AGENDA ITEM # 1

BOARD MEETING DATE 11-4-2026

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: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 2

BOARD MEETING DATE 11-4-2026

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS REGULAR MEETING HELD ON OCTOBER 14, 2026

WHEREAS, the Board of Commissioners held a Regular Meeting on October 14, 2026; 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 October 14, 2026, Board of Commissioners Meeting are approved.

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown	✓		✓			
B. Dawson		✓	✓			
A. Herbold					✓	
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 3

BOARD MEETING DATE 11-4-2026

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF NOVEMBER 2026

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

NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve Accounts Payable for the month of November of 2026.

Dated: November 4, 2026

COMMISSIONER	MOTION	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold						
T. Hurley		✓	✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 4

BOARD MEETING DATE 11-4-2026

RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO TUB KLASS CORP. FOR BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS

WHEREAS, the JCHA awarded contract #101674 on May 8, 2023, to Tub Klass for the bathtub re-glazing and resurfacing "as needed" for various JCHA developments in an amount not to exceed thirty-six thousand dollars ($36,0000) for a period of 2 years with an option for an additional 2 years; and

WHEREAS, the JCHA is currently in the process of procurement; and

WHEREAS, the above service will require an increase of $78,000 to cover cost of outstanding invoices; and

WHEREAS, N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, provides the JCHA with the ability to increase the contract value while we are in the process of procurement or awarding a new contract; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms an increase to the contract (#101674) maximum to Tub Klass Corporation 163 Sargent Ave Clifton, New Jersey 07013 for bathtub re-glazing & resurfacing "as needed" for various developments in the amount of seventy eight thousand dollars ($78,000.00).

RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO TUB KLASS CORP. FOR BATHTUB RE-GLAZING & RESURFACING "AS NEEDED" FOR VARIOUS DEVELOPMENTS

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 5

BOARD MEETING DATE 11-4-2026

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO SIEMENS INDUSTRY, INC. FOR THE FIRE ALARM PANEL UPGRADES AT BOOKER T WASHINGTON, BLDG 8.

WHEREAS, the Jersey City Housing Authority operates the fire alarm systems that require modernization to maintain reliable operation and compatibility with current equipment; and

WHEREAS, Siemens will provide the upgrade for their existing DLC cards to XDLC cards, enabling the replacement of obsolete devices with the current X-Series technology and upgrading the fire alarm panel software to the Desigo Modular platform, including system testing upon completion; and

WHEREAS, Siemens Industry, Inc submitted Proposal No. 10688974 dated June 5, 2026, not to exceed the amount of twenty-two thousand two hundred eighty-nine dollars ($22,289.00) for the required upgrades and associated programming, project management, freight, and one year warranty; and

WHEREAS, in accordance with the JCHA Procurement Policy, the firm of Comcast Business was awarded an OMNIA Cooperative contract 2023003490 which does not require a Request for Proposal (RFP) or Bidding process; and

WHEREAS, the JCHA has used these Cooperative Contracts in the past, recognized the benefits, which allow the JCHA to reduce expenses i.e. advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, Siemens has performed satisfactory for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Siemens Industry Inc., 412 Mount Kemble Ave., Suite 2005, Morristown, NJ 07960 in the amount of twenty-two thousand two hundred eighty-nine dollars and zero cents ($22,289.00); for the fire alarm panel upgrades at Booker T. Washington, Building 8.

