

AGENDA ITEM#	1
BOARD MEETING DATE	3-4-2026

**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,

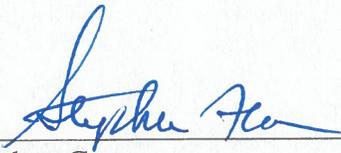
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	2
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE FEBRUARY 4, 2026 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on February 4, 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 February 4, 2026, Board of Commissioners Meeting are approved.

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			✓
<i>D. Brown</i>			✓		✓	
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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	3
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE  
OF THE MINUTES OF THE REGULAR BOARD OF  
COMMISSIONERS REGULAR MEETING HELD ON  
FEBRUARY 4, 2026**

**WHEREAS**, the Board of Commissioners held a Regular Meeting on February 4, 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 February 4, 2026, Board of Commissioners Meeting are approved.

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM #	4
BOARD MEETING DATE	3-4-2026

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

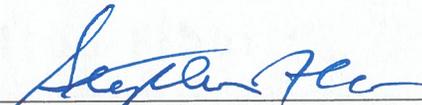
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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

**Dated: March 4, 2026**

COMMISSIONER	MOTION	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	3-4-2026

**RESOLUTION CONFIRMING THE AWARD OF A  
CONTRACT TO WILLIAM J. GUARINI INC. FOR  
EMERGENCY PIPE REPLACEMENT TO RESTORE  
HEAT TO BUILDINGS 6 THROUGH 10 AT MARION  
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**, the JCHA required a contractor to complete emergency pipe replacement to restore heat to buildings 6 through 10 at Marion Gardens; and; and

**WHEREAS**, William J. Guarini, Inc. was awarded previous contracts for plumbing services under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op.; and

**WHEREAS**, the duration of William J. Guarini, Inc. Co-op contract # *ESCNJ123/24-26* will be from June 5, 2024, through June 4, 2026; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-12a; and

**WHEREAS**, the JCHA has used these Co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e., advertising, streamline administrative and management processes i.e., public bid process and expedite the delivery of services and supplies to JCHA developments; and

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

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY PIPE REPLACEMENT TO RESTORE HEAT TO BUILDINGS 6 THROUGH 10 AT MARION GARDENS**

Page - 2 -

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to William J. Guarini, Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 for emergency pipe replacement to restore heat to buildings 6 through 10 at Marion Gardens in amount not to exceed twenty-five thousand six hundred and eight dollars and twelve cents (\$25,608.12).

DATED: March 4, 2026

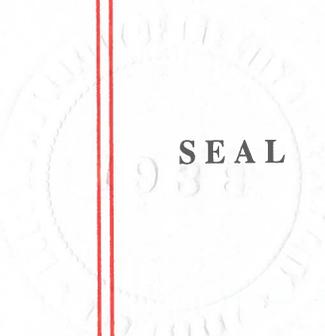
COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson		✓	✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince	✓		✓			
J. Dublin			✓			

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 March 4, 2026, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

**SEAL**



AGENDA ITEM#	6
BOARD MEETING DATE	3-4-2026

**RESOLUTION CONFIRMING THE AWARD OF AN INCREASE OF CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC, AND SEWER MAINTENANCE SERVICES "AS NEEDED" 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 of Jersey City; and

**WHEREAS**, William J. Guarini, Inc. was awarded the contract for plumbing services under the Educational Services Commission of New Jersey Cooperative (ESCNJ) Co-op contract #ESCNJ123/24-26.; and

**WHEREAS**, contract #101833 was awarded on January 13, 2025 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 is low due to the numerous HVAC, plumbing and sewer issues, some of which required excavating for completion of repairs, and, the JCHA seeks to increase the contract by the amount of one hundred and fifty thousand dollars (\$150,000.00) for a total contract amount not to exceed four hundred thousand dollars (\$400,000.00) 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

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 DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR

Page 2

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms an 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 one hundred and fifty thousand dollars (\$150,000.00) for a total contract amount of four hundred thousand dollars (\$400,000.00) for years one (1) and two (2).

