

AGENDA ITEM #	1
BOARD MEETING DATE	8-5-2026

**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,

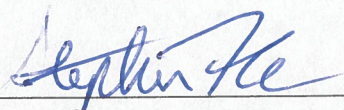
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.



 Stephen Gea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	8-5-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE JULY 1, 2026 CLOSED CAUCUS MINUTES OF THE
BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on July 1, 2026; and,

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

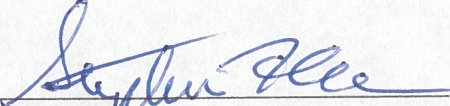
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the July 1, 2026, Board of Commissioners Meeting are approved.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	3
BOARD MEETING DATE	8-5-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
JULY 1, 2026**

WHEREAS, the Board of Commissioners held a Regular Meeting on
July 1, 2026; and,

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

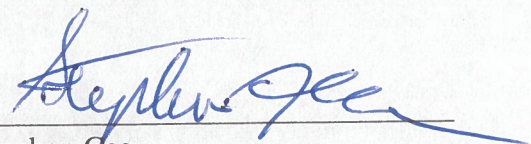
WHEREAS, the minutes of the Board of Commissioners Regular
Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of
Commissioners, that the attached minutes of the July 1, 2026, Board of Commissioners
Meeting are approved.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding
quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	8-5-2026

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

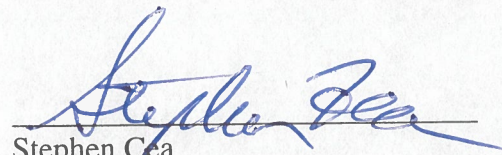
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

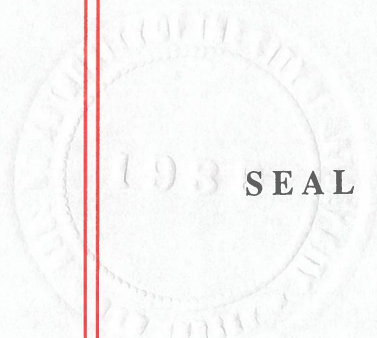
NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve Accounts Payable for the month of August of 2026.

Dated: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM #	5
BOARD MEETING DATE	8-5-2026

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO F. MACCORMACK INC. FOR PROPERTY AND LIABILITY INSURANCE COVERAGE FOR 242 BERGEN COURT AND RESURRECTION HOUSE.FOR A ONE (1) YEAR PERIOD 05/04/2026 – 05/04/2027.

WHEREAS, the Jersey City Housing Authority ("JCHA") is responsible for the development, maintenance and management of eight (8) Public Housing, four (4) Affordable Housing Developments, Webb Apartments, and Housing Choice Voucher Program throughout the City of Jersey City; and

WHEREAS, the JCHA is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain various insurance at JCHA owned developments; and

WHEREAS, the JCHA developments known as 242 Bergen Court and Resurrection House require property and liability insurance; and

WHEREAS, HUD has issued insurance bid waivers for various entities which allow the JCHA to award contracts without competitive bidding; and

WHEREAS, F. MACCORMACK INC. has provided a quote in the amount of \$68,619.08 for the JCHA properties that require property and liability insurance known as 242 Bergen Court and Resurrection House; and

WHEREAS, availability of funds has been established.

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO F. MACCORMACK INC. FOR PROPERTY AND LIABILITY INSURANCE COVERAGE FOR 242 BERGEN COURT AND RESURRECTION HOUSE.FOR A ONE (1) YEAR PERIOD 05/04/2026 – 05/04/2027.

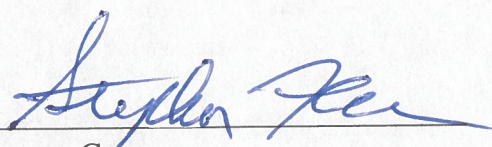
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a one (1) year contract for property and liability coverage for 242 Bergen Court and Resurrection House to F. MACCORMACK INC. 55 Flanagan, Secaucus, NJ 07094, at a premium of \$68,619.08.

