

**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,

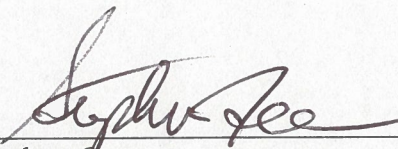
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**



AGENDA ITEM #	2
BOARD MEETING DATE	6-4-2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE  
OF THE MINUTES OF THE REGULAR BOARD OF  
COMMISSIONERS REGULAR/REORGANIZATION  
MEETING HELD ON MAY 14, 2025**

**WHEREAS**, the Board of Commissioners held a Regular/Reorganization Meeting on May 14, 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/Reorganization 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 May 14, 2025, Board of Commissioners Meeting are approved.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Executive Director/Secretary

**SEAL**



AGENDA ITEM#	3
BOARD MEETING DATE	6-4-2025

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

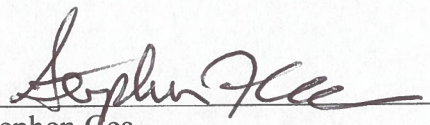
**WHEREAS,** the accounts payable per attached listing were reviewed and found acceptable;

**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 June 2025.

**Dated: June 4, 2025**

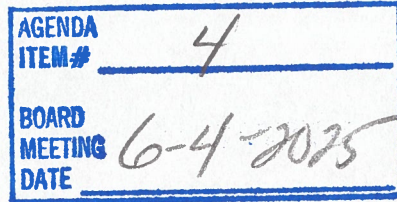
COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin	✓		✓			

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 June 4, 2025, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**





**RESOLUTION APPROVING THE AMENDMENTS TO THE  
CERTIFICATE OF FUNDS TO JCHA'S 2025 CAPITAL FUND  
PROGRAM (CFP) AS PER THE US DEPARTMENT OF HOUSING  
& URBAN DEVELOPMENT**

**WHEREAS**, the Jersey City Housing Authority (JCHA) received from the U.S. Department of Housing & Urban Development's (HUD) funding for 2025 Capital Fund Program (CFP) Grant # NJ39P00950125 in the amount of \$8,035,040.00; and

**WHEREAS**, the 2025 CFP Obligation start began May 13, 2025 and end May 12, 2029; and

**WHEREAS**, the JCHA de-obligates 2024 Capital Fund Program (CFP) Grant # NJ39P00950124 and re-obligates available unexpended Capital Fund contracts with approved Certificate of Funds to the 2025 Capital Fund Program (CFP) Grant # NJ39P00950125; and

**WHEREAS**, the JCHA obligations reflect work items detailed in the approved 5-year action plan; and

**WHEREAS**, the obligation requirement is stated in section 905.306(a) of the Capital Fund Final Rule. (N.B. The requirements on obligation and expenditures were formerly located in 24 CFR 905.120 of the regulation); and



**RESOLUTION APPROVING THE AMENDMENTS TO  
THE CERTIFICATE OF FUNDS TO JCHA'S 2025  
CAPITAL FUND PROGRAM (CFP) AS PER THE US  
DEPARTMENT OF HOUSING & URBAN  
DEVELOPMENT (HUD) OBLIGATION REQUIREMENTS  
PAGE 2**

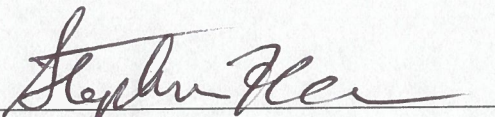
**WHEREAS**, HUD has authorized amendments to the ACC to effectuate receipt of the funds and JCHA executed the ACC amendments and Five-Year Action Plan pursuant to Capital Fund processing guidance for 2025 Grant awards information posted on the HUD's Office of Capital Improvements website; and

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby approves the amendments to the certificate of funds obligating \$8,035,040.00 as per HUD obligation requirements.

**Dated: June 04, 2025**

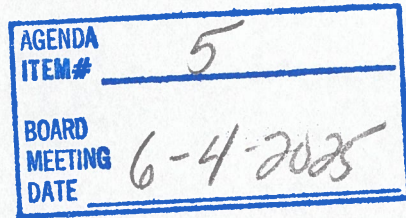
COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes			✓			
A. Herbold					✓	
C. Mullins		✓	✓			
Vacant						
S. Prince	✓		✓			
J. Dublin	✓		✓			

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 June 04, 2025, in the presence of a legally binding quorum.

  
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Stephen F. Cea,  
Executive Director/Secretary

**SEAL**





**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEARS**

**WHEREAS**, the Jersey City Housing Authority “JCHA” is responsible for the development, maintenance and management of eight (8) Public Housing, two (2) Affordable Housing Developments, Webb Apartments, and Housing Choice Voucher Program 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 Housing Choice Voucher Program; and

**WHEREAS**, General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages will be provided by the Housing Authority Insurance Group “HAIG”; and

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

**WHEREAS**, HAIG has provided an estimate in the amount of \$ 932,421.00 for all JCHA owned developments and HCV Program; and



**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HOUSING  
AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES  
FOR A PERIOD OF ONE YEARS**

Page 2-

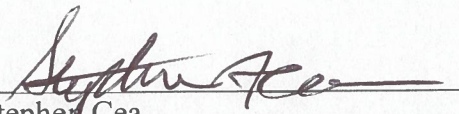
**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a One year contract to Housing Authority Insurance Group, Inc., 189 Commerce Court, Cheshire, Connecticut 06410 to provide General Liability, Public Officials, Employee Practice, Lead Based Paint Liability, Mold, Other Fungi or Bacteria Liability, Law Enforcement Liability, and Property coverages.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2"	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**

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AGENDA ITEM#	6
BOARD MEETING DATE	6-4-2025

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO  
SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR  
A ONE (1) YEAR PERIOD 04/29/2024 – 04/29/2025.**

**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 \$97,315.60 for the JCHA properties that require flood insurance known as Booker T. Washington, Holland Gardens, Montgomery Gardens. And Webb Apartments; and

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



**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO SELECTIVE INSURANCE FOR  
FLOOD INSURANCE COVERAGE FOR A ONE (1)  
YEAR PERIOD 04/29/2024 – 04/29/2025.**

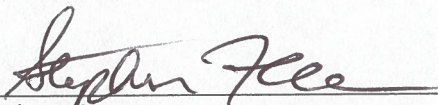
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**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a one (1) year contract for Flood Insurance coverage for Booker T. Washington, Holland Gardens and Montgomery Gardens to Selective Insurance P.O. Box 782747, Philadelphia, PA 19178, at a premium of \$97,315.60.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**



AGENDA ITEM#	7
BOARD MEETING DATE	6-4-2025

**RESOLUTION CONFIRMING THE EXECUTION OF THE TERM  
CLAUSE TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER  
& MACHINERY INSURANCE FOR A PERIOD OF ONE (1) YEAR.**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain Boiler & Machinery coverage; and

**WHEREAS**, the current Boiler & Machinery coverage, a one (1) year contract with Corporate Employee Benefits, LLC., as agents for Hartford Steam Boiler Inspection Insurance Co. expires on March 31, 2025; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Boiler & Machinery on December 03, 2022 & December 22, 2022 resulting in the receipt of one (1) bid from (recapitulation summary attached):

1. Corporate Employee Benefits, LLC, 1413 Arctic Ave., Suite 3, Atlantic City, NJ 08401

**WHEREAS**, a term option clause is included in the specification term for year 2 & 3 required by Local Public Contract Law; and

**WHEREAS**, in order to continue to provide uninterrupted insurance coverage for all JCHA's boilers, the JCHA wishes to exercise the term option clause, under the same terms and conditions for a total not to exceed the amount of seventeenth thousand seven hundred and ten dollar and one cent (\$17,710.01) for a one (1) year period commencing on April 01, 2025; and

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



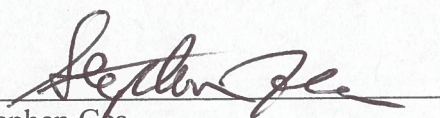
RESOLUTION CONFIRMING THE EXECUTION OF THE  
TERM CLAUSE TO CORPORATE EMPLOYEE  
BENEFITS, LLC, FOR BOILER & MACHINERY  
INSURANCE FOR A PERIOD OF ONE (1) YEAR.  
Page 2

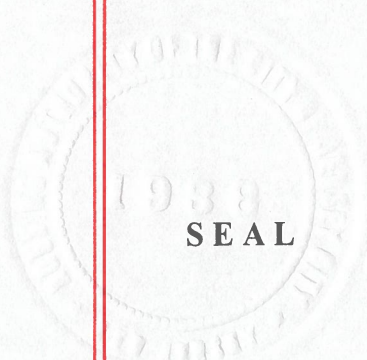
**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners Authorizing an award of a contract to Corporate Employee Benefits, LLC., 1413 Arctic Avenue, Suite 3, Atlantic City, NJ 08401 as agents for Hartford Steam Boiler, for Boiler & Machinery coverage at a cost of seventeenth thousand seven hundred and ten dollar and one cent (\$17,710.01) for a one (1) year period to commerce on April 01, 2025 and ending on March 31, 2026, subject to General Counsel opinion.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
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Stephen Cea  
Executive Director/Secretary





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

**RESOLUTION CONFIRMING THE EXECUTION OF THE TERM  
CLAUSE TO D & G SAYLES CORPORATION FOR COMMERCIAL  
AUTOMOBILE AND EXCESS AUTO LIABILITY INSURANCE FOR A  
PERIOD OF ONE (1) YEAR.**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain adequate insurance coverages to protect against financial loss; and

**WHEREAS**, the current Commercial Automobile and Excess Auto Liability Insurance policy, a one (1) year contract with D & G Sayles corporation (acquired Nathan Lane insurance) expired on March 31, 2025; and

**WHEREAS**, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised Commercial Automobile and Excess Auto Liability Insurance coverage on September 13, 2022, and September 14, 2022, resulting in the receipt of one (1) bd from D&G Sayles corporation (acquired Nathan Lane insurance); and

1. D & G Sayles corporation (acquired Nathan Lane insurance), 899 Lincoln Ave, Glen Rock, NJ 07452; and

**WHEREAS**, a term option clause is included in the specification term for year 2 & 3 required by Local Public Contract Law; and

**WHEREAS**, in order to continue to provide uninterrupted insurance coverage for all JCHA owned fleet vehicles, the JCHA wishes to exercise the term option clause, under the same terms and conditions for a total not to exceed the amount of twenty-four thousand two hundred and thirteen dollars (\$24,213.00) for a one (1) year period commencing April 1, 2025; and



RESOLUTION CONFIRMING THE EXECUTION  
OF THE TERM CLAUSE TO D & G SAYLES  
CORPORATION FOR COMMERCIAL  
AUTOMOBILE AND EXCESS AUTO LIABILITY  
INSURANCE FOR A PERIOD OF ONE (1) YEAR.  
PAGE 2

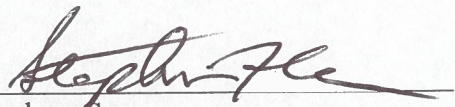
**WHEREAS**, availability of funds has been established:

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirm an award of a contract to D & G Sayles 899 Lincoln Avenue, Glen Rock, NJ 07452 to provide Commercial Automobile and Excess Auto Liability Insurance coverage at a cost of \$24,213.00 for a one (1) year period to commerce on April 1, 2025, and ending on March 31, 2026, subject to General Counsel opinion.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

SEAL



AGENDA ITEM#	9
BOARD MEETING DATE	6-4-2025

**RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO STARPLAST INC FOR THE FURNISHING AND DELIVERY OF JANITORIAL SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of janitorial supplies at all JCHA owned 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 said service on May 14, 2025, the JCHA received a total of (5) bid packages for award consideration; and

**WHEREAS**, Starplast, Inc. submitted the lowest responsible bid in the amount of twenty-eight thousand two hundred sixty-nine and twenty-five cents (\$28,269.25); and

**WHEREAS**, Starplast Inc. has performed satisfactorily for the JCHA in the past and the availability of funds has been established.

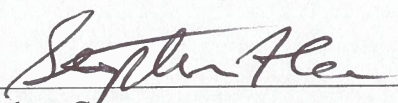
**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the award of a contract to Starplast, Inc., 791 Kent Ave., Brooklyn, NY 11205 in the amount of twenty-eight thousand two hundred sixty-nine and twenty-five cents (\$28,269.25) for the furnishing and delivery of janitorial supplies, for all JCHA Developments, for a period of one (1) year with option for an additional one (1) year.

**DATED: June 4, 2025**

COMISSIONER	MOTION	2 <sup>ND</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

**SEAL**

  
 Stephen Cea  
 Executive Director/Secretary



AGENDA ITEM#	10
BOARD MEETING DATE	6-4-2025

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NORTH EAST GROUP, LLC FOR LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS**

**WHEREAS**, the JCHA deemed it necessary to public bid for landscape maintenance services for various 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 said service on April 9, 2025, less than (3) bid packages were received (contract was rebid) and on May 14, 2025, the JCHA received a total of four (4) packages for award consideration as follows:

- North East Group, LLC, Middletown, Connecticut
- Shauger Property Services, Inc, East Orange, New Jersey
- Custom Care Services, Inc, Wall, New Jersey
- J&A Landscape & Snow Removal, Bridgewater, New Jersey; and

**WHEREAS**, North East Group LLC was the lowest responsible bidder with a combined monthly rate of ninety-six hundred dollars (\$9,600.00); and

**WHEREAS**, J&A Landscape & Snow Removal has the necessary qualifications to perform this service; and

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



RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NORTH EAST GROUP, LLC, FOR LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL (2) YEARS IN ONE (1) YEAR INCREMENTS

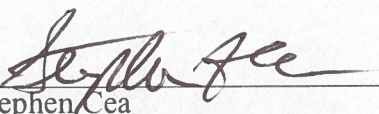
Page Two

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of a contract to North East Group, LLC 63 Trigo Drive, Middletown, CT 06457 based on a reduced monthly rate of ninety-six hundred dollars (\$9,600.00) for landscape maintenance services for various JCHA developments, for a period of two (2) years with an option for an additional two (2) years in one (1) year increments, not to exceed one hundred fifteen thousand two hundred dollars (\$115,200.00).

**DATED: JUNE 4, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 City of Jersey City as presented at its meeting of June 4, 2025, in the presence of a legally binding quorum.

  
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Stephen Cea  
Executive Director/Secretary

1938  
SEAL



AGENDA ITEM#	11
BOARD MEETING DATE	6-4-2025

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR**

**WHEREAS**, the JCHA is responsible for the development, maintenance and management of eight (8) Public Housing and two (2) Affordable Housing Developments throughout the City of Jersey City; and

**WHEREAS**, to maximize resident safety and minimize the potential exposure of lead hazards HUD requires the JCHA to do a Lead Based Paint "Risk Assessment" every two (2) years; and

**WHEREAS**, the JCHA is seeking to contract with a NJ State licensed (certified) environment company to provide a Risk Assessment and related services; and

**WHEREAS**, the contractor shall perform a Risk Assessment of various JCHA developments in accordance with the JCHA Lead Policy and Department of Housing and Urban Development Guidelines (HUD) as detailed in the 2012 version, chapter 7 and in accordance with 40 CFR 745 rules and regulations; 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 said service on May 7, 2025, the JCHA received a total of (3) bid packages for award consideration as follows; and

**WHEREAS**, Lew Corporation submitted the lowest responsible bid to perform the Risk Assessment in the amount of Fifty-Seven Thousand Seven Hundred Thirty-Six Dollars (\$57,736.00); and



RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO LEW CORPORATION FOR HUD  
LEAD RISK ASSESSMENT AND RELATED SERVICES FOR VARIOUS JCHA OWNED  
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL  
ONE (1) YEAR

-Page 2-

**WHEREAS**, LEW Corp. will provide onsite investigation of residential buildings for lead-based paint hazards including but is not limited to a visual inspection; targeted environmental sampling of dust, soil and deteriorated paint; and provide a report of the results that identifies areas that require interim control strategies and recommendations for areas that may make sense for abatement.

**WHEREAS**, LEW Corporation has the necessary staff and expertise to provide testing and training services for the JCHA developments and staff; and

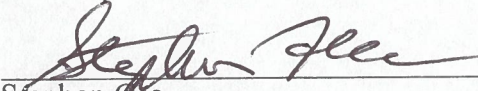
**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to LEW Corporation, 1090 Bristol Road, Mountainside, New Jersey 07091, in an amount not to exceed Fifty Seven Thousand Seven Hundred Thirty Six Dollars (\$57,736.00) for HUD Lead Risk assessment and related services for various JCHA Owned Developments for a period of one (1) year with an option for an additional one (1) year.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Lea  
Executive Director/Secretary

SEAL



AGENDA ITEM#	12
BOARD MEETING DATE	6-4-2025

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GARDEN STATE BUILDING SUPPLY FOR THE FURNISHING AND DELIVERY OF PARTICLE DOORS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of particle doors for various JCHA owned 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 said service on April 9, 2025, less than three (3) bids were received (contract was rebid) and on May 14, 2025, one (1) bid package was received for award consideration as follows:

- Garden State Building Supply; and

**WHEREAS**, Garden State Building Supply was the sole bidder with an amount not to exceed seventy-nine thousand six hundred twenty-five dollars (\$79,625.00) for one year; and

**WHEREAS**, Garden State Building Supply has performed satisfactory for the JCHA in the past; and

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



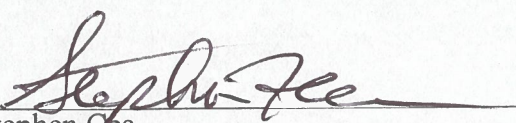
**RE: RESOLUTION AUTHORIZING AWARD OF  
A CONTRACT TO GARDEN STATE BUILDING SUPPLY  
FOR THE FURNISHING AND DELIVERY OF  
PARTICLE DOORS FOR VARIOUS JCHA OWNED  
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR  
WITH OPTION FOR AN ADDITIONAL TWO (2) ONE (1)  
YEAR INCREMENTS**  
Page Two

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Garden State Building Supply, 2420 Urbanowitz Avenue, Linden New Jersey 07036 in the amount not to exceed seventy-nine thousand six hundred twenty-five dollars (\$79,625.00) for the furnishing and delivery of particle doors at various JCHA owned developments for a period of one (1) year with option for an additional two (2) one (1) year increments.

**DATED: JUNE 4, 2025**

COMMISSIONER	Motion	2 <sup>nd</sup>	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 City of Jersey City as presented at its meeting of June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Oea  
Executive Director/Secretary

SEAL



AGENDA ITEM#	13
BOARD MEETING DATE	6-4-2025

**RESOLUTION CONFIRMING AN AWARD TO HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS, AND RELATED MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL ONE (1) YEAR.**

**WHEREAS**, HD Supply was awarded contract #16154 for Maintenance, Repair and Operations Products and Services from the Co-operative known as U.S. Communities; and

**WHEREAS**, the services provided under their cooperative contract includes the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials; and

**WHEREAS**, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize Co-operative contracts without advertising for bids; and

**WHEREAS**, a contract (101600) was awarded on August 1, 2022, to HD Supply for the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials for various JCHA owned developments not to exceed two hundred forty thousand and zero cents (\$240,000.00 for a period of one year ending August 1, 2023); and

**WHEREAS**, the JCHA has utilized State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and



RE: RESOLUTION CONFIRMING AN AWARD TO  
HD SUPPLY FOR FURNISHING AND DELIVERY OF KITCHEN  
AND BATHROOM CABINETS, COUNTERTOPS AND RELATED  
MATERIALS FOR VARIOUS JCHA OWNED DEVELOPMENTS  
FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN  
ADDITIONAL ONE (1) YEAR  
PAGE 2

WHEREAS, HD Supply has the necessary staff and expertise to provide long-term maintenance, repair, and modernization services for the JCHA's developments; and

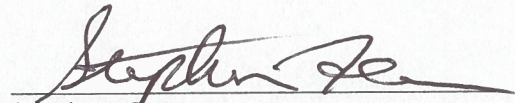
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to HD Supply Facilities Maintenance, Ltd., 3100 Cumberland Blvd., Suite 1700, Atlanta, Georgia 30339 for furnishing and delivery of kitchen and bathroom cabinets, countertops and related for various JCHA owned Developments "as needed" for a period of one (1) year with an option for an additional one (1) year in the amount not to exceed two hundred fifty thousand and zero cents (\$250,000.00).

DATED: June 4, 2025

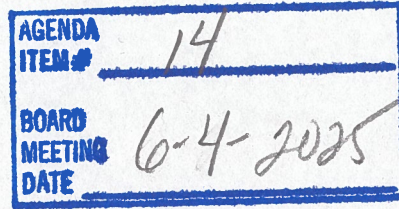
COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes			✓		✓	
A. Herbold		✓	✓			
C. Mullins			✓			
Vacant			✓			
J. Dublin	✓		✓			
S. Prince			✓			

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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

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SEAL





**RESOLUTION ABOLISHING TENANT SECURITY DEPOSITS FOR ALL RESIDENT LEASES REGARDING TRADITIONAL PUBLIC HOUSING PROPERTIES OF THE JERSEY CITY HOUSING AUTHORITY**

**WHEREAS**, in accordance with, and subject to, the rights, duties and obligations prescribed in the New Jersey Security Deposit Act, N.J.S.A. §46:8-19 et seq., the Jersey City Housing Authority (JCHA) currently collects and maintains a security deposit at the inception of each Section 9 public housing tenancy at each Asset Management Project (“AMP”) owned, controlled, managed and maintained by the JCHA and its staff; and

**WHEREAS**, the City of Jersey City and the JCHA is committed to promoting equitable access to housing and financial relief for all incoming and existing tenants; and

**WHEREAS**, security deposit requirements can impose financial burdens on tenants, particularly those with limited resources entering the Section 9 Public Housing Program; and

**WHEREAS**, incoming new tenants would no longer be required to pay a security deposit; and

**WHEREAS**, the JCHA will return existing security deposits to those tenant households that do not owe the JCHA back rent; and

**WHEREAS**, the JCHA would credit the amount of existing security deposits to those existing tenant households owing back rent.



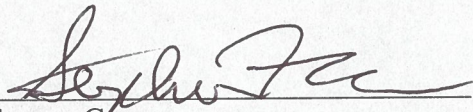
**RESOLUTION ABOLISHING TENANT SECURITY  
DEPOSITS FOR ALL RESIDENT LEASES REGARDING  
TRADITIONAL PUBLIC HOUSING PROPERTIES OF  
THE JERSEY CITY HOUSING AUTHORITY**  
Page 2

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners  
of the Jersey City Housing Authority hereby abolishes security deposits in accordance  
with the above.

**DATED: June 4, 2025**

COMMISSIONER	Motion	2 <sup>n</sup>	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 June 4, 2025, in the presence of a legally binding quorum.

  
Stephen Cea  
Executive Director/Secretary

**SEAL**