

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
NOVEMBER 12, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 12, 2025, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 1, 2025.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF NOVEMBER 2025.
- ITEM #4:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO UNITED RENTALS INC. FOR VARIOUS EQUIPMENT RENTAL FOR ALL JCHA DEVELOPMENTS FOR PERIOD OF TWO (2) YEARS.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO VAN DINE'S MOTORS INC. FOR FURNISHING AND INSTALLATION OF SNOWPLOW EQUIPMENT ON TWO JCHA VEHICLES.
- ITEM #6:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 8 VOUCHERS UNDER THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACCEPT AN AWARD FROM THE CITY OF JERSEY CITY TO CONTINUE ADMINISTER FUNDING UNDER THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS "HOPWA".
- ITEM #8:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY AUTHORIZING ADOPTING THE EMPLOYEE HOUSING PREFERENCE POLICY.
- ITEM #9:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO TOY FACTORY LLC UNDER THE RESTORE-REBUILD PROGRAM TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH TO RAD AUTHORITY SUBJECT TO A NEGOTIATED DEVELOPMENT AGREEMENT.
- ITEM #10:** RESOLUTION AUTHORIZING THE RENEWAL 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.

- ITEM #11:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REMOVAL & REPLACEMENT OF WATER SERVICE AT BERRY GARDENS, 92 DANFORTH AVENUE.
- ITEM #13:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REPLACEMENT OF DOMESTIC HOT WATER HEATERS AT BOOKER T. WASHINGTON APTS.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #16:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #17:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL.
- ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #19:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD.
- ITEM #20:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO T.J. FALVO MECHANICAL, INC. AND SURACH ELECTRICAL CONTRACTORS LLC FOR THE REPLACEMENT OF PTAC UNITS AT WEBB APARTMENTS.
- ITEM #21:** RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO USA GENERAL CONTRACTORS FOR ROOF REPAIR & MAINTENANCE SERVICE, "AS NEEDED" FOR ALL JCHA DEVELOPMENTS.
- ITEM #22:** 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.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 3, 2025
2. PROPERTY PERFORMANCE REPORT FOR OCTOBER 2025
3. RECE UPDATES

