

AGENDA ITEM #	1
BOARD MEETING DATE	9-3-2025

**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,

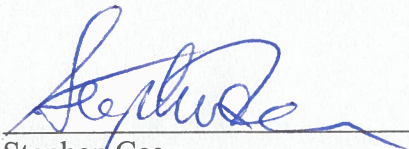
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: September 3, 2025

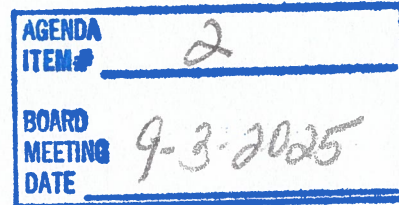
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold					Late ✓	✓
C. Mullins			✓			
Vacant						
Vacant						
S. Prince		✓	✓			
J. Dublin	✓		✓			

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 September 3, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE AUGUST 6, 2025 CLOSED CAUCUS MINUTES OF
THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on August 6, 2025; and,

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

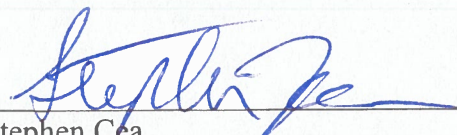
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the August 6, 2025, Board of Commissioners Meeting are approved.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold						✓
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
AUGUST 6, 2025**

WHEREAS, the Board of Commissioners held a Regular Meeting on August 6, 2025; and,

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

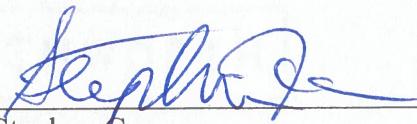
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the August 6, 2025, Board of Commissioners Meeting are approved.

DATED: September 3, 2025

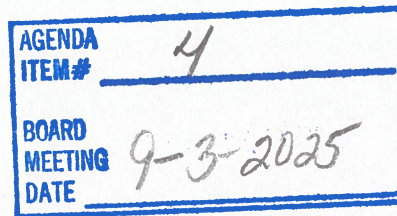
COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold						✓
C. Mullins		✓	✓			
Vacant						
Vacant						
J. Dublin	✓		✓			
S. Prince			✓			

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 September 3, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL



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

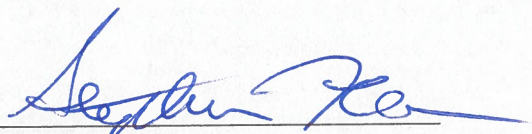
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 September 2025.

Dated: September 3, 2025

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	5
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
LS ENGINEERING ASSOCIATES CORP. FOR THE PHYSICAL
NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA
SITES**

WHEREAS, the Jersey City Housing Authority (JCHA) has an obligation to provide the U.S. Department of Housing and Urban Development (HUD) with a Physical Needs Assessment and Energy Audit (PNA/EA) every five (5) years for all public housing sites; and

WHEREAS, the task requires the professional services of an Architectural and Engineering firm, the funding for which has tight obligation and expenditure deadlines, including but not necessarily limited to Capital Fund Program that if not met will result in the possible recapture of these funds; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly advertised a Request for Proposals (RFP) for a Design Team comprised of Architects, Engineers, and other Design Professionals to provide said services, and received four (4) proposals for award consideration as follows:

- Bureau Veritas, Charlotte Hall, Maryland
- DMR Architects, Hasbrouck Heights, New Jersey
- H2M Architects & Engineers Inc., Parsippany, New Jersey
- LS Engineering Associates Corporation, Montville, New Jersey

WHEREAS, four proposals were deemed responsive and evaluated in accordance with the RFP's professional services criteria by an RFP Review Committee comprised of JCHA Staff (as further detailed in the attached memo); and

WHEREAS, as a result of the evaluation, LS Engineering Associates Corp. was judged to have submitted the best qualified proposal, based on a broad range of qualifications demonstrating their ability to provide the full scope of professional services anticipated by this RFP, a tremendous amount of relevant experience in performing similar PNA/EA Contracts for other Public Housing Authorities and similar Municipal Agencies, as well as, qualifying as a Minority Business Enterprise firm, and their Total Base Project Cost scores well in relative terms; and

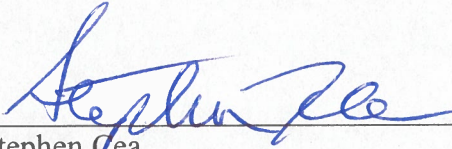
WHEREAS, the availability of funds has been established under the Capital Fund Program (certificate of funds attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of contracts to LS Engineering Associates Corp. of Montville, New Jersey in a Not-To-Exceed Amount of One Hundred Eighty One Thousand Eight Hundred Forty Five Dollars (\$181,845.00) for Physical Needs Assessment and Energy Audit at various JCHA Sites, subject to General Counsel Opinion.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins						
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