DATED: March 4, 2026

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary



AGENDA ITEM#	7
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING RESCINDING THE AWARD TO GENESIS COMPANIES AND METROPOLITAN REAL ESTATE DEVELOPMENT, LLC AS DEVELOPER OF MONTGOMERY FAMILY PHASE II**

**WHEREAS**, in accordance with the Jersey City Housing Authority's ("JCHA") Procurement Policy and the applicable statutes of the State of New Jersey, the JCHA properly conducted a competitive Request for Proposals ("RFP") process to procure a development team for Montgomery Phase II at the former Montgomery Gardens Public Housing Apartment Complex, as evidenced by the attached award resolution; and

**WHEREAS**, by Resolution dated July 10, 2019, the JCHA awarded the development designation for Montgomery Phase II to Genesis Companies and Metropolitan Real Estate Development, LLC; and

**WHEREAS**, although a contract was never executed, due to extenuating circumstances, including, but not limited to, the lapse of time, direction from the U.S. Department of Housing and Urban Development (HUD), fluctuations in financial conditions, the COVID-19 pandemic, and changes to site requirements, the JCHA has determined that it is in its best interest to rescind the prior award; and

**WHEREAS**, as a result of the foregoing circumstances, the JCHA intends to issue a new Request for Proposals (RFP) for the development of Montgomery Phase II in the near future;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Jersey City Housing Authority hereby authorizes the rescission of the July 10, 2019 award of development designation to Genesis Companies and Metropolitan Real Estate Development, LLC.

RESOLUTION AUTHORIZING RESCINDING THE  
 AWARD OF A CONTRACT TO GENESIS  
 COMPANIES AND METROPOLITAN REAL  
 ESTATE DEVELOPMENT, LLC AS DEVELOPER OF  
 MONTGOMERY FAMILY PHASE II  
 Page 2

DATED: March 4, 2026

COMMISSIONER	Motion	2 <sup>nd</sup>	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 January 7, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary



SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	3-4-2026

**RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR ELECTRICAL REPAIR SERVICES “ON DEMAND” AT ALL JCHA DEVELOPMENTS WITH AN OPTION FOR AN ADDITIONAL 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, including several acquired buildings throughout the City of Jersey City; and

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) publicly bid in accordance with the JCHA’s Procurement Policy and governing statutes of the State of New Jersey for electrical repair services “On Demand” on March 13, 2024 and contract (#101809) was awarded to Surach Electrical Contractors, LLC; and

**WHEREAS**, the contract is running low on funds and the JCHA seeks to increase the contract by eighty thousand dollars (\$80,000.00) prior to the end of the option year period on April 30, 2025 for a total contract amount not to exceed three hundred and thirty thousand dollars (\$330,000.00) for option year two (2); and

**WHEREAS**, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs, and upgrades to maintain its utilities to provide JCHA residents with electric and heating services; and

**WHEREAS**, JCHA staffing has been severely limited for electrical services due to retirements, resignations, and the current staffing market; and

**WHEREAS**, the inability to provide important utility services like electricity and heat to our residents would constitute an emergency; and the availability of funds has been established.

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO  
 SURACH ELECTRICAL CONTRACTORS, LLC FOR  
 ELECTRICAL REPAIR SERVICES "ON DEMAND" AT ALL  
 JCHA DEVELOPMENTS WITH OPTION FOR AN ADDITIONAL  
 YEAR  
 Page 2

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the increase on contract #101809 to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 by eighty thousand (\$80,000.00) dollars for electrical repair services "On Demand" for all JCHA developments for the total contract option year period not to exceed three hundred and thirty thousand dollars (\$330,000.00)

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	3-4-2026

**RESOLUTION TO AWARD OF A CONTRACT TO SELECTIVE  
INSURANCE FOR FLOOD INSURANCE COVERAGE FOR A ONE  
(1) YEAR PERIOD 04/29/2026 – 04/29/2027.**

**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**, 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 Booker T. Washington, Holland Gardens and Montgomery Gardens are located in areas that require flood insurance; and

**WHEREAS**, the Federal Emergency Management Agency "FEMA" has developed a national flood program; and

**WHEREAS**, Selective Insurance is authorized to provide flood insurance through the national flood program; and

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

**WHEREAS**, Selective Insurance has provided a quote in the amount of \$101,155.60 for the JCHA properties that require flood insurance known as Booker T. Washington, Holland Gardens & Montgomery Gardens and

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SELECTIVE  
INSURANCE FOR FLOOD INSURANCE COVERAGE  
FOR A ONE (1) YEAR PERIOD 04/29/2026 – 04/29/2027.**

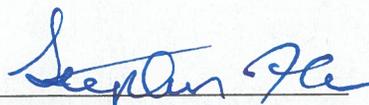
**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a one (1) year contract for Flood Insurance coverage for Booker T. Washington, Holland Gardens and Montgomery Gardens to Selective Insurance P.O. Box 782747, Philadelphia, PA 19178, at a premium of \$74,854.00

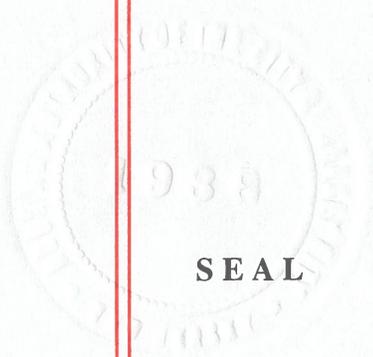
**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**



AGENDA ITEM#	10
BOARD MEETING DATE	3-4-2026

**RESOLUTION CONFIRMING AN INCREASE TO THE  
CONTRACT MAXIMUM TO WILLIAM J. GUARINI INC. FOR  
BOILER REPLACEMENT AT 199 OCEAN AVENUE**

**WHEREAS**, on May 14, 2025, the Jersey City Housing Authority (JCHA) awarded Contract #101900 to William J. Guarini Inc. for the Boiler Replacement at 199 Ocean Avenue in the amount of one million sixty thousand five hundred dollars (\$1,060,500.00); and

**WHEREAS**, during the installation phase, it was determined that the work could not be completed prior to the start of the heating season based on the time required to finish the project; and

**WHEREAS**, failure to complete the work in time for the heating season would have resulted in residents being without heat, thereby creating a significant health and safety concern; and

**WHEREAS**, to address this concern, the JCHA found it necessary to rent temporary boilers to ensure uninterrupted heating services until the installation of the new boilers was completed; and

**WHEREAS**, the rental of temporary boiler equipment required an additional fifty thousand dollars (\$50,000.00) to cover the associated costs; and

**WHEREAS**, the availability of funds has been established.

**RESOLUTION CONFIRMING AN INCREASE TO  
THE CONTRACT MAXIMUM TO WILLIAM J.  
GUARINI INC. FOR BOILER REPLACEMENT AT  
199 OCEAN AVENUE**

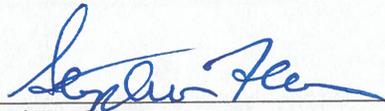
**Page 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms an increase to the contract maximum to William J. Guarini Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 for Boiler Replacement at 199 Ocean Avenue in the amount of fifty thousand dollars (\$50,000.00) for a total contract value of one million one hundred ten thousand five hundred dollars (\$1,110,500.00).

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	11
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLADATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM**

**WHEREAS**, the U.S. Department of Housing and Urban Development awarded the JCHA Fourth-five (45) Continuum of Care Vouchers under FY '25 Continuum of Care Program (COC); and

**WHEREAS**, The COC Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the Program. The COC program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources in response to the needs of the hard-to-reach homeless population with disabilities, and

**WHEREAS**, JCHA staff will administer 45 COC Vouchers in accordance with HUD's rules and regulations for the COC Program as fully detailed in the Memorandum of Understanding herein attached;

**RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into Two (2) Memorandums of Understanding with the Hoboken Shelter and tow with Garden State Episcopal to provide housing and support services for the target population for a period of one year an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by Garden State Episcopal and the Hoboken Shelter.

Dated: March 4, 2026

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	3-4-2026

**RESOLUTION CONFIRMING THE AWARD OF A  
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**, the boilers at Holland Gardens are constantly malfunctioning and with the very cold Winter season being experienced this year, the JCHA required a contractor to provide emergency temporary boilers to supply heat to residents at Holland Gardens; and

**WHEREAS**, William J. Guarini, Inc. was awarded previous contracts for plumbing and heating services under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op.; and

**WHEREAS**, the duration of William J. Guarini, Inc. Co-op contract # ESCNJ123/24-26 will be from June 5, 2024, through June 4, 2026; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-12a; and

**WHEREAS**, the JCHA has used these Co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e., advertising, streamline administrative and management processes i.e., public bid process and expedite the delivery of services and supplies to JCHA developments; and

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

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

Page - 2 -

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to William J. Guarini, Inc., 430 Danforth Avenue, Jersey City, New Jersey 07305 to provide emergency temporary boilers to supply heat in the amount of four-hundred and twenty-four thousand six hundred dollars (\$424,600.00) at Holland Gardens.

**DATED: March 4, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	13
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RHYNOPAC INC. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL (2) ONE (1) YEAR INCREMENTS**

**WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of trash bags at all JCHA owned Developments; and**

**WHEREAS, in accordance with the JCHA's Procurement Policy and governing Statues of the State of New Jersey, the JCHA has properly bid for said service on two on December 17, 2025, the JCHA received a total of (5) bid packages or award consideration as follows:**

- **RynoPac Inc, Irvington, NJ 07111**
- **Unipak Corp., West Long Branch, NJ 07764**
- **Interboro Packaging Corp. Montgomery, NY 12549**
- **Central Poly-Bag Corp., Linden, NJ 07036**
- **Mini Wing USA, PVE, CA 90274 (\*Disqualified)**

**WHEREAS, RynoPac Inc. submitted the lowest responsible bid in the amount of Twenty-Seven Thousand Dollars (\$27,000.00); and**

**WHEREAS, the availability of funds has been established.**

Resolution Re: AUTHORIZING AWARD OF A CONTRACT TO RHYNOPAC INC. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED DEVELOPMENTS OR A PERIOD OF TWO (2) YEARS WITH AN OPTION OR AN ADDITIONAL (2) ONE (1) YEAR INCREMENTS

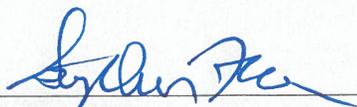
**-Page 2-**

**NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to RhinoPac Inc, 148 Shaw Avenue, Irvington, NJ 07111 in the amount of Twenty-Seven Thousand Dollars (\$27,000.00) for furnishing and delivery of trash bags for all JCHA Developments, for a period of two (2) years with option for an additional two (2) one (1) year increments.**

DATED: March 4, 2026

COMISSIONER	MOTION	2 <sup>ND</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

93 SEAL

AGENDA ITEM#	14
BOARD MEETING DATE	3-4-2026

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT NSPIRE INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM**

**WHEREAS**, the United Way of Hudson County (“United Way”) provides rental assistance to 26 apartments in Hudson County that must be inspected at least annually; and

**WHEREAS**, JCHA staff have been trained to perform Housing Quality Standard (“HQS”) inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and guidelines and utilizes the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

**WHEREAS**, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

**WHEREAS**, the United Way has agreed to pay the JCHA an amount of fifty dollars (\$50.00) per inspection.

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM**

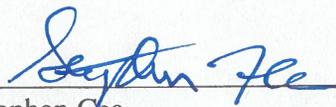
Page 2

**NOW THEREFORE BE IT RESOLVED** that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the United Way of Hudson County to conduct Housing Quality Standard (HQS) inspections at a fee of \$50.00 per inspection and two (2) year term (April 1, 2026 to March 31, 2027) with an option to renew on an bi-annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by the United Way of Hudson County.

Dated: March 4, 2026

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	15
BOARD MEETING DATE	3-4-2026

**RESOLUTION ADOPTING A POLICY FOR PROJECT-BASED VOUCHER (PBV) CONTRACTS OUTSIDE THE JCHA'S JURISDICTION AND RATIFYING THE EXECUTION OF A PBV HAP CONTRACT FOR 304 PBV UNITS AT THE KINGSBURY PROJECT IN TRENTON, NEW JERSEY**

**WHEREAS**, the Jersey City Housing Authority ("JCHA") is a public housing agency organized under the laws of the State of New Jersey and authorized to administer the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs pursuant to Section 8 of the U.S. Housing Act of 1937; and

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") permits public housing agencies to enter into PBV Housing Assistance Payments ("HAP") Contracts for units located outside the agency's primary jurisdiction, provided such actions comply with 24 CFR Part 983 and all applicable state and local requirements; and

**WHEREAS**, the JCHA recognizes that entering into PBV contracts outside its jurisdiction can advance regional affordable housing goals, expand housing opportunities for voucher holders, and support the development and preservation of affordable housing in neighboring municipalities; and

**WHEREAS**, the JCHA has determined that it is in the best interest of the Authority to adopt a formal policy establishing the criteria, procedures, and approval requirements for entering into PBV HAP Contracts for projects located outside the geographic boundaries of Jersey City; and

**WHEREAS**, the Executive Director, acting within her/his administrative authority and in furtherance of affordable housing objectives, has executed a PBV HAP Contract for 304 project-based voucher units at the Kingsbury development located in Trenton, New Jersey (the "Kingsbury PBV Contract"); and

**WHEREAS**, the Board of Commissioners desires to formally confirm, approve, and ratify the execution of the Kingsbury PBV Contract.

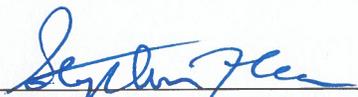
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Housing Authority that:

1. The Board hereby adopts the “Policy Governing the Use of Project-Based Vouchers for Units Located Outside the JCHA Jurisdiction,” attached hereto as Exhibit A.
2. The Executive Director is authorized to recommend PBV proposals located outside the JCHA’s jurisdiction in accordance with HUD regulations and the adopted policy, subject to final approval by the Board of Commissioners.
3. The Board hereby confirms, approves, and ratifies the execution of the PBV HAP Contract for 304 PBV units at the Kingsbury project in Trenton, New Jersey, including all actions taken by the Executive Director and JCHA staff in connection therewith.
4. The Executive Director is authorized to execute all documents, agreements, certifications, and submissions necessary to implement this Resolution and the adopted policy.

Date: March 4, 2026

COMMISSIONER	Motion	2 <sup>nd</sup>	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 March 4, 2026, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