DATED: NOVEMBER 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
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 City of Jersey City as presented at its meeting of November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 6

BOARD MEETING DATE 11-4-2026

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MILLER & CHITTY CORPORATION TO SERVICE AND CLEAN CLEAVER BROOKS BOILERS AT MARION GARDENS

WHEREAS, the Jersey City Housing Authority ("JCHA") needed a vendor to service and clean all Cleaver Brooks boilers at Marion Gardens; and

WHEREAS, the boilers require annual service recommended by the manufacturer to maintain warranty which includes reconditioning, replacing gas burner, low water cut-off switches, filters, control panel, gas valve and general cleaning to keep boilers functioning properly to provide uninterrupted heat to our residents during the heating season; and

WHEREAS, Miller & Chitty installed the boilers at Marion Gardens and are familiar with the workings of these boilers and foregoing the bidding process was prudent in getting the boilers ready; and

WHEREAS, Miller & Chitty provided a quote for this service in the amount of twenty-six thousand four hundred dollars ($26,400.00) and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to service and clean all Cleaver Brooks boilers at Marion Gardens to Miller & Chitty Company Corporation, 135-139 Market Street, Kenilworth, New Jersey 07033, in the amount of twenty-six thousand four hundred dollars ($26,400.00).

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold			✓		✓	
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 7

BOARD MEETING DATE 11-4-2026

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO RESIDENTS AT HOLLAND GARDENS AND BERRY GARDENS, 92 DANFORTH AVENUE

WHEREAS, the Jersey City Housing Authority ("JCHA") is responsible for the development, maintenance and management of Public Housing and Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, the boilers at Holland Gardens and Berry Gardens, 92 Danforth Avenue are constantly malfunctioning and with the Winter season upon us, the JCHA required a contractor to provide emergency temporary boilers to supply heat to residents at Holland Gardens and Berry Gardens, 92 Danforth Avenue; and

WHEREAS, William J. Guarini, Inc. was awarded previous contracts for plumbing and heating services under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op. as well as the Hunterdon County Educational Services Commission (HCESC); and

WHEREAS, the duration of William J. Guarini, Inc. Co-op contract # ESCNJ123/24-26 will be from June 5, 2026, through June 4, 2027; and

WHEREAS, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-12a; and

WHEREAS, the JCHA has used these Co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e., advertising, streamline administrative and management processes i.e., public bid process and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily 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 confirms the award of a contract to William J. Guarini, Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 to provide emergency temporary boilers to supply heat at Holland Gardens and Berry Gardens, 92 Danforth Avenue in the amount of four-hundred and eighteen thousand four hundred and thirty dollars ($418,430.00) with a 10% contingency of forty one thousand eight hundred and forty-three dollars ($41,843.00) for a total amount of four hundred and sixty thousand two hundred and seventy-three dollars ($460,273.00).

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
C. Mullins		✓	✓			
T. Hurley			✓			
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 November 4, 2026 in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM# 8

BOARD MEETING DATE 11-4-2026

RESOLUTION APPROVING 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 FIVE-YEAR PERIOD OF JANUARY 1, 2027, THROUGH DECEMBER 31, 2031

WHEREAS, the Collective Bargaining Agreement (CBA) between the Jersey City Housing Authority (JCHA) and Housing Authority Supervisors' Union (HASU), the union that represented all regularly employed supervisors and white-collar workers at JCHA, expires on March 31, 2027; and

WHEREAS, a majority of the voting regularly employed supervisors and white-collar employees selected the **HOUSING AUTHORITY SUPERVISORS' UNION (HASU)** as their exclusive majority representative for collective negotiations and the New Jersey Public Employment Relations Commission; and

WHEREAS, JCHA and HASU have negotiated a five (5) year CBA in good faith for the period of January 1, 2027, through December 31, 2031; and

WHEREAS, the attached negotiated CBA reflects JCHA's efforts and obligation to maintain a balanced budget while providing an unprecedented salary increase to help offset impending increases related to rising health care cost; and

WHEREAS, the JCHA will provide salary increases in accordance with the agreed CBA amounts, which will be added to all supervisors and white-collar employee's base salary; and

WHEREAS, the JCHA's Salary Range Schedule for HASU titles will be revised to conform with the negotiated contract, and all salary increases will be effective January 1, 2027; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners approves of and authorizes the Executive Director to execute the attached CBA between the JCHA and HASU for the five-year period of January 1, 2027, through December 31, 2031.