1938

AGENDA ITEM#	6
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING 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**

WHEREAS, it has been deemed necessary by the JCHA to public bid for emergency generator service 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 June 11, 2025, less than three (3) bid packages were received (contract was rebid) and on July 30, 2025, a sole bid package was received for award consideration as follows:

- FM Generator Inc., Canton, Massachusetts

WHEREAS, FM Generator Inc. was the sole and responsible bidder for a total amount not to exceed seventy-three thousand seven hundred and fifty (\$73,750.00) dollars for two years; and

WHEREAS, the specifications allow for an additional two years with mutual consent of JCHA and contractor with an amount not to exceed thirty-six thousand eight hundred seventy-five (\$36,875.00) dollars per year for years three and four; and

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

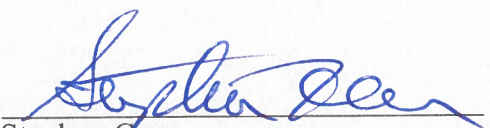
**RE: RESOLUTION AUTHORIZING AWARD
OF A CONTRACT TO FM GENERATOR, INC.
FOR EMERGENCY GENERATOR SERVICE
FOR VARIOUS JCHA DEVELOPMENTS FOR
A PERIOD OF TWO (2) YEARS WITH OPTION
FOR AN ADDITIONAL TWO (2) YEARS**
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to FM Generator, Inc., 35 Pequit Street, Canton, MA 02021 for a total amount not to exceed seventy-three thousand seven hundred and fifty (\$73,750.00) for years one and two for emergency generator service for various JCHA developments with option for two additional years.

DATED: SEPTEMBER 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 City of Jersey City as presented at its meeting of September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

1938 SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO
ABLE CARE GROUP LLC. FOR THE FURNISHING AND
INSTALLATION OF A CHAIRLIFT FOR WEBB APARTMENTS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and installation of chairlift for WEBB Apartments; 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 services on July 2, 2025, less than (3) bids were received, and a rebid was held on August 6, 2025, the JCHA received a sole bid for award consideration as follows:

- Able Care Group LLC., Elmwood Park, NJ; and

WHEREAS, Able Care Group, LLC., submitted the lowest responsible bid in the amount of twenty-eight thousand seven hundred ten dollars (\$28,710.00); and

WHEREAS, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO ABLE CARE GROUP LLC., FOR THE
FURNISHING AND INSTALLATION OF A CHAIRLIFT
FOR WEBB APARTMENTS**

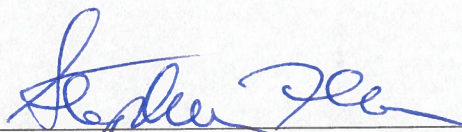
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Able Care Group LLC., 83 Charberlain Ave., Elmwood Park, NJ 07047 in an amount not to exceed twenty-eight thousand seven hundred ten dollars (\$28,710.00) for the furnishing and installation of a chairlift to WEBB Apartments.

DATED: SEPTEMBER 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 City of Jersey City as presented at its meeting of September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	9-3-2025

**RESOLUTION CONFIRMING THE AWARD OF AN EMERGENCY
CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION
FOR ELEVATOR REPAIR SERVICE AT CURRIES WOODS**

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, various JCHA locations have elevators that require periodic maintenance and/or repair; and

WHEREAS ThyssenKrupp was awarded contract #101599 at the August 2022 board meeting to provide periodic maintenance and/or repair; and

WHEREAS, both existing elevators required emergency repair for new code compliant platforms; and

WHEREAS, Curries Woods development houses our most vulnerable population, senior and disabled residents that rely on elevators for accessing and exiting their apartments located at 3 New Heckman Drive; and

WHEREAS, an emergency contract was necessary to repair these elevators because the repair cost of \$171,860.00 would exhaust the contract budget for repairs; and

WHEREAS, ThyssenKrupp has the necessary staff and expertise to provide elevator repair services for the JCHA's elevators under their National IPA Cooperative Contract #R150801 for Elevator Maintenance; and

**RESOLUTION CONFIRMING THE AWARD OF AN
EMERGENCY CONTRACT TO THYSSENKRUPP ELE-
VATOR CORPORATION FOR ELEVATOR REPAIR
SERVICE AT CURRIES WOODS**

Page 2

WHEREAS, the NJ Local Public Contracts Law (40A:11- 6) allows the JCHA to enter a contract for emergency services without advertising for bids; and

