

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
AUGUST 5, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, AUGUST 5, 2026, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD 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 JULY 1, 2026 "CLOSED CAUCUS" MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 1, 2026.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 1, 2026.
- ITEM #4:** 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.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO F. MACCORMACK INC. FOR PROPERTY AND LIABILITY INSURANCE COVERAGE FOR 242 BERGEN COURT AND RESURRECTION HOUSE.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PANORAMIC WINDOW & DOOR SYSTEMS FOR THE WINDOW REPLACEMENT AT 72-82 DANFORTH AVENUE.
- ITEM #7:** 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.
- ITEM #8:** 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.
- ITEM #9:** 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.
- ITEM #10:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO T-MOBILE CELLULAR SERVICE.
- ITEM #11:** RESOLUTION AUTHORIZING THE ADOPTION OF FY2026 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #12:** 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.

MATTERS OF INFORMATION

**REMINDER: OUR NEXT REGULAR BOARD MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 2, 2026.
PROPERTY PERFORMANCE REPORT FOR JULY 2026**