

AGENDA ITEM #	1
BOARD MEETING DATE	4-1-2026

**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,

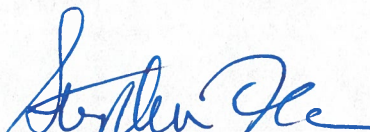
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	4-1-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MARCH 4, 2026 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on March 4, 2026; and,

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

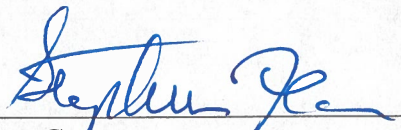
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the March 4, 2026, Board of Commissioners Meeting are approved.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA
 ITEM# 3
 BOARD
 MEETING
 DATE 4-1-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE
 OF THE MINUTES OF THE REGULAR BOARD OF
 COMMISSIONERS REGULAR MEETING HELD ON
 MARCH 4, 2026**

WHEREAS, the Board of Commissioners held a Regular Meeting on
 March 4, 2026; and,

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

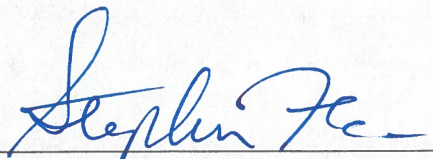
WHEREAS, the minutes of the Board of Commissioners Regular
 Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of
 Commissioners, that the attached minutes of the March 4, 2026, Board of Commissioners
 Meeting are approved.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	4-1-2026

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF APRIL 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 the Accounts Payable for the month of April of 2026.

Dated: April 1, 2026

COMMISSIONER	MOTION	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



 Stephen C. ...
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	4-1-2026

**RESOLUTION TO THE AWARD OF A CONTRACT TO HOUSING
AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE
COVERAGES FOR A PERIOD OF ONE YEAR**

WHEREAS, the Jersey City Housing Authority "JCHA" is responsible for the development, maintenance and management of eight (8) Public Housing, two (2) Affordable Housing Developments, Webb Apartments, and Housing Choice Voucher Program throughout the City of Jersey City; and

WHEREAS, the JCHA is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain various insurance at JCHA owned developments and Housing Choice Voucher Program; and

WHEREAS, General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages will be provided by the Housing Authority Insurance Group "HAIG"; and

WHEREAS, HUD has issued insurance bid waivers for various entities including the HAIG which allows the JCHA to award contracts without competitive bidding; and

WHEREAS, HAIG has provided an estimate in the amount of \$953,108.00 for all JCHA owned developments and HCV Program; and

WHEREAS, availability of funds has been established.

RESOLUTION TO THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEAR

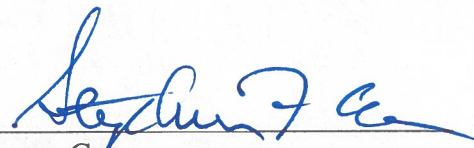
Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a one year contract to Housing Authority Insurance Group, Inc., 189 Commerce Court, Cheshire, Connecticut 06410 to provide General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD MAINTENANCE IQ, INSPECTION IQ, CASE MANAGER AND ASPIRE PLUS MODULES ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the JCHA utilizes Hosted Cloud-Based Yardi systems for Public Housing and Housing Voucher (Section 8) programs: and

WHEREAS, in order for the agency to increase its level of service to JCHA's applicants, residents and manage units, it is necessary for the JCHA to purchase Yardi Add-on modules, Maintenance IQ, Inspection IQ, Case Manager and Aspire Plus: and

WHEREAS, the required software is only available from Yardi Systems: and

WHEREAS, the JCHA's Procurement Policy provisions relating to the purchase of proprietary computer hardware and software, allows the JCHA to utilize federal General Service Administration without advertising for bids; and

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Yardi Systems Inc., 430 South Fairview Avenue, Goleta, CA. 93117, for Add-on modules, Maintenance IQ, Inspection IQ, Case Manager and Aspire Plus, in an amount not to exceed \$88,058.25.

