 254 Bergen Avenue (HMFA #1099); and

WHEREAS, Polcari & Company successfully completed the audit fieldwork and prepared the audit report here attached; 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 January 8, 2025, 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, 2023, 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 REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2023.

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: December 18, 2024

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.

S E A L



 Stephen F. Cea
 Executive Director/Secretary

AGENDA
ITEM# 18
BOARD MEETING DATE 12-18-2024

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO CONTRACT WITH EB EMPLOYEE SOLUTIONS, LLC, DBA AS THE DIFFERENCE CARD TO PROVIDE HEALTH REIMBURSEMENT ACCOUNT "HRA" SERVICES

WHEREAS, the Jersey City Housing Authority "JCHA" is authorized to offer health benefits coverage pursuant to the terms and condition outlined in the Collective Bargaining Agreements between the JCHA and its two (2) employee unions LiUNA and the Housing Authority Supervisor Union "HASU"; and

WHEREAS, it is the JCHA's intention to offer our employees the opportunity to enroll in NJ Direct 2035 + Difference Card with a fully funded Health Reimbursement Account in the amount of \$10,000 for each employee regardless of level of coverage (single, member/spouse, parent/child and family) to be effective March 1, 2025; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to EB Employee Solutions, LLC, dba as The Difference Card (hereinafter the VENDOR) with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 to provide HRA Services for the period January 1, 2025, through December 31, 2025, with an option to renew annually.

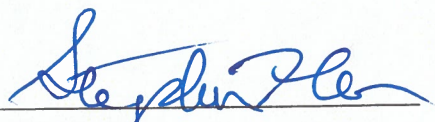
BE IT FURTHER RESOLVED THAT: All associated fees due to the VENDOR will be paid by the JCHA directly to VENDOR.

BE IT FURTHER RESOLVED THAT: This approved resolution overrides any prior approved resolutions regarding this Health Reimbursement matter. Any prior approved resolutions are null and void.

DATED: December 18, 2024

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
J. Moore			✓			
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	19
BOARD MEETING DATE	12-18-2024

**CONFIRMING 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 Housing 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 seventy-five (75) years, with rent in the aggregate amount of approximately Four Million Nine Hundred Sixty Thousand and 00/100 Dollars (\$4,960,000); 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 \$15,770,688.00 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 \$9,069,429 in seller financing from the Exiting Owner; (iii) the assignment and modification of HOPE VI funds loan in the approximate amount of \$9,982,037.00 from the Existing Owner to the Partnership; (iv) approximately \$163,000 from JCHA, which was previously loaned to the Exiting Owner, but is being memorialized through a new JCHA loan to the Partnership, (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 Rental Assistance Demonstration Use Agreement (“**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 \$163,000, which was previously loaned to the Exiting Owner, but is being memorialized through a new JCHA loan 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
- C. Assignment, assumption, and amendment of the \$9,982,027.00 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 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 seventy-five (75) years, with rent in the aggregate amount of approximately Four Million Nine Hundred Sixty Thousand and 00/100 Dollars (\$4,960,000), is hereby authorized and approved; and
- F. The JCHA, the Partnership, and HUD entering into and recording a **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:

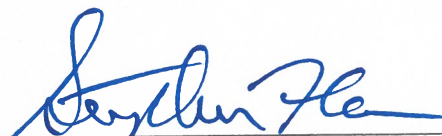
Name	Title
Stephen F. Cea	Executive Director of the Housing Authority of the City of Jersey City
Stephen F. Cea	Managing Member of Lafayette Village Preservation Society LLC

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: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	20
BOARD MEETING DATE	12-18-2024

RESOLUTION AUTHORIZING A CONTRACT AWARD TO EITHER BROWN & BROWN METRO OR CORPORATE EMPLOYEE BENEFITS FOR DENTAL BENEFITS COVERAGE FOR ELIGIBLE LiUNA UNION MEMBERS, HOUSING AUTHORITY SUPERVISOR'S UNION AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A PERIOD OF TWO (2) YEARS

WHEREAS, the Collective Bargaining Agreements between the Jersey City Housing Authority (JCHA), LiUNA union members, the Housing Authority Supervisor's Union (HASU), and the JCHA's Personnel Policies for Executive and Confidential Employees stipulated provisions for dental benefits coverage for eligible employees and their eligible dependents; 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 October 23, 2024, less than three (3) bid packages were received and on November 20, 2024, two identical bid packages (Tie Bid) were received from the following companies:

- Brown and Brown Metro, LLC.
- Corporate Employee Benefits, LLC.

WHEREAS, both Brown and Brown Metro and Corporate Employee Benefits are successfully providing dental insurance services to one of the JCHA unions; and

WHEREAS, the JCHA Procurement Policy has a Tie Bid Policy (below) that requires a random method i.e. Coin Toss to be utilized to break the Tie; and

JCHA Procurement Policy: Bid Opening and Awards, page 19 of 54

- i) **Tie Bids:**
When two or more bids offer the same exact price (*Tie Bids*) for a JCHA contract which is publicly advertised and bid, the contract shall be awarded to the vendor whose bid is most advantageous to the JCHA. When there is no clear advantage award on selection method should be utilized, i.e. coin toss or fishbowl.

(a) Over the bid threshold the selection process shall occur at a regularly scheduled Board meeting, in the order of the agenda and a member of the audience will be used in the selection process. The vendors involved will be offered the option of attending the selection process at the scheduled Board meeting.

(b) Under the bid threshold the selection process shall occur in the Purchasing Department within three (3) days after receipt of the Department's recommendation letter and an employee for another Department will be included in the selection process. Vendors will be offered the option of attending.

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract for Dental Benefits through Delta Dental of New Jersey, Inc. for Eligible LiUNA union members, HASU and Executive/Confidential Employees and their Eligible Dependents in the amount not to exceed Two Hundred Fifty Thousand dollars (\$250,000.00) for a period of two (2) years (Composite or Tiered Rate TBD) to either:

Brown & Brown Metro, 56 Livingston Ave., Roseland, NJ 07068

Or,

Corporate Employee Benefits, LLC., P.O. Box 7095, Atlantic City, NJ 08404

DATED: December 18, 2024

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
J. Moore					✓	
C. Mullins			✓			
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 December 18, 2024, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L