DATED: August 5, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
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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 August 5, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

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SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	8-5-2026

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO PANORAMIC WINDOW & DOOR SYSTEMS
FOR THE WINDOW REPLACEMENT AT 72-82 DANFORTH
AVENUE**

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance and management of eight (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, the HUD mandated Physical Needs Assessment for Berry Gardens indicated that the windows at 72-82 Danforth Avenue have exceeded their useful life and require replacement; and

WHEREAS, in accordance with the JCHA’s Procurement Policy and the governing Statutes of the State of New Jersey, on July 22, 2026, the JCHA properly advertised and received bids for contractors to perform work associated with the Window Replacement at 72-82 Danforth Avenue, and received four (4) bid packages for award consideration, as follows (listed alphabetically – bid recapitulation attached):

- Blackstone Group LLC, Orange, New Jersey
- Panoramic Window & Door Systems, Stockton, New Jersey
- SMAC Corporation, Saddle Brook, New Jersey
- USA Windows & Doors, Teaneck, New Jersey

WHEREAS, Panoramic Window & Door Systems submitted the lowest responsible and responsive bid in the amount of nine hundred thirty two thousand dollars (\$932,000.00); and

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO PANORAMIC WINDOW & DOOR
SYSTEMS FOR THE WINDOW REPLACEMENT AT 72-82
DANFORTH AVENUE
Page 2**

WHEREAS, after a thorough reference check, the JCHA is satisfied that Panoramic Window & Door Systems is the lowest responsible bidder, having the necessary qualifications to satisfactorily perform the scope of work defined in this contract; and

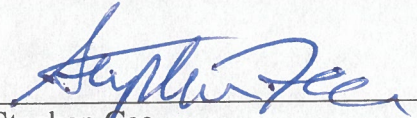
WHEREAS, the availability of funds has been established.

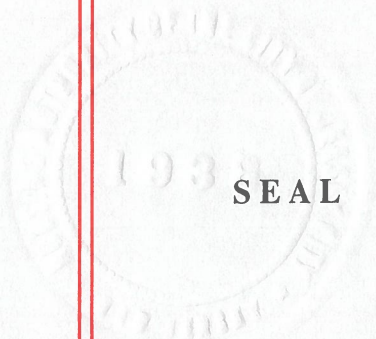
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Panoramic Window & Door Systems, 712 Sergeantsville Road, Stockton, New Jersey 08559 in the amount of nine hundred thirty two thousand dollars (\$932,000.00) plus a 20% contingency of one hundred eighty six thousand four hundred dollars (\$186,400.00) for a total amount of one million one hundred eighteen thousand four hundred dollars (\$1,118,400.00) for the Window Replacement at 72-82 Danforth Avenue subject to General Counsel Opinion.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary



AGENDA ITEM#	7
BOARD MEETING DATE	8-5-2026

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO APPLIANCE BROKERAGE LIMITED
FOR THE FURNISHING AND DELIVERY OF MAJOR
APPLIANCES TO ALL JCHA DEVELOPMENTS
FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION
FOR AN ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for for the furnishing and delivery of major appliances for all JCHA owned developments; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on April 22, 2026, less three (3) bids were received. On June 17, 2026, the JCHA received a total of four (4) bid packages for award consideration as follows; and

- Appliance Brokers Limited, Inc., Dayton, NJ
- Nice Guys Appliance, LLC, Elizabeth, NJ
- Ferguson Enterprises, Forked River, NJ
- Sam Tell & Son, Inc., Farmingdale, NY

WHEREAS, Appliance Brokers Limited submitted the lowest responsible bid in the amount of eight hundred sixty thousand three hundred seventy dollars and zero cents (\$860,370.00); and

WHEREAS, Appliance Brokers Limited has performed satisfactory for the JCHA in the past and availability of funds has been established.

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT
TO APPLIANCE BROKERAGE LIMITED FOR THE FURNISHING
AND DELIVERY OF MAJOR APPLIANCES TO ALL JCHA DEVELOPMENTS
FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN
ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS**

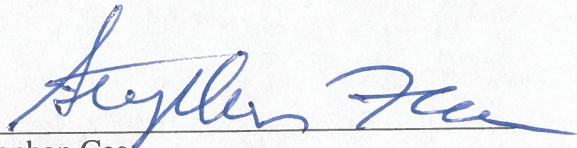
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Appliance Brokers Limited, 2B Corn Road Dayton, NJ 08810 in the amount of eight hundred sixty thousand three hundred seventy dollars and zero cents (\$860,370.00); for the furnishing and delivery of major appliances to all JCHA owned developments.

