

**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,

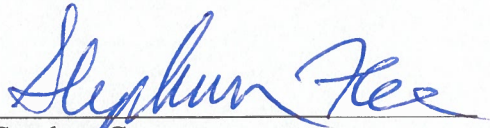
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes	✓		✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE REGULAR BOARD OF  
COMMISSIONERS MEETING HELD ON MARCH 5, 2025**

**WHEREAS**, the Board of Commissioners held a Regular Board of  
Commissioners Meeting on March 5, 2025; 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 5, 2025, Board of Commissioners  
Meeting are approved.

**DATED: April 2, 2025**

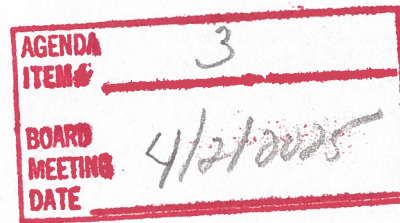
COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes		✓	✓		✓	
A. Herbold			✓			
C. Mullins			✓			
Vacant	✓		✓			
J. Dublin			✓			
S. Prince			✓			

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 2, 2025, in the presence of a legally binding  
quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**





**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF APRIL 2025**

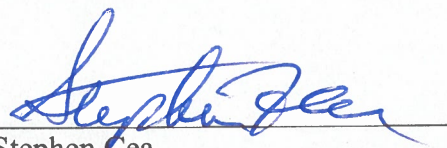
**WHEREAS,** the accounts payable per attached listing were reviewed and found acceptable;

**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 2025.

**Dated: April 2, 2025**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold			✓		✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**



**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE COUNTY OF BERGEN**

**WHEREAS** N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the County of Bergen, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services.

**WHEREAS**, on April 2, 2025, the governing body of the Jersey City Housing Authority, County of Hudson, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

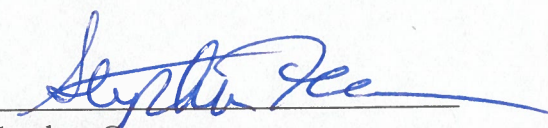
**WHEREAS** The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

**NOW THEREFORE BE RESOLVED** that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to enter into a cooperative Pricing Agreement with the County of Bergen and shall take effect immediately upon passage of this resolution.

**DATED: April 2, 2025**

COMMISSIONER	MOTION	2 <sup>ND</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold			✓		✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**





**RESOLUTION RE-AUTHORIZING 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, 2025 THROUGH MARCH 31, 2026**

**WHEREAS**, the JCHA Procurement Policy provides various methods and procedures to assure 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 \$44,000.00, 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 \$6,600.00, 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

**-Page 2-**

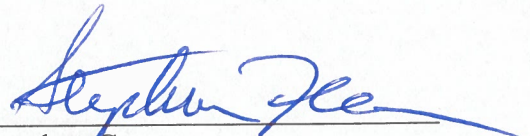
- (IV) Dispose of personal property by public sale as provided for by N.J.S.A.40A:11-36 including the use of online auctions i.e. Govdeals.com.

**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, 2025, through March 31, 2026.

**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold			✓		✓	
C. Mullins			✓			
Vacant			✓			
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

SEAL



**RESOLUTION CONFIRMING AWARD  
OF A CONTRACT TO SUPERIOR WELDING  
COMPANY FOR EMERGENCY REPLACEMENT  
OF BOILER TUBES IN BOILERS 1 & 2 AT BERRY  
GARDENS**

**WHEREAS**, the JCHA required a contractor to complete emergency replacement of boiler tubes in boilers 1 and 2 at 199 Ocean Avenue, Berry Gardens; and

**WHEREAS**, this work needed to be immediately addressed since this development houses senior residents and they were without heat causing a health and safety issue; and

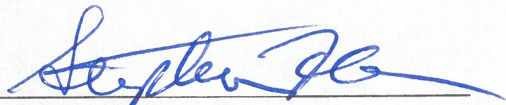
**WHEREAS**, Superior Welding has worked satisfactorily for the JCHA in the past and the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the execution of a contract to Superior Welding, P.O. Box 96, Rahway, New Jersey 07001 in the amount of sixty thousand (\$60,000.00) dollars for emergency replacement of boiler tubes in boilers 1 and 2 at 199 Ocean Avenue, Berry Gardens.

**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	4/21/2015

**RESOLUTION CONFIRMING THE AWARD OF A  
CONTRACT TO TRANE US INC FOR SERVICE AND  
REPAIR OF HVAC SYSTEMS "AS NEEDED" AT  
VARIOUS JCHA OWNED DEVELOPMENTS FOR A  
PERIOD OF ONE (1) YEAR WITH OPTION FOR AN  
ADDITIONAL 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**, the JCHA is in need of a contractor to service and repair HVAC systems at Marion Gardens, Hudson Gardens, Curries Woods, Berry Gardens, Thomas J. Stewart Apts. and Webb Apartments after the retirement of our in-house HVAC mechanic in the amount of one hundred thousand dollars (\$100,000.00) which includes a material allotment of twenty thousand dollars (\$20,000.00); and

**WHEREAS**, Trane US, Inc. is a member of the Omnia Partners Cooperative (contract #3341), which allows public entities, such as the JCHA, to utilize these contracts; and

**WHEREAS**, the JCHA has used Omnia Partners Cooperative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e., advertising, streamline administrative and management processes regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

**WHEREAS**, the availability of funds has been established.



**RE: RESOLUTION CONFIRMING THE AWARD OF  
A CONTRACT TO TRANE US INC FOR SERVICE  
AND REPAIR OF HVAC SYSTEMS "AS NEEDED"  
FOR VARIOUS JCHA OWNED DEVELOPMENTS  
FOR A PERIOD OF ONE (1) YEAR WITH OPTION  
FOR AN ADDITIONAL YEAR**

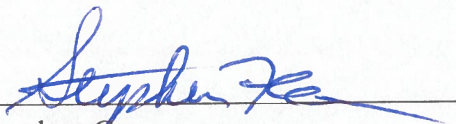
**Page 2-**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to Trane US Inc. (Omnia contract #3341), 19 Chapin Road, Pine Brook, New Jersey 07058 for service and repair of the JCHA's HVAC systems, as needed, at various sites for a period of one (1) year with an option of an additional year in an amount not to exceed one hundred thousand dollars (\$100,000.00).

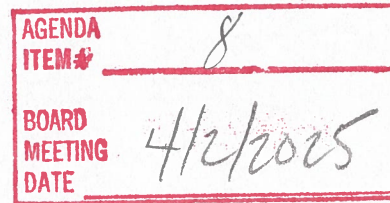
**DATED: APRIL 2, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓		✓	
A. Herbold						
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**



**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO OPEN CERTAIN WAITLISTS FOR PUBLIC HOUSING, SECTION 8 PROJECT-BASED SITES UNTIL FURTHER NOTICE, AND THE HOUSING CHOICE VOUCHER PROGRAM FOR A SET PERIOD**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) is required to comply with the U.S. Department of Housing and Urban Development (“HUD”) regulations regarding the maintenance of a waiting list under the Section 8 Housing Choice Voucher (“HCVP”) programs and Public Housing Programs; and

**WHEREAS**, applicants have continuously been drawn down for eligibility interviews from both program lists and the JCHA has now exhausted certain applicant lists; and

**WHEREAS**, the JCHA will is in need to open both program waiting lists and has planned to open the waiting list on May 19, 2025 for certain sites to remain open until further notice and only taking the first 2000 completed applicants for the Housing Choice Voucher Programs; and

**WHEREAS**, the JCHA would be receiving applications via its online portal located at [housing.jerseyha.org](https://housing.jerseyha.org); and

**WHEREAS**, the applicable maximum income limits for eligibility will be as follows:

Household Size	1	2	3	4	5	6	7	8
HCVP	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Public Housing	74,900	85,600	96,300	107,000	115,600	124,150	132,700	141,250

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Housing Authority that that the Board of Commissioners hereby authorizes the Jersey City Housing Authority to open certain waitlists for Public Housing, the Housing Choice Voucher Program and Section 8 Project-Based sites.

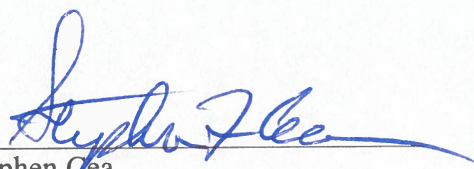


**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING  
AUTHORITY TO OPEN CERTAIN WAITLISTS FOR PUBLIC  
HOUSING, SECTION 8 PROJECT-BASED SITES UNTIL FUR-  
THER NOTICE, AND THE HOUSING CHOICE VOUCHER  
PROGRAM FOR A SET PERIOD**  
Page 2 of 2

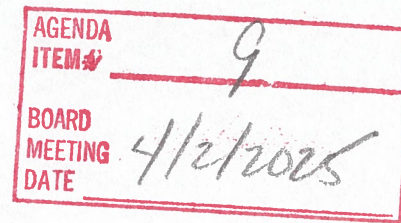
**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes			✓		✓	
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP. TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2024 – 3/31/2025**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required by the Department of Housing & Urban Development (HUD) to conduct an independent annual financial and compliance audit in accordance with the U.S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions, the Single Audit Act of 1966, HUD Handbook 7476.1, Audits of Public Housing Agencies, the Provisions of OMB Super Circular or Omni Circular (which supersede requirements from OMB Circulars A-21, A-87, A-110, A-122, A-89, A-102 and A-133; and the guidance in Circular A-50 on Single Audit Act follow-up, and HUD Notice PIH 96-32, Compliance Supplement for Annual audits of Public Housing Agencies; and

**WHEREAS**, the JCHA is also required by the State of New Jersey's Local Authorities Fiscal Control Law (40A:5A-15 & 16), and the New Jersey administrative Code (5:31-7.6 to 7.9) to contract for an independent annual audit of JCHA programs; and

**WHEREAS**, the next scheduled audit period is for the Fiscal Year Ending March 31, 2025; and



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO  
NOVOGRADAC & COMPANY LLP. TO PERFORM A FISCAL AND  
COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY  
PROGRAMS FOR THE PERIOD 4/1/2024 – 3/31/2025**

**PAGE 2**

**WHEREAS**, availability of funds has been established:

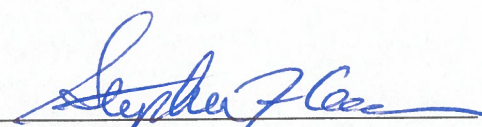
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners that a contract to perform the Fiscal Year '25 Fiscal and Compliance Audit be awarded to Novogradac & Company LLP., 1144 Hooper Avenue, Suite 203, Tom River, New Jersey 08753, in the amount of Forty-Seven Thousand Five Hundred and Fifty Dollars (\$47,550) subject to General Counsel opinion.

**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

**SEAL**

  
Stephen Cea  
Executive Director/Secretary

AGENDA ITEM#	10
BOARD MEETING DATE	4/2/2025

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO  
NOVOGRADAC & COMPANY LLP. TO PERFORM A FISCAL AND  
COMPLIANCE AUDIT OF WEBB APARTMENTS FOR THE PERIOD  
4/1/2024 – 3/31/2025**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required by the Department of Housing & Urban Development (HUD) to conduct an independent annual financial and compliance audit in accordance with the U.S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions, the Single Audit Act of 1966, HUD Handbook 7476.1, Audits of Public Housing Agencies, the Provisions of OMB Super Circular or Omni Circular (which supersede requirements from OMB Circulars A-21, A-87, A-110, A-122, A-89, A-102 and A-133; and the guidance in Circular A-50 on Single Audit Act follow-up, and HUD Notice PIH 96-32, Compliance Supplement for Annual audits of Public Housing Agencies; and

**WHEREAS**, the JCHA is also required by the State of New Jersey's Local Authorities Fiscal Control Law (40A:5A-15 & 16), and the New Jersey administrative Code (5:31-7.6 to 7.9) to contract for an independent annual audit of JCHA programs; and

**WHEREAS**, the next scheduled audit period is for the Fiscal Year Ending March 31, 2025; and



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO  
NOVOGRADAC & COMPANY LLP. TO PERFORM A FISCAL AND  
COMPLIANCE AUDIT OF WEBB APARTMENTS FOR THE PERIOD  
4/1/2024 – 3/31/2025**

PAGE 2

**WHEREAS**, availability of funds has been established:

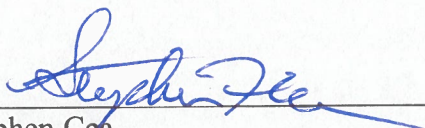
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners that a contract to perform the Fiscal Year '25 Fiscal and Compliance Audit be awarded to Novogradac & Company LLP., 1144 Hooper Avenue, Suite 203, Tom River, New Jersey 08753, in the amount of Fifteen Thousand One Hundred and Forty Dollars (\$15,140) subject to General Counsel opinion.