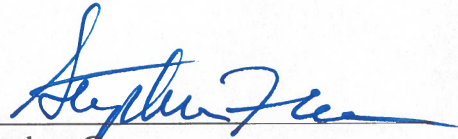
RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD MAINTENANCE IQ, INSPECTION IQ, CASE MANAGER AND ASPIRE PLUS MODULES ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

Page 2

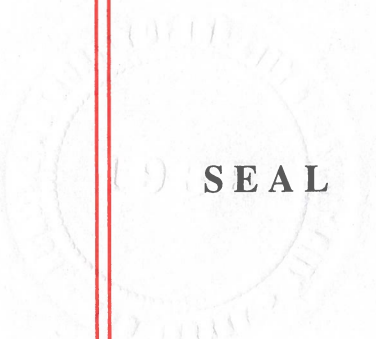
DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown		✓	✓			
B. Dawson		✓	✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince	✓		✓			
J. Dublin			✓			

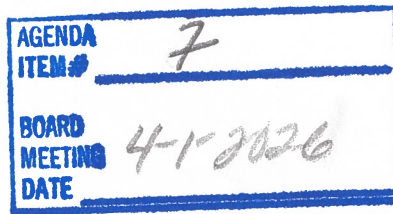
I hereby certify that the herein above Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 2, 2026 in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary



SEAL



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY HOUSING AUTHORIZING AND ADOPTING A
POLICY FOR INTRA-PROJECT TRANSFERS**

WHEREAS, the Jersey City Housing Authority (“Authority”) is a public body corporate and politic organized and existing under the laws of the State of New Jersey and charged with providing safe, decent, and sanitary housing for eligible residents; and

WHEREAS, the Authority owns and manages multiple dwelling units within individual housing developments (“Projects”); and

WHEREAS, from time to time, residents may request transfers from one dwelling unit to another unit within the same Project due to changes in household composition, medical necessity, reasonable accommodation, safety concerns, accessibility needs, unit size requirements, or other good cause; and

WHEREAS, the Authority seeks to ensure that such intra-project transfers are conducted in a fair, transparent, and consistent manner in accordance with applicable federal, state, and local laws, including regulations of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Authority has determined that adopting a formal policy governing transfers within the same Project will promote efficient occupancy management and better serve residents’ needs; and

WHEREAS, Transfers are authorized pursuant to HUD regulation at 24 CFR § 983.251 (Selection of Families); 24 CFR § 983.261 (Occupancy Standards); 24 CFR § 983.259 (Family Right to Move); RAD Notice PIH 2019-23 (Resident Rights and Transfer Requirements); and 24 CFR § 983.207 (Project Based Vouchers).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Housing Authority that:

1. Adoption of Policy. The Board hereby adopts an Intra-Project Transfer Policy permitting transfers of residents between dwelling units within the same Project, subject to eligibility requirements and administrative procedures established by the Executive Director and consistent with HUD regulations and the Authority's Administrative Plan
2. Eligibility and Priority. Transfers shall be considered based upon:
 - a. Mandatory transfers required by law or HUD regulation;
 - b. Reasonable accommodation requests;
 - c. Medical or accessibility needs;
 - d. Changes in family composition requiring different unit size;
 - e. Safety concerns or emergency circumstances;
 - f. Other administrative or management needs as determined by the Authority.
3. Procedures. The Executive Director is authorized to establish written procedures governing:
 - a. Submission and documentation of transfer requests;
 - b. Priority ranking of transfer categories;
 - c. Unit inspection and acceptance procedures;
 - d. Timeframes for move-in and lease execution
4. Compliance. All transfers shall comply with federal, state, and local fair housing laws and HUD regulations.

Dated: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary



AGENDA ITEM#	8
BOARD MEETING DATE	4-1-2026

RESOLUTION CONFIRMING RE-AUTHORIZATION OF THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2026, THROUGH MARCH 31, 2027

WHEREAS, the JCHA Procurement Policy provides various methods and procedures to ensure that materials, equipment and services are procured efficiently and effectively and in full compliance with applicable Federal standards, HUD regulations and State laws; and

WHEREAS, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11) requires the JCHA Board of Commissioners to re-authorize the JCHA’s Qualified Purchasing Agent annually to utilize these procurement methods as follows:

- (I) Award contracts based on the “Consolidated List of Purchase Categories” appended to this Resolution, in aggregate yearly amounts of \$53,000.00, however, below the statutory bid threshold of \$17,500.00, as provided by the new Pay to Play Law N.J.S.A.19:44A-20.5; and
- (II) Award contracts valued at or below 15% of the statutory bid threshold, or \$7,950.00, from one (1) or more qualified sources, as provided by N.J.S.A 40A:11-6.1(c); and
- (III) Negotiate contract prices for contracts where all bids have been rejected or no bids received on at least two prior occasions, subject to a later 2/3 majority resolution authorizing award of the contract, as provided by N.J.S.A 40A:11-5(3)(i-iii); and
- (IV) Dispose of personal property by public sale as provided for by N.J.S.A.40A:11-36 including the use of online auctions i.e. Govdeals.com.

Resolution Re: Purchasing Agent To Utilize Various Procurement Methods
 Adopted In Accordance With New Jersey Local Public Contracts Law For
 The Period Of 4/1/2026 thru 3/31/2027

-Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA Qualified Purchasing Agent to utilize the above referenced procurement methods and procedures in accordance with New Jersey Local Public Contracts Law for the period of April 1, 2026, through March 31, 2027.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓		✓	
A. Herbold			✓			
C. Mullins			✓			
D. Brown			✓			
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 April 1, 2026, in the presence of a legally binding quorum.

Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN "AS NEEDED" BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR

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

WHEREAS, the JCHA prepared a bid package soliciting contractors to provide these services on an "As Needed" basis using a Lump Sum Bid – which was based on Unit Prices for a minimum scope of services with a Not-To-Exceed total of \$15,000 based on the JCHA's anticipated need for services in the coming year, as the Basis of Award; and

WHEREAS, the JCHA fully anticipates utilizing most of these services based on the tremendous need for reproduction and blueprinting services in the last couple of years; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, on January 14, 2026, the JCHA properly bid for contractors to provide these services, and received less than three (3) bids;

WHEREAS, the contract was rebid and subsequently on February 18, 2026, a bid opening was held and the JCHA received one (1) bid package for award consideration as follows (bid recapitulation attached):

- TC Blueprints, LLC

WHEREAS, TC Blueprints LLC, submitted the lowest qualified Lump Sum Amount (the Basis of Award) in the amount of \$29,935.00 based on Unit Prices for a minimum scope of services; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT WITH TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN "AS NEEDED" BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR

WHEREAS, TC Blueprints LLC has successfully provided identical services to the JCHA in the past and the JCHA has determined that the company has the necessary qualifications to satisfactorily perform the scope of work defined in this contract; and

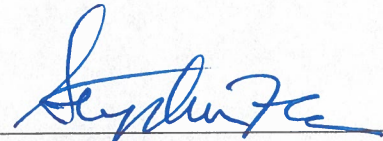
WHEREAS, the availability of funds has been established (see attached Certificate of Funds).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to TC Blueprints LLC, 109 South Avenue West, Cranford, New Jersey 07016, for a Not to Exceed Amount of fifteen thousand dollars (\$15,000.00) for Reproduction and Blueprinting Services on an "As Needed" Basis, for a period of one (1) year with an option for an additional year.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	4-1-2026

**RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO DUNCAN HARDWARE INC. FOR
THE FURNISHING AND DELIVERY OF PLUMBING
SUPPLIES TO ALL JCHA DEVELOPMENTS FOR A
PERIOD OF TWO (2) YEARS WITH AN OPTION FOR
AN ADDITIONAL TWO (2) YEARS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of plumbing supplies to all JCHA sites; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said services on December 17, 2025, less than (3) bids were received and a rebid was held on February 18, 2026, the JCHA received a total of three (3) bid packages for award consideration as follows:

- Duncan Hardware, Inc., Jersey City, New Jersey
- Ferguson Enterprises LLC, Lakewood, New Jersey
- General Plumbing Supply, Piscataway, New Jersey; and

WHEREAS, Duncan Hardware, Inc., submitted the lowest responsible bid in the amount of two hundred twenty-four thousand one hundred ninety-five dollars and sixty cents (\$224,195.60); and

WHEREAS, Duncan Hardware, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF
A CONTRACT TO DUNCAN HARDWARE INC.
FOR THE FURNISHING AND DELIVERY OF
PLUMBING SUPPLIES TO ALL JCHA
DEVELOPMENTS FOR A PERIOD
OF TWO (2) YEARS WITH AN OPTION FOR AN
ADDITIONAL TWO (2) YEARS**

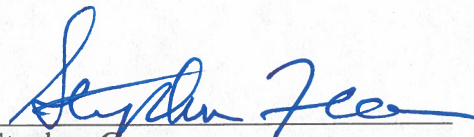
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Duncan Hardware, Inc., in an amount not to exceed two hundred twenty-four thousand one hundred ninety-five dollars and sixty cents (\$224,195.60) for the furnishing and delivery of plumbing supplies to all JCHA developments for a period of two (2) years with an option for an additional two (2) years subject to General Counsel opinion.

DATED: APRIL 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.


 Stephen Zee
 Executive Director/Secretary



AGENDA ITEM #	11
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SHERWIN WILLIAMS FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

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, Sherwin Williams was awarded the contract for paint and painting supplies under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op.; and

WHEREAS, the duration of Sherwin Williams Co-op contract # ESCNJ23/24-16 will be from February 23, 2026 through February 23, 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, availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SHERWIN WILLIAMS FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

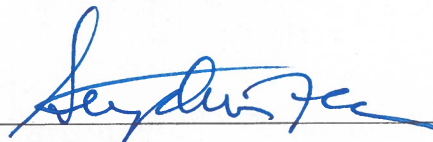
Page - 2 -

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to the New Jersey Cooperative Contract vendor Sherwin Williams 748 Communipaw Ave, Jersey City, NJ 07304 for the furnishing and delivery of paint and paint supplies in an amount not to exceed seventy thousand and zero cents (\$70,000.00) for the furnishing and delivery of paint and paint supplies for all JCHA owned developments for a period of one (1) year.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM#	12
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE

WHEREAS, Jersey City Housing Authority “JCHA” has determined to move forward with the EMEX Reverse Auction in order to procure natural gas for the JCHA developments; and

WHEREAS, the Local Government Electronic Procurement Act (P.L. 2018, c. 156) (the “Act”) authorizes the purchase of natural gas supply service for public use through the use of an online auction service; and

WHEREAS, JCHA will utilize the online auction services of EMEX, LLC, a division of Mantis Innovation, an approved vendor pursuant to the Act; and

WHEREAS, EMEX, LLC, a division of Mantis Innovation, is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act on April 2, 2026; and

WHEREAS, if the auction achieves a price of \$0.84394/therm or less for a 12 month term, a price of \$0.78509/therm or less for an 18 month term, a price of \$0.83324/therm or less for a 24 month term, a price of \$0.83110/therm or less for a 36 month term; the JCHA may award a contract to the winning supplier for the selected term.