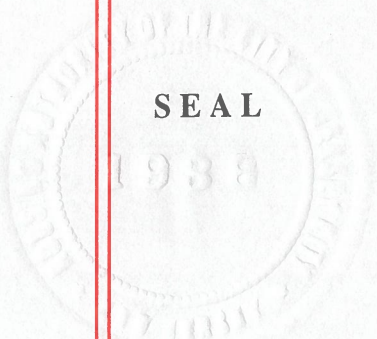
DATED: AUGUST 5, 2026

COMMISSIONER	Motion	2nd	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 City of Jersey City as presented at its meeting of August 5, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL



AGENDA ITEM#	8
BOARD MEETING DATE	8-5-2026

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
TO HERC RENTALS FOR EXTERNAL AIR CONDITION UNIT
AT CURRIES WOODS, COMMUNITY REVITALIZATION
CENTER AND BERRY GARDENS, 92 DANFORTH AVENUE
FOR A PERIOD OF FOUR (4) MONTHS**

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, Herc Rentals can supply the JCHA with several types of rental equipment such as ariel lifts, pumps, plumbing tools, HVAC equipment etc. to support completion of work on an as needed basis at various JCHA developments; and

WHEREAS, the air conditioning systems at Curries Woods Community Revitalization Center as well as the system at Berry Gardens 92 Danforth Avenue Community Room are more than twenty (20) years old and are no longer functioning and since both systems are obsolete, they are not repairable; and

WHEREAS, Herc Rentals provided quotes for external air conditioning units in the amount of four thousand eight hundred and eighty-two (\$4,882.00) dollars per month for the Community Revitalization Center at Curries Woods and three thousand five hundred and sixty-seven dollars and thirty-five cents (\$3,567.35) for the community room at 92 Danforth Avenue at Berry Gardens; and

WHEREAS, Herc Rentals has the necessary equipment and experience, and the availability of funds has been established.

**RE: RESOLUTION CONFIRMING THE AWARD OF
A CONTRACT TO HERC RENTALS FOR
EXTERNAL AIR CONDITION UNIT AT CURRIES
WOODS, COMMUNITY REVITALIZATION CENTER
AND BERRY GARDENS 92 DANFORTH AVENUE
COMMUNITY CENTER FOR A PERIOD OF FOUR (4)
MONTHS**
Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Herc Rentals, 87 Doremus Avenue, Newark New Jersey 07105 for external air condition units at Curries Woods Community Revitalization Center in the amount of twenty thousand (\$20,000.00) dollars and Berry Gardens 92 Danforth Avenue community center in the amount of ten thousand (\$10,000.00) for a total contract award of thirty thousand (\$30,000.00) dollars.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	8-5-2026

**RESOLUTION CONFIRMING THE AWARD OF AN
INCREASE OF CONTRACT TO WILLIAM J. GUARINI
INC. FOR EMERGENCY TEMPORARY BOILERS TO
SUPPLY HEAT TO RESIDENTS AT HOLLAND
GARDENS**

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, William J. Guarini, Inc. was awarded the contract for emergency rental of temporary boilers to supply heat to residents at Holland Gardens under the Educational Services Commission of New Jersey Cooperative (ESCNJ) Co-op.; and

WHEREAS, contract #101969 was awarded on January 27, 2026 to William J. Guarini, Inc. in an amount not to exceed four hundred and twenty-four thousand six hundred (\$424,600.00) dollars; and

WHEREAS, the contract balance is low due to the substantial increase in fuel cost during the rental of the temporary boiler and the JCHA seeks to increase the contract by the amount of fifty-three thousand (\$53,000.00) dollars; and

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past; and

**RESOLUTION CONFIRMING THE AWARD OF AN INCREASE
OF CONTRACT TO WILLIAM J. GUARINI INC. FOR
EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO
RESIDENTS AT HOLLAND GARDENS**

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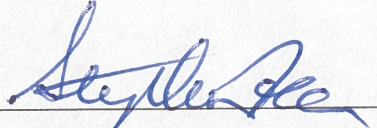
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms an increase of contract #101969 to William J. Guarini, Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 for emergency rental of temporary boilers to supply heat in the amount of fifty-three thousand (\$53,000.00) dollars at Holland Gardens.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary



AGENDA ITEM#	10
BOARD MEETING DATE	8-5-2026

RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO T-MOBILE CELLULAR SERVICE

WHEREAS, the Jersey City Housing Authority (hereinafter "JCHA") requires cellular services for the staff; and

WHEREAS, New Jersey Division of Purchase and Property permits public agencies to utilize NASPO without advertising for bids; and

WHEREAS T-Mobile was awarded New Jersey NASPO contract #MA176 to provide cellular services; and

WHEREAS, T-Mobile, cellular service was determined to be the best option; and

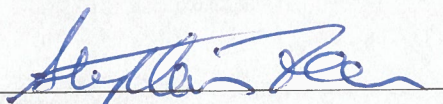
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirming award of a contract to T-Mobile USA Inc. 12920 SE 38th Street, Bellevue, WA 98006 for a period of two years July 1, 2026 – June 30, 2028 in an amount not to exceed \$78,067.58.

DATED: August 5, 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 August 5, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	8-5-2026

**RESOLUTION AUTHORIZING THE ADOPTION OF
FY2026 INCOME LIMITS FOR ADMISSION TO THE
JCHA PUBLIC HOUSING AND HOUSING CHOICE
VOUCHER (SECTION 8) PROGRAMS**

WHEREAS, the Jersey City Housing Authority (JCHA) assists nearly 2,000 families, senior citizens and persons with disabilities under the Public Housing Program and over 5000 families under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has issued FY2026 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective July 1, and

WHEREAS, the income limits for FY 2026 have increased in comparison to the FY 2025 income limits for Public Housing and Housing Choice Voucher (Section 8) Programs; and

WHEREAS, within these Income Limits, the Quality Housing and Work Responsibility Act of 1998 mandates "Admission Targets," specifically for Public Housing, that at least 40% of new admissions must have incomes at or below 30% of area median income (\$44,200 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$107,200 for a family of four) and for the Housing Choice Voucher (Section 8) Program, at least 75% of new admissions must have incomes at or below 30% of the area median income (\$44,200 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$ 73,700 for a family of four).

**RESOLUTION RATIFYING THE
ADOPTION OF REVISED FY2026
INCOME LIMITS FOR ADMISSION
TO THE JCHA PUBLIC HOUSING
AND HOUSING CHOICE VOUCHER
(SECTION 8) PROGRAMS**

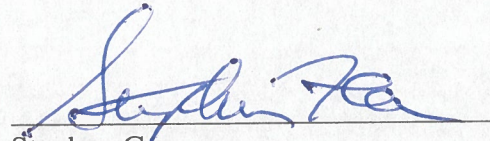
NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners ratifies the adoption of FY2026 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:

FY 2026 Income Limits

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	30,950	35,400	39,800	44,200	47,750	51,300	54,850	58,350
31%-50%	51,550	58,950	66,300	73,700	79,600	85,500	91,400	97,250
51%-80%	82,550	94,350	106,150	117,900	127,350	136,800	146,200	155,650

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson		✓	✓			
A. Herbold	✓		✓			
T. Hurley			✓			
C. Mullins			✓			
S. Prince			✓			
J. Dublin			✓			

Housing Authority of the City of Jersey City as presented at its meeting of August 5, 2026, in the presence of a legal binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	8-5-2026

**RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT
MAXIMUM FOR PLUMBING, HVAC, AND SEWER MAINTENANCE
SERVICES “AS NEEDED” TO WILLIAM J. GUARINI INC. FOR ALL
JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS
WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR**

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance, and management of eight (8) Public Housing and two (2) Affordable Housing Developments, as well as several acquired buildings throughout the City

WHEREAS, contract #101833 was awarded on November 11, 2024, to William J. Guarini in the amount not to exceed two hundred and fifty thousand dollars (\$250,000.00) for two (2) years with an option for an additional year; and

WHEREAS, the contract balance was increased in February 2026 in the amount of one hundred and fifty thousand dollars (\$150,000.00) as a result of numerous HVAC, plumbing and sewer issues, some of which required excavating for completion of repairs; and

WHEREAS, the age of JCHA infrastructure continues to be a challenge based on the current low balance the JCHA seeks to increase the contract to cover current and future HVAC, plumbing and sewer issues by the amount of three hundred thousand dollars (\$300,000.00) for a total contract amount not to exceed seven hundred thousand dollars (\$700,000.00) for years one (1) and two (2); and

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past; and

WHEREAS, the availability of funds has been established.

**RESOLUTION CONFIRMING THE AWARD OF INCREASE OF CONTRACT
TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC, AND SEWER
MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOP-
MENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN
ADDITIONAL ONE (1) YEAR**

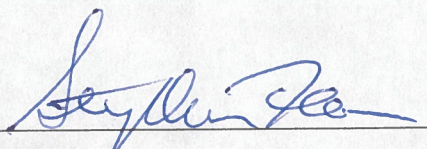
Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms another increase of contract #101833 to William J. Guarini, Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 for plumbing, HVAC and sewer maintenance services "as needed" at all JCHA developments in an amount not to exceed three hundred thousand dollars (\$300,000.00) for a total contract amount of seven hundred thousand dollars (\$700,000.00) for years one (1) and two (2).

DATED: August 5, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. 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 August 5, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL