

AGENDA ITEM #	<u>1</u>
BOARD MEETING DATE	<u>8/6/2025</u>

**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,

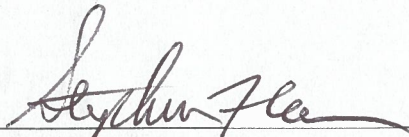
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: August 6, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson		✓	✓			
H. Fuentes					✓	
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 August 6, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	8/6/2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE JULY 2, 2025 CLOSED CAUCUS MINUTES OF THE
BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on July 2, 2025; and,

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

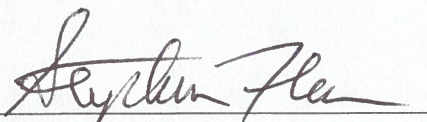
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the July 2, 2025, Board of Commissioners Meeting are approved.

DATED: August 6, 2025

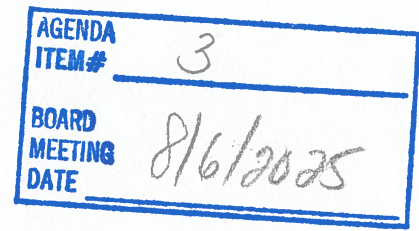
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes					✓	
A. Herbold					✓	
C. Mullins		✓	✓			
Vacant			✓			
S. Prince			✓			
J. Dublin	✓		✓			

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 August 6, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
JULY 2, 2025**

WHEREAS, the Board of Commissioners held a Regular Meeting on July 2, 2025; and,

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

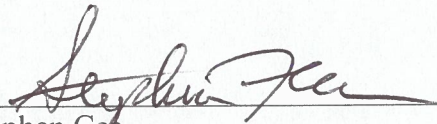
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the July 2, 2025, Board of Commissioners Meeting are approved.

DATED: August 6, 2025

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

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 6, 2025, in the presence of a legally binding quorum.


Stephen Coa
Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	8/6/2025

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

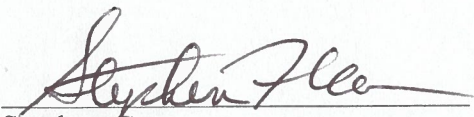
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 August 2025.

Dated: August 6, 2025

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓		✓	
H. Fuentes					✓	
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 August 6, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
TO HEWLETT PACKARD/COMPORT TECHNOLOGY SOLU-
TIONS TO PROVIDE AND INSTALL SERVERS AND SOFT-
WARE 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 equipment is obsolete and in critical condition with the threat of losing data and productivity, and in need of replacement equipment and upgrading software in order to improve efficiency, increase capacity and provide system backup capability; 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/Comport, 1701 East Mossy Oaks Road, Spring, TX. 77389 for installation and configuration of new servers and software in an amount \$61,261.40 with a contingency of 20%, \$12,252.28 for minor modification if needed, for a total not to exceed amount of \$73,513.68.

DATED: August 6, 2025

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

I hereby certify that the above 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 6, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director

SEAL

AGENDA ITEM #	6
BOARD MEETING DATE	8/6/2025

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE JCHA
PROCUREMENT POLICY REGARDING AN INCREASE IN THE
NEW JERSEY STATE PROCUREMENT PUBLIC BIDDING
THRESHOLD**

WHEREAS, the Jersey City Housing Authority "JCHA" issued a comprehensive Procurement Policy in September 1991 and executed incremental amendments thereafter including the last complete update, February 2021; and

WHEREAS, according to Local Finance Notice 2025-08 (attached) the Governor of New Jersey has exercised his authority according to New Jersey Local Public Contracts Law *N.J.S.A 40A:11-3c* to increase the bid threshold for awarding contracts by various public contracting units effective July 1, 2025; and

WHEREAS, pursuant to *N.J.A.C.5:34-5 et seq* at the February 2004 Board of Commissioners meeting Kenneth Pinnock, Jr., was appointed as the Qualified Purchasing Agent for the JCHA, which has been subsequently reauthorized on an annual basis; and

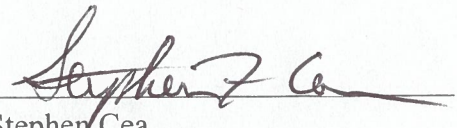
WHEREAS, a new bid threshold for agencies that have appointed a Qualified Purchasing Agent and that have taken advantage of a higher bid threshold will have their maximum bid threshold increased from \$44,000.00 to \$53,000.00;

NOW THEREFORE, BE IT RESOLVED, that the Jersey City Housing Authority Board of Commissioners amends its Procurement Policy to increase the Public Bid threshold to \$53,000.00, effective July 1st, 2025.