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
C. Mullins		✓	✓			
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 9

BOARD MEETING DATE 12-4-2026

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND LABORERS' INTERNATIONAL UNION OF NORTH AMERICA LOCAL 55 (LiUNA 55) FOR THE FIVE-YEAR PERIOD OF JANUARY 1, 2027, THROUGH DECEMBER 31, 2031

WHEREAS, the Collective Bargaining Agreement (CBA) between the Jersey City Housing Authority (JCHA) and Laborers' International Union of North America Local 55 (LiUNA 55), the union that represented all regularly employed supervisors and white-collar workers at JCHA, expires on March 31, 2027; and

WHEREAS, a majority of the voting regularly employed blue and white-collar employees selected the **LiUNA 55 UNION** as their exclusive majority representative for collective negotiations and the New Jersey Public Employment Relations Commission; and

WHEREAS, JCHA and LiUNA 55 have negotiated a five (5) year CBA in good faith for the period of January 1, 2027, through December 31, 2031; and

WHEREAS, the attached negotiated CBA reflects JCHA's efforts and obligation to maintain a balanced budget while providing an unprecedented salary increase to help offset impending increases related to rising health care cost; and

WHEREAS, the JCHA will provide salary increases in accordance with the agreed CBA amounts, which will be added to all supervisors and white-collar employee's base salary; and

WHEREAS, the JCHA's Salary Range Schedule for LiUNA 55 titles will be revised to conform with the negotiated contract, and all salary increases will be effective January 1, 2027; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners approves of and authorizes the Executive Director to execute the attached CBA between the JCHA and LiUNA 55 for the five-year period of January 1, 2027, through December 31, 2031.

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold						
C. Mullins		✓	✓			
T. Hurley			✓			
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 10

BOARD MEETING DATE 11-4-2026

RESOLUTION SELECTING CAMBER PROPERTY GROUP AS DEVELOPER OF MONTGOMERY GARDENS PHASE III

WHEREAS, in accordance with the Jersey City Housing Authority's ("JCHA") Procurement Policy and governing Statutes of the State of New Jersey, the JCHA properly advertised a Request for Proposals ("RFP") on April 1, 2026 and April 2, 2026 for qualified developers to submit proposals to develop Montgomery Gardens Phase III at the former Montgomery Gardens Public Housing Apartment Complex; and

WHEREAS, in response to the RFP, the JCHA received five (5) proposals for award consideration as follows (alphabetically):

1. Camber Property Group
2. Cortell Development Group & L&M Development Partners
3. Fairstead
4. Pennrose LLC
5. Tag Development, LLC; and

WHEREAS, an RFP Review Committee was assembled from JCHA Executive Staff and the Chief of Staff from the City of Jersey City; and

WHEREAS, in addition to the RFP Review Committee, there was an advisory Working Group from JCHA technical staff which was assembled to review, analyze, comment, and report on the proposals and oral presentations to assist the RFP Review Committee in selecting a Developer; and

WHEREAS, all five proposals were deemed responsive and to have met the Threshold Requirements for submission and were further evaluated by the RFP Review Committee in accordance with the RFP's clearly stated criteria; and

WHEREAS, as a result of fair and deliberate evaluation, Camber Property Group was judged to have submitted the best qualified proposal, based on a broad range of qualifications demonstrating their ability to provide the full scope of services anticipated by this RFP; and

WHEREAS, at this time, no funds are required to approve this Resolution and, therefore, no Certificate of Funds is required.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Jersey City Housing Authority hereby selects and authorizes the retention of Camber Property Group as the developer for Montgomery Gardens Phase III based upon its submission in response to the Request for Proposals; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to negotiate, execute, and deliver a development agreement and any other agreements, documents, or instruments necessary and appropriate to advance and implement the development of Montgomery Gardens Phase III.

DATED: November 4, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold						✓
T. Hurley		✓				
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 November 4, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL