

**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,

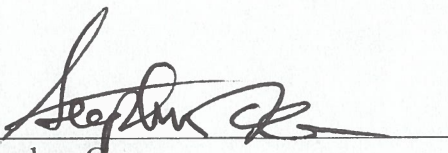
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

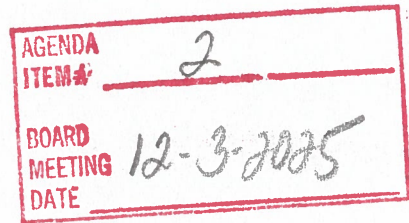
DATED: December 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant			✓			
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 December 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

938
SEAL



**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
NOVEMBER 12, 2025**

WHEREAS, the Board of Commissioners held a Regular Meeting on
November 12, 2025; and,

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

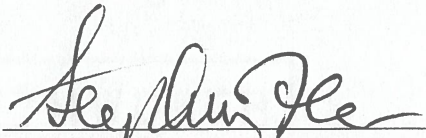
WHEREAS, the minutes of the Board of Commissioners Regular
Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of
Commissioners, that the attached minutes of the November 12, 2025, Board of
Commissioners Meeting are approved.

DATED: December 3, 2025

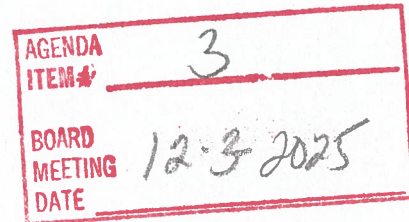
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold			✓			
C. Mullins		✓	✓			
Vacant						
S. Prince	✓		✓			
J. Dublin	✓		✓			

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Stephen Cea
Executive Director/Secretary

SEAL



RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF DECEMBER 2025

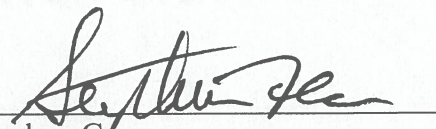
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of December 2025.

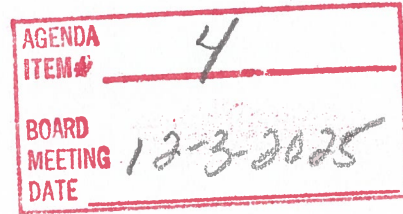
Dated: December 3, 2025

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
S. Prince			✓			
J. Dublin	✓		✓			

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Stephen Cea
Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE SUBSTITUTION OF A PROJECT
BASED VOUCHER AWARD TO RAD PROJECT BASED VOUCHERS
UNDER THE RESTORE REBUILD PROGRAM**

WHEREAS, the Housing Authority advertised a Request for Proposals (RFP) for Project-Based Vouchers in Calendar Year 2023 in accordance with the Jersey City Housing Authority's (JCHA) Procurement Policy and governing statutes of the State of New Jersey; and

WHEREAS Vitus with corporate offices located at 299 Broadway #1820, New York, NY 10007, submitted a proposal and was determined to qualify for an award of forty-one (41) Project-Based Vouchers (PBV); and

WHEREAS, A PBV Contract has not yet been executed and due to current funding levels, the JCHA has determined that substituting this award to RAD PBV vouchers under the Restore-Rebuild program is a more viable option and in keeping with the JCHA's goal of increasing affordability in Jersey City.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners, approves the substitution of a Project Based Voucher award to RAD Project Based Vouchers under the Restore Rebuild Program.

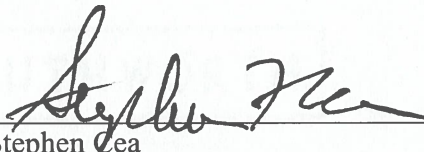
NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to enter the documentation upon receipt of any required HUD approvals necessary to effectuate the intent of this resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to take any and all related ancillary actions necessary and appropriate to achieve the foregoing purposes including refinements to the terms and documents set forth in this resolution as may be reasonably determined by the Executive Director.

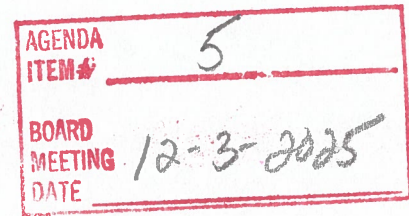
Dated: December 3, 2025

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

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Stephen Cea
Executive Director/Secretary

193 SEAL



RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC TO UPGRADE AND TRANSFER ON-PREMISES VOIP SYSTEM TO CISCO CLOUD CALLING SOLUTION.

WHEREAS, the Jersey City Housing Authority (hereinafter "JCHA") previously awarded a contract January 2017 to Millennium Communications Inc to install and configure on-premises Voice Over IP (VOIP) system; and

WHEREAS, the current equipment and software is obsolete and out of software support, and in need of replacement equipment and upgrading software to improve communications, and securing with latest technology; and

WHEREAS, pursuant to the JCHA's Procurement Policy, Federal or State Contracts from Millennium Communications Inc (WSCA Contract #83083/75580); may be utilized and justified without public advertising and without public bidding; and

WHEREAS, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes award of a contract to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936 for upgrading and transfer on-premises VOIP to cloud calling solutions \$141,266.20 with a contingency of 20%, \$28,253.24 for additional equipment or minor modifications if needed, for total not to exceed amount of \$169,519.44.

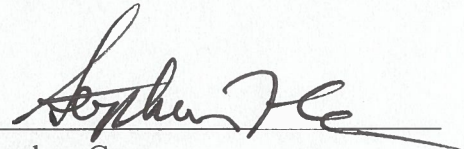
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TO MILLENNIUM COMMUNICATIONS GROUP INC TO UP-
GRADE AND TRANSFER ON-PREMISES VOIP SYSTEM TO
CISCO CLOUD CALLING SOLUTION.**

Page 2

DATED: December 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
S. Prince	✓		✓			
J. Dublin			✓			

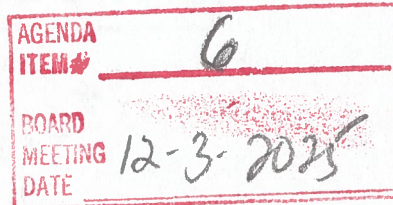
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Stephen Cea
Executive Director/Secretary

SEAL

1938



RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HEWLETT PACKARD TECHNOLOGY SOLUTIONS TO PROVIDE NETWORK SWITCHES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

WHEREAS, the Jersey City Housing Authority (hereinafter "JCHA") previously awarded a contract May 2015 to HP\Comport to install servers and software and maintain a comprehensive public and assisted housing computerized management information system; and

WHEREAS, the current network switches are obsolete and in need of replacement equipment to support the new VMWare environment; and

WHEREAS, pursuant to the JCHA's Procurement Policy, Federal or State Contracts from Hewlett Packard/Comport Technology Solutions (WSCA/NASPO Contract #23008); may be utilized and justified without public advertising and without public bidding; and

WHEREAS, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes award of a contract to Hewlett Packard, 1701 East Mossy Oaks Road, Spring, TX. 77389 for installation and configuration of new network switches in an amount \$31,985.12.

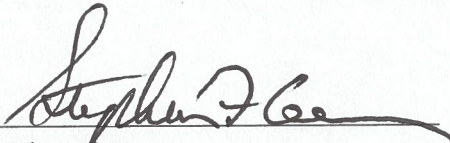
**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
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GRAMS.**

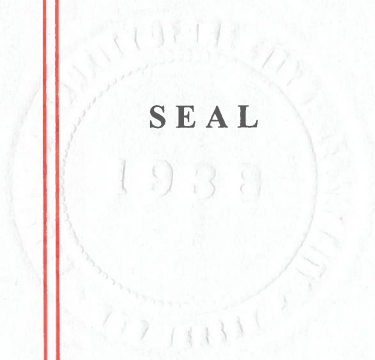
Page 2

DATED: December 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
S. Prince			✓			
J. Dublin	✓		✓			

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 Stephen Cea
 Executive Director/Secretary



AGENDA ITEM #	7
BOARD MEETING DATE	12-3-2025

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MATERIALS FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS, ONE (1) YEAR INCREMENTS.

WHEREAS, the JCHA public bid for furnishing and delivery of Ice Melting Materials (calcium chloride pellets and rock salt), for all JCHA 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 the furnishing and delivery of calcium chloride and rock salt on an "as needed" basis for a period of six (6) months and on November 13, 2025, the JCHA received a total of (4) bid packages or award consideration as follows:

- East Coast Salt Distributors, Clarksburg, New Jersey
- Plastics Express, Union, New Jersey
- Circle Janitorial Supplies, Paterson, New Jersey
- Madison Renovation, Newark, New Jersey

WHEREAS, East Coast Salt Distributors submitted the lowest responsible bid in the amount of Twenty-Three Thousand Five Hundred Thirty-One Dollars (\$23,531.00); and

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MELTING MATERIALS FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS, ONE (1) YEAR INCREMENTS.

-Page 2-

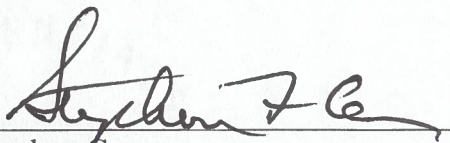
WHEREAS, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners confirms the award of a contract to East Coast Salt Distributors P.O. Box 283, Clarksburg, New Jersey in the amount of Twenty-Three Thousand Five Hundred Thirty-One Dollars (\$23,531.00) for furnishing and delivery of Ice Melting Materials on an "as needed basis", for all JCHA Developments, for a period of two (2) years with an option for an additional two (2) years, one (1) year increments as outlined in the specifications.

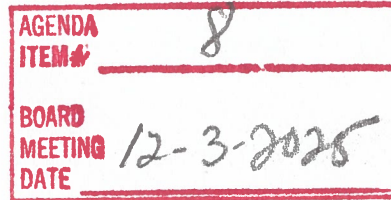
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COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
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J. Dublin	✓		✓			

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Stephen Cea
Executive Director/Secretary

1938
SEAL



RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2026 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, in October 1998, Congress passed the Quality Housing and Work Responsibility Act ("QHWRA"), which requires all Public Housing Agencies to develop a Five-Year Strategic and Annual Operating Agency Plan (referred to as the "AGENCY PLAN"); and

WHEREAS, the JCHA is required by QHWRA and HUD regulations to review its Agency Plan each year and to submit an updated Plan to HUD seventy-five (75) days prior to the beginning of the fiscal year or no later than January 16, 2026; and

WHEREAS, the JCHA conducted one meeting on September 23, 2025, with the Resident Advisory Board (RAB) constituted for the JCHA 2025 Agency Annual Plan process and, at those meetings, provided information about and discussed the JCHA 2025 Annual Plan, including the upcoming operating and capital fund budgets, proposed revitalization activities and plans, revisions to the Admission and Continued Occupancy Policy, and revisions to the Housing Choice Voucher Program Administrative Plan; and

WHEREAS, the JCHA made available copies of the draft 2026 Annual Agency Plan containing proposed revisions on its website, at each Asset Management Property office and the JCHA main office, and to Resident Leadership at each site in preparation for the 45-day public comment period running from September 23, 2025 to November 10, 2025; and

**RESOLUTION AUTHORIZING
APPROVAL OF THE JCHA'S 2026
AGENCY PLAN PURSUANT TO
REQUIREMENTS OF THE
QUALITY HOUSING AND WORK
RESPONSIBILITY ACT OF 1998**
Page 2

WHEREAS, the JCHA provided notice informing the public that the information would be available for review and inspection during the public comment period, and that a public hearing would take place on the plan on September 23, 2025, at Curries Woods Community Revitalization Center located at 65-67 Ruby Brown Place, Jersey City, NJ 07305; and

WHEREAS, the JCHA held a public hearing on November 10, 2025, to discuss the public comments received during the 45-day public comment period, and no comments were received from the Resident Advisory Board (RAB); and

WHEREAS, the Agency Plan must also be consistent with the Consolidated Plan of the City of Jersey City and the JCHA has consulted with City officials accordingly; and

WHEREAS, no Certificate of Funds is needed to approve this Resolution.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the adoption of the 2026 Agency Plan, subject to Legal Counsel Opinion and HUD review and approval.

**RESOLUTION AUTHORIZING
APPROVAL OF THE JCHA'S 2026
AGENCY PLAN PURSUANT TO
REQUIREMENTS OF THE
QUALITY HOUSING AND WORK
RESPONSIBILITY ACT OF 1998
Page 3**

DATED: December 3, 2025

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C. Mullins			✓			
Vacant						
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J. Dublin	✓		✓			

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Executive Director/Secretary

S E A L