

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
APRIL 2, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, APRIL 2, 2025, 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON MARCH 5, 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 APRIL 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE COUNTY OF BERGEN.
- ITEM #5:** 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, 2025, THROUGH MARCH 31, 2026.
- ITEM #6:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SUPERIOR WELDING COMPANY FOR EMERGENCY REPLACEMENT OF BOILER TUBES IN BOILERS 1 & 2 AT BERRY GARDENS.
- ITEM #7:** 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.
- ITEM #8:** 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.
- ITEM #9:** 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 04/1/2024 – 03/31/2025.
- ITEM #10:** RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF WEBB APARTMENTS FOR THE PERIOD 04/1/2024 – 03/31/2025.

ITEM #11: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FOR THE PERIOD 04/1/2024 – 03/31/2025.

ITEM #12: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO NOVOGRADAC & COMPANY LLP TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FOR THE PERIOD 04/1/2024 – 03/31/2025.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD/REORGANIZATION MEETING WILL BE HELD ON WEDNESDAY, MAY 7, 2025
2. PROPERTY PERFORMANCE REPORT FOR MARCH 2025
3. RECE MEMO: UPDATES/ACTIVITIES