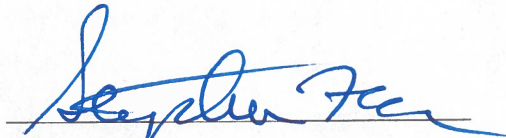
**RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS
 SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY
 FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
 Page 2-**

NOW THEREFORE BE IT RESOLVED, that the Jersey City Housing Authority Board of Commissioners hereby authorized the Deputy ED/Director of Procurement to execute on behalf of the Jersey City Housing Authority any natural gas contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction if the auction achieves a price of \$0.84394/therm or less for a 12 month term, a price of \$0.78509/therm or less for an 18 month term, a price of \$0.83324/therm or less for a 24 month term, a price of \$0.83110/therm or less for a 36 month term; JCHA may award a contract to the winning supplier for the selected term.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson		✓	✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince	✓		✓			
D. 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 April 1, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	13
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH COMCAST OF JERSEY CITY FOR MAINTENANCE AND UPGRADES TO EXISTING CABLE COMMUNICATION SYSTEMS AT MARION GARDENS, HUDSON GARDENS, BOOKER T. WASHINGTON, CURRIES WOODS, RESURRECTION HOUSE 69 STORMS AND BERGEN COURT 242 BERGEN

WHEREAS, the City of Jersey City has authorized a franchise to Comcast of Jersey City to provide cable services; and

WHEREAS, the JCHA is the owner and manager of several developments located in Jersey City that require these upgrades; and

WHEREAS, existing contracts have expired for:

MARION GARDENS,
HUDSON GARDENS,
BOOKER T. WASHINGTON,
CURRIES WOODS,
RESURRECTION HOUSE 69 STORMS AND
BERGEN COURT 242 BERGEN; and

WHEREAS, the attached agreement authorizes Comcast to enter the property for installations and service calls to residents and to perform regular maintenance and upgrades of the existing cable television equipment on the premises; and

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH COMCAST OF JERSEY CITY FOR MAINTENANCE AND UPGRADES TO EXISTING CABLE COMMUNICATION SYSTEMS AT MARION GARDENS, HUDSON GARDENS, BOOKER T. WASHINGTON, CURRIES WOODS, RESURRECTION HOUSE 69 STORMS AND BERGEN COURT 242 BERGEN
Page 2-

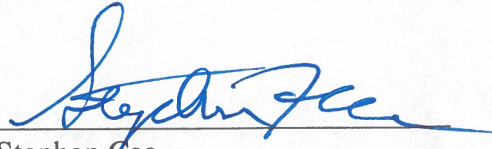
WHEREAS, Comcast of Jersey City will provide these services at no charge to the JCHA and its residents and the JCHA and its residents are not obligated to contracting with Comcast of Jersey City.

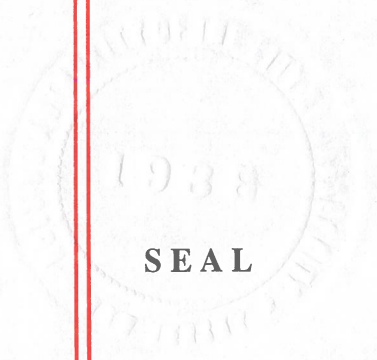
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the JCHA to enter into agreements with Comcast of Jersey City for the JCHA developments referenced in this resolution.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



SEAL

AGENDA ITEM #	14
BOARD MEETING DATE	4-1-2026

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2026-2027 ANNUAL BUDGET FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

WHEREAS, the Annual Budget for the **Jersey City Housing Authority** ("JCHA") for the fiscal year beginning, April 1, 2026 and ending, March 31, 2027 has been presented for adoption before the governing body of the Jersey City Housing Authority at its open public meeting of April 1, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$125,178,271.00, Total Appropriations, including any Accumulated Deficit if any, of \$125,178,271.00 and Total Unrestricted Net Position utilized of zero "-0-"; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$11,141,614.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of zero "-0-"; and

WHEREAS, the schedule of rents, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Housing Authority, at an open public meeting held on April 1, 2026 that the Annual Budget, including all related schedules, and Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2026 and, ending, March 31, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2026-2027 ANNUAL BUDGET FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

PAGE 2 of 2

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 03, 2026.

DATED: April 1, 2026

COMMISSIONER	Motion	2 nd	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 April 1, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

