

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
OCTOBER 1, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 1, 2025, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3<sup>RD</sup> 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 3, 2025.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS AND EXTENSIONS OF FIBER.
- ITEM #5:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWN OF IRVINGTON FOR HOUSING CHOICE VOUCHER PROGRAM SUPPORT SERVICES SUBJECT TO NEGOTIATION OF A SERVICES AGREEMENT.
- ITEM #6:** CONFORMING RESOLUTION AUTHORIZING A LOAN FROM THE JERSEY CITY HOUSING AUTHORITY TO THE JCHA RISE FOUNDATION A NEW JERSEY NON-PROFIT CORPORATION AND APPROVING THE EXECUTION OF A PROMISSORY NOTE FOR THE REPAYMENT OF THE DEFEDERILIZED FUNDS.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR WORK RELATED TO THE NEW ENTRY GATE OPERATORS & ARMS AT CURRIES WOODS.
- ITEM #8:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2026.
- ITEM #9:** RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIVERSAL ELECTRIC MOTOR SERVICE, INC. FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION CONFIRMING 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 #12:** RESOLUTION CONFIRMING THE INCREASE OF A CONTRACT TO BDO PHA FINANCE LLC TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES.

**ITEM #13:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaS, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR.

**ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA LOCATIONS FOR A PERIOD OF NINE (9) MONTHS AND/OR UP TO TWO (2) YEARS BASED ON THE AMENDED CONTRACT.

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 12, 2025
2. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2025
3. RECE MEMO: UPDATES/ACTIVITIES