

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
SEPTEMBER 3, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 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 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 6, 2025.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 6, 2025.
- 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 SEPTEMBER 2025.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO LS ENGINEERING ASSOCIATES FOR THE PHYSICAL NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA SITES.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FM GENERATOR INC FOR EMERGENCY GENERATOR SERVICE FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ABLE CARE GROUP LLC FOR THE FURNISHING AND INSTALLATION OF A CHAIRLIFT FOR WEBB APARTMENTS.
- ITEM #8:** RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY CONTRACT TO THYSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR REPAIR SERVICE AT CURRIES WOODS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE, INC. FOR THE FURNISHING AND DELIVERY OF LOCKS & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE REPAIR "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

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ITEM #12: RESOLUTION CONFIRMING AN INCREASE TO QUADIENT INC. CONTRACT FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS.

ITEM #13: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN EMPLOYMENT CONTRACT WITH EXECUTIVE DIRECTOR STEPHEN CEA FOR A TERM OF FIVE (5) YEARS.

ITEM #14: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HUDSON HEATING WHOLESALER INC FOR THE FURNISHING & DELIVERY OF EMERGENCY CONDENSING GAS WATER HEATER FOR BERRY GARDENS, 199 OCEAN AVENUE.

MATTERS OF INFORMATION:

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