DATED: August 6, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
Vacant						
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 6, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	8/6/2008

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF STEAM HEATING NATURAL GAS FIRED BOILERS FOR BOOKER T. WASHINGTON APTS.

WHEREAS, the Jersey City Housing Authority ("JCHA") deemed it necessary to purchase replacement steam heating natural gas fired boilers for Booker T. Washington Apts.; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery of boilers for up to an additional ninety (90) days, plus 15 – 30 days vendor lead time for boilers to be manufactured and an additional 15 – 20 days for JCHA staff to install and test the boilers for complete operation for the upcoming Winter season; and

WHEREAS, the New Jersey Public Contracts law N.J.S.A. 40A11-12 NJ State Contract/Cooperative contract usage includes a caveat that allows the JCHA to award a contract without bidding to a vendor without a NJ State contract provided that the lowest responsible bid/quote is 10% less than 3 NJ State/Cooperative contract vendor quotes; and

WHEREAS, quotes were requested from multiple vendors including 3 NJ State contract/Cooperative vendors* for steam heating natural gas fired boilers as follows:

- Capp USA, Clifton Heights, Pennsylvania
- Crosstown Plumbing, East Orange, New Jersey
- Ferguson Enterprises, Secaucus, New Jersey*
- F.W. Webb Company, Piscataway, New Jersey*
- ieComfort, LLC, Montclair, New Jersey
- Grainger, Lake Forest, Illinois; and*

**RESOLUTION CONFIRMING THE AWARD OF A
CONTRACT TO CROSSTOWN PLUMBING SUPPLY
INC FOR THE FURNISHING & DELIVERY OF EMER-
GENCY STEAM HEATING NATURAL GAS FIRED
BOILERS FOR BOOKER T. WASHINGTON APTS.,**

Page 2

WHEREAS, Crosstown Plumbing Supply Inc. submitted the lowest qualified bid for steam heating natural gas fired boilers for Booker T. Washington Apts. in the amount of thirty-six thousand seven hundred and ninety dollars and forty cents (\$36,790.40); and

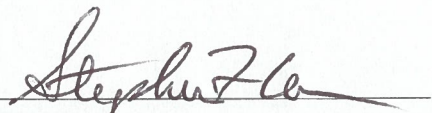
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract for furnishing and delivery of boilers to Crosstown Plumbing Supply, Inc., 196 South Grove Street, East Orange, New Jersey 07018, in the amount of thirty-six thousand seven hundred and ninety dollars and forty cents (\$36,790.40) for Booker T. Washington Apts.

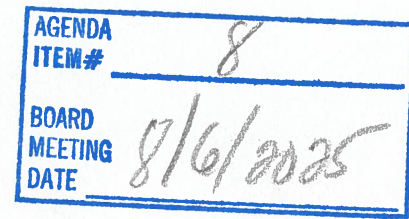
DATED: August 6, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓		✓	
H. Fuentes					✓	
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 August 6, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

93 SEAL



RESOLUTION CONFIRMING THE AWARD OF THE TERM OPTION CLAUSE TO SURACH ELECTRICAL CONTRACTORS LLC FOR ELECTRICAL REPAIR SERVICES “ON DEMAND” AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR

WHEREAS, the JCHA publicly bid for electrical repair services “on demand” for all JCHA developments; and

WHEREAS, a contract was awarded on May 1, 2024 (#101809) to Surach Electrical Contractors LLC for electrical repair services “on demand” at all JCHA owned developments in the amount of one hundred and forty-six dollars and thirty-seven cents (\$146.37 per hour) for a total not to exceed two hundred and fifty thousand (\$250,000.00) dollars; and

WHEREAS, a second option year term option clause is included in the specifications term as required by Local Public Contract Law: and

WHEREAS, in order to continue to provide uninterrupted service to all JCHA owned developments, the JCHA wishes to exercise the term option clause for the second year under the same terms and conditions in the amount of one hundred and sixty-seven dollars and seventy-seven cents (\$167.77 per hour) for a total not to exceed two hundred and fifty thousand dollars (\$250,000.00); and

WHEREAS, the availability of funds has been established.

**RESOLUTION CONFIRMING THE AWARD OF
THE TERM OPTION CLAUSE TO SURACH ELECTRICAL
CONTRACTORS LLC FOR ELECTRICAL REPAIR
SERVICES "ON DEMAND" AT ALL JCHA
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR**

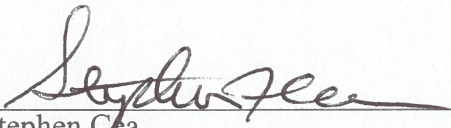
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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 with a combined hourly rate of one hundred sixty-seven dollars and seventy-seven cents (\$167.77 per hour) with an upset limit of two hundred and fifty thousand dollars (\$250,000.00) for electrical repair services "on demand" at all JCHA developments for a period of one (1) year.

DATED: AUGUST 6, 2025

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold					✓	
Vacant						
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 6, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	8/6/2025

**RESOLUTION APPROVING THE OPENING OF TWO (2) NEW
BANK ACCOUNTS FOR THE JERSEY CITY HOUSING
AUTHORITY TO BE USED FOR THE DEVELOPMENT
AND RECE RESERVE ACCOUNTS.**

WHEREAS, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

WHEREAS, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, Other Federal ERA, Emergency Housing Voucher (EHV), FSS Forfeitures, FSS Public Housing, Mainstream Program, Webb Apt Operating, and HOPWA (City Of JC) Payments, Bergen Court, and Resurrection House bank accounts at Provident Bank; and

WHEREAS, the new bank accounts will be used based on the following title:

**DEVELOPMENT RESERVE ACCOUNT
RECE RESERVE ACCOUNT**

WHEREAS, the bank requires new signature cards to add signatories to the two (2) new accounts; and

WHEREAS, the following officials in their capacity shall be designated as authorized check signers:

Jeffrey Dublin, Chairperson
Stephen Cea, Executive Director/Secretary
Arlyn Agustin, Chief Financial Officer

**RESOLUTION APPROVING THE OPENING OF TWO(2)
NEW BANK ACCOUNT FOR THE JERSEY CITY
HOUSING AUTHORITY TO BE USED FOR THE
DEVELOPMENT AND RECE ACCOUNTS.**

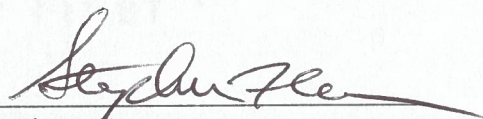
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NOW THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners approves the opening of two (2) new bank accounts with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

Dated: August 06, 2025

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
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 August 06, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	8/6/2025

CONFIRMING 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

WHEREAS, the purpose of the JCHA RISE Foundation, a New Jersey Non-Profit Corporation, is to provide support services to individuals and families assisted or living within the Jersey City Housing Authority's low-income housing programs; and

WHEREAS, the Jersey City Housing Authority ("JCHA") recognizes a mutual concern and common interest in assuring a better living environment and ultimate self-sufficiency for its client population residing throughout the City of Jersey City; and

WHEREAS, the JCHA RISE Foundation has solicited a Ten Thousand Dollar (\$10,000.00) loan to offset expenses associated with their initial golf outing fundraiser scheduled for October 8, 2025 and is willing to commit repayment within 60 days from the execution of a promissory note; and

WHEREAS, the enclosed promissory note between the JCHA and the JCHA RISE Foundation would memorialize this arrangement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Housing Authority hereby approves this confirming resolution authorizing a loan from Jersey City Housing Authority's defederalized funds to the JCHA RISE Foundation in the amount of Ten Thousand Dollars (\$10,000.00) payable within 60 days from execution; and

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
Page 2 of 2

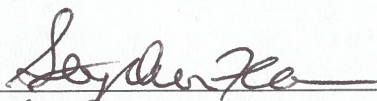
NOW, BE IT FURTHER RESOLVED that the Executive Director of the JCHA is hereby authorized to execute the promissory note attached herein; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that all actions taken prior to the date of this resolution by the Executive Director, any of the other officers of JCHA or their respective designees on behalf of JCHA, acting singly or together, including but not limited to any of the actions authorized by this resolution, are hereby ratified and confirmed as the valid actions of JCHA, effective as of the date such actions were taken:

DATED: August 6, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
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 August 6, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL