

AGENDA ITEM #	1
BOARD MEETING DATE	9-2-2026

**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,

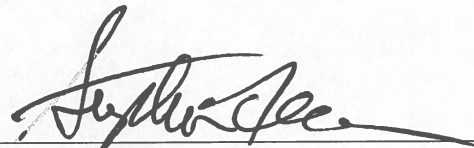
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: September 2, 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 September 2, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	2
BOARD MEETING DATE	9-2-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE AUGUST 5, 2026 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on August 5, 2026; and,

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

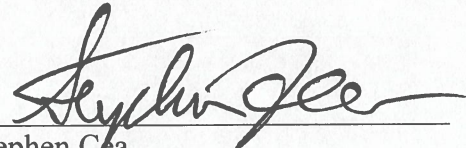
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the August 5, 2026, Board of Commissioners Meeting are approved.

DATED: September 2, 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 September 2, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	9-2-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
AUGUST 5, 2026**

WHEREAS, the Board of Commissioners held a Regular Meeting on August 5, 2026; and,

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

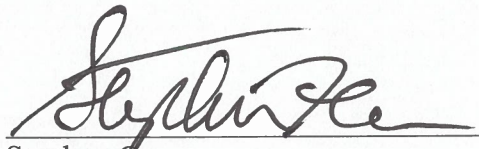
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the August 5, 2026, Board of Commissioners Meeting are approved.

DATED: September 2, 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 September 2, 2026, in the presence of a legally binding quorum.


 Stephen Lea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	4
BOARD MEETING DATE	9-2-2026

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF SEPTEMBER 2026**

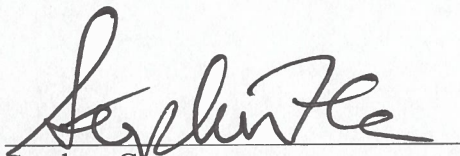
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve Accounts Payable for the month of September of 2026.

Dated: September 2, 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 September 2, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	9-2-2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER & MACHINERY INSURANCE FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS ONE (1) YEAR POLICY.

WHEREAS, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain Boiler & Machinery coverage; and

WHEREAS, the current Boiler & Machinery coverage, a one (1) year contract with Corporate Employee Benefits, LLC., as agents for Hartford Steam Boiler Inspection Insurance Co. expires on March 31, 2026; and

WHEREAS, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Boiler & Machinery on July 14, 2026 & July 22, 2026, resulting in the receipt of one (1) bids from (recapitulation summary attached):

1. Corporate Employee Benefits, LLC, 1413 Arctic Ave., Suite 3, Atlantic City, NJ 08401

WHEREAS, the sole bids were opened on August 05, 2026, and the bid was submitted by Corporate Employee Benefits, LLC., as agents for Hartford Steam Boiler at a cost of \$18,081.00 for Boiler & Machinery coverage for one (1) year period with an option for two (2) additional years; and

WHEREAS, availability of funds has been established:

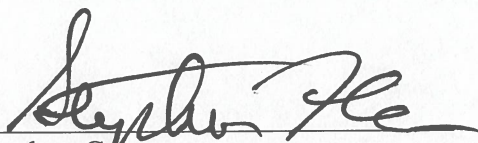
RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER & MACHINERY INSURANCE FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS ONE (1) YEAR POLICY.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners Authorizing an award of a contract to Corporate Employee Benefits, LLC., 1413 Arctic Avenue, Suite 3, Atlantic City, NJ 08401 as agents for Hartford Steam Boiler, for Boiler & Machinery coverage at a cost of eighteenth thousand eighty-one dollars (\$18,081.00) for a one (1) year period with an option for two (2) additional years for a (1) year policy to commerce on April 01, 2026 and ending on March 31, 2027, subject to General Counsel opinion.

DATED: September 2, 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 September 2, 2026, in the presence of a legally binding quorum.


Stephen C. [unclear]
Executive Director/Secretary

S E A L