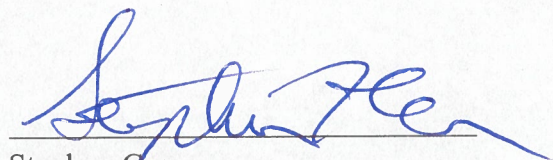
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of an emergency contract for repair of the elevators located at 3 New Heckman Drive (Curries Woods) to ThyssenKrupp Elevators Corporation (National IPA Maintenance Agreement Contract #R150801) 114 Townpark Drive, Kennesaw, Georgia 30144 in an amount not to exceed One hundred seventy-one thousand eight hundred sixty dollars (\$171,860.00)

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	9-3-2025

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE, INC. FOR THE FURNISHING AND DELIVERY OF LOCKS & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of locks & door hardware to all JCHA sites monthly; 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 services on June 11, 2025, less than (3) bids were received, and a rebid was held on July 30, 2025, the JCHA received a total of two (2) bids for award consideration as follows:

- Independent Hardware Inc., Philadelphia, PA
- Wielgus and Sons; Livingston, NJ and;

WHEREAS, Independent Hardware, Inc., submitted the lowest responsible bid in the amount of sixty-nine thousand two hundred ninety-seven dollars (\$69,297.00); and

WHEREAS, Independent Hardware, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

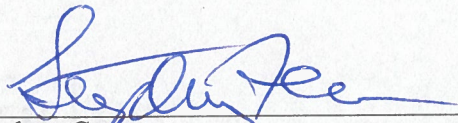
**RE: RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO INDEPENDENT HARDWARE INC. FOR
THE FURNISHING AND MONTHLY DELIVERY OF LOCKS
& DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS
FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN
ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS
Page Two**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Independent Hardware, Inc., in an amount not to exceed sixty-nine thousand two hundred ninety-seven dollars (\$69,297.00) for the furnishing and monthly delivery of locks & door hardware to all JCHA developments for a period of one (1) year with an option for an additional two (2) one (1) year.

DATED: SEPTEMBER 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 City of Jersey City as presented at its meeting of September 3, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT
TO WILLOW RUN CONSTRUCTION FOR FIRE ESCAPE
REPAIR "AS NEEDED" AT VARIOUS JCHA DEVELOPMENTS
FOR A PERIOD OF TWO (2) YEARS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for fire escape repair at 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 May 28, 2025, less than three (3) bid packages were received, contract was rebid and on July 2, 2025, a total of two (2) bid packages were received for award consideration as follows:

- Willow Run Construction, Jersey City, New Jersey
- Westcraft Builders Inc., Lincoln Park, New Jersey; and

WHEREAS, Willow Run Construction submitted the lowest responsible bid with a combined hourly rate of two hundred (\$200.00) dollars per hour in an amount not to exceed one hundred thousand (\$100,000.00) dollars for the two-year period; and

WHEREAS, Willow Run Construction has performed for the JCHA in the past and availability of funds has been established.

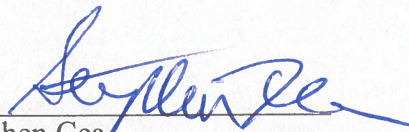
**RE: RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO WILLOW RUN CONSTRUCTION
FOR FIRE ESCAPE REPAIR "AS NEEDED" AT
VARIOUS JCHA DEVELOPMENTS FOR A PERIOD
OF TWO (2) YEARS**
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Willow Run Construction, 67 Pollock Avenue, Jersey City, New Jersey 07305 in the amount of two hundred (\$200.00) dollars per hour in an amount not to exceed one hundred thousand (\$100,000.00) dollars per year for fire escape repair "as needed" at various JCHA developments for a period of one (2) years.

DATED: SEPTEMBER 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 City of Jersey City as presented at its meeting of September 3, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	9-3-2025

RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the JCHA has awarded a contract on March 5th, 2008 to Emphasys Computer Software (ECS) to install and maintain a comprehensive public and housing choice voucher (Section 8) programs; and

WHEREAS, in order for the system to function properly, it is necessary for the JCHA to maintain the proprietary software for historical purposes: and

WHEREAS, the required software operates and is available only from Emphasys Computer Software: and

WHEREAS, pursuant to the JCHA's Procurement Policy provisions relating to the purchase of goods and services for the support or maintenance of proprietary computer hardware and software, the JCHA recommends entering into a Software maintenance Agreement for a period of one year, reserving the right to exercise the JCHA's option with mutual consent of both parties to this Agreement, to extend this Agreement for one provided that ECS agrees to the extension under substantially the same rates, terms and conditions enumerated in this Agreement, without public advertising and without public bidding; and in accordance with the attached Software Maintenance Agreement, without public advertising and without public bidding: and

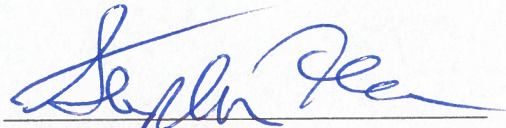
WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Emphasys Computer Software, Petoskey, MI in an amount not to exceed \$78,