**DATED: April 2, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

**SEAL**

  
Stephen Cea  
Executive Director/Secretary



AGENDA ITEM#	11
BOARD MEETING DATE	4/2/2025

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2024 - 3/31/2025.**

**WHEREAS**, Arlington Gardens is an affordable housing development of 90 units and is financed with a mortgage through The Community Preservation Corporation ("CPC"); and

**WHEREAS**, the Jersey City Housing Authority ("JCHA") is required by the CPC to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

**WHEREAS**, the next scheduled audit period for Arlington Gardens will be for Fiscal Year Ending 03/31/2025; and

**WHEREAS**, the JCHA advertised a Request For Proposal ("RFP") and One firm submitted responsive proposal as follow:

Novogradac & Company, 1144 Hooper Avenue, Suite 203, Toms River, NJ 08753.

**WHEREAS**, the one responsive proposals were reviewed and ranked in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 4/1/2024 - 3/31/2025.**

**PAGE 2**

**WHEREAS**, as a result of the review and evaluation process Novogradac & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

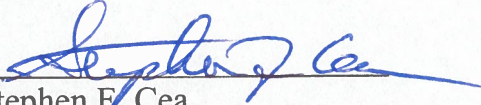
**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2025 Fiscal and Compliance Audit be awarded to Novogradac & Company, 1144 Hooper Avenue, Suite 203, Toms River, NJ 08753, in the amount of Nine Thousand and Five Hundred Dollars (\$9,500.00) subject to General Counsel opinion.

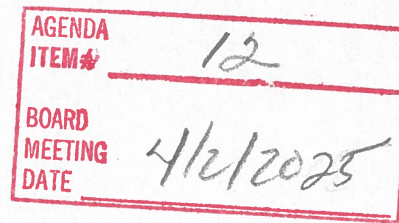
**DATED: April 02, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen F. Cea,  
Executive Director/Secretary

193 SEAL



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2024 - 3/31/2025.**

**WHEREAS**, 254 Bergen Avenue is an affordable housing development of 36 units and is financed with a mortgage through the New Jersey Housing & Mortgage Finance Agency ("NJHMFA"); and

**WHEREAS**, the Jersey City Housing Authority ("JCHA") is required by the NJHMFA to conduct an independent annual Fiscal and Compliance audit in accordance with generally accepted auditing standards and when applicable, government auditing standards issued by the Comptroller General of the United States; and

**WHEREAS**, the next scheduled audit period for 254 Bergen Avenue will be for Fiscal Year Ending 03/31/2025; and

**WHEREAS**, the JCHA advertised a Request For Proposal ("RFP") and One firm submitted responsive proposal as follow:

Novogradac & Company, 1144 Hooper Avenue, Suite 203, Toms River, NJ 08753.

**WHEREAS**, the one responsive proposal was reviewed and ranked in accordance with the JCHA's Procurement Policy for professional services RFP evaluation criteria; and



**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO  
NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE  
AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099,  
254 BERGEN AVENUE, FOR THE PERIOD OF 4/1/2024 - 3/31/2025.**

**Page 2**

**WHEREAS**, as a result of the review and evaluation process Novogradac & Company was rated the highest and best proposal (as more fully detailed in the attached memo); and

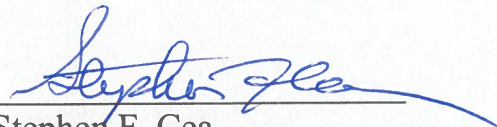
**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners that a contract to perform the Fiscal Year 2025 Fiscal and Compliance Audit be awarded to Novogradac & Company, 1144 Hooper Avenue, Suite 203, Toms River, NJ 08753, in the amount of Twelve Thousand, Five Hundred and Six Five Dollars (\$12,565.00) subject to General Counsel opinion and NJHMFA approval.

**DATED: April 02, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson		✓	✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant						
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 2, 2025, in the presence of a legally binding quorum.

  
Stephen F. Cea,  
Executive Director/Secretary

1933 SEAL