

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
MAY 13, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR/RE-ORGANIZATION MEETING WILL BE HELD ON WEDNESDAY, MAY 13, 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 APRIL 1, 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 APRIL 1, 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 MAY 2026.
- ITEM #5:** RESOLUTION TO AWARD OF A CONTRACT TO SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR A ONE (1) YEAR PERIOD 06/12/2026 – 06/12/2027.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO D & G SAYLES FOR COMMERCIAL AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A PERIOD OF ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP. TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JCHA PROGRAMS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE LLC TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES FOR A PERIOD OF ONE YEAR.
- ITEM #9:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NJ MORTGAGE AGENCY PROJECT #2056, WEBB APARTMENTS, FOR THE PERIOD OF 04/01/2025-03/31/2026.
- ITEM #10:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NJ MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVE, FOR THE PERIOD OF 04/01/2025-03/31/2026.
- ITEM #11:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD OF 04/01/2025-03/31/2026.

**ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS LLC FOR ELECTRICAL REPAIR SERVICES “AS NEEDED” AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL YEAR.

**ITEM #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO USA GENERAL CONTRACTORS CORP FOR ROOF REPAIR & MAINTENANCE SERVICE “AS NEEDED” FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.

**ITEM #14:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO UNIQUE GLASS & DOOR LLC FOR GLASS REPAIR & REPLACEMENT SERVICES FOR VARIOUS JCHA DEVELOPMENTS.

**ITEM #15:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RELIABLE TREE SERVICE FOR TREE TRIMMING AND RELATED SERVICES “AS NEEDED” FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR ADDITIONAL ONE (1) YEAR.

**ITEM #16:** RESOLUTION CONFIRMING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

**ITEM #17:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CLARKE MOYNIHAN LANDSCAPING & CONSTRUCTION LLC FOR LANDSCAPE MAINTENANCE & SNOW REMOVAL SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS.

**ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LENKRIS TRADING LLC dba CROSSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS “AS NEEDED” FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR.

**ITEM #19:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REMOVAL AND REPLACEMENT OF HOT WATER STORAGE TANK AT BERRY GARDENS.

**MATTERS OF INFORMATION**

REMINDER: OUR NEXT REGULAR BOARD MEETING WILL BE HELD ON WEDNESDAY, JUNE 3, 2026.  
PROPERTY PERFORMANCE REPORT FOR APRIL 2026  
RECE UPDATES