JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
NOVEMBER 4, 2026

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 4, 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 14, 2026.

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 NOVEMBER 2026.

ITEM #4: RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO TUB KLASS CORP. FOR BATHTUB REGLAZING AND/OR RESURFACING OF BATHTUBS "AS NEEDED" FOR VARIOUS JCHA OWNED DEVELOPMENTS.

ITEM #5: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO SIEMENS INDUSTRY, INC. FOR THE FIRE ALARM PANEL UPGRADES AT BOOKER T WASHINGTON, BLDG 8.

ITEM #6: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MILLER & CHITTY CORPORATION TO SERVICE AND CLEAN CLEAVER BROOKS BOILERS AT MARION GARDENS.

ITEM #7: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO RESIDENTS AT HOLLAND GARDENS AND BERRY GARDENS, 92 DANFORTH AVENUE.

ITEM #8: RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE HOUSING AUTHORITY SUPERVISORS' UNION (HASU) FOR THE FIVE-YEAR PERIOD OF JANUARY 1, 2027, THROUGH DECEMBER 31, 2031.

ITEM #9: RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND LABORERS' INTERNATIONAL UNION OF NORTH AMERICA LOCAL 55 (LiUNA 55) FOR THE FIVE-YEAR PERIOD OF JANUARY 1, 2027, THROUGH DECEMBER 31, 2031.

ITEM #10: RESOLUTION SELECTING CAMBER PROPERTY GROUP AS DEVELOPER OF MONTGOMERY GARDENS PHASE III.

MATTERS OF INFORMATION

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