

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
MARCH 4, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, MARCH 4, 2026, AT 5:00 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 FEBRUARY 4, 2026 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON FEBRUARY 4, 2026.
- 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 MARCH 2026.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY PIPE REPLACEMENT TO RESTORE HEAT TO BUILDINGS 6 THROUGH 10 AT MARION GARDENS.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF AN INCREASE OF 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.
- ITEM #7:** RESOLUTION AUTHORIZING RESCINDING THE AWARD TO GENESIS COMPANIES AND METROPOLITAN REAL ESTATE DEVELOPMENT, LLC AS DEVELOPER OF MONTGOMERY FAMILY PHASE II.
- ITEM #8:** RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR ELECTRICAL REPAIR SERVICES "ON DEMAND" AT ALL JCHA DEVELOPMENTS WITH AN OPTION FOR AN ADDITIONAL YEAR.
- ITEM #9:** RESOLUTION TO AWARD OF A CONTRACT TO SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR A ONE (1) YEAR PERIOD 04/29/2026 – 04/29/2027.
- ITEM #10:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO WILLIAM J. GUARINI INC. FOR BOILER REPLACEMENT AT 199 OCEAN AVENUE.
- ITEM #11:** RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.

**ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO RESIDENTS AT HOLLAND GARDENS.

**ITEM #13:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RHYNOPAC INC. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL (2) ONE (1) YEAR INCREMENTS.

**ITEM #14:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT NSPIRE INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM.

**ITEM #15:** RESOLUTION ADOPTING A POLICY FOR PROJECT-BASED VOUCHER (PBV) CONTRACTS OUTSIDE THE JCHA'S JURISDICTION AND RATIFYING THE EXECUTION OF A PBV HAP CONTRACT FOR 304 PBV UNITS AT THE KINGSBURY PROJECT IN TRENTON, NEW JERSEY.

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, APRIL 4, 2026
2. PROPERTY PERFORMANCE REPORT FOR FEBRUARY 2026
3. RECE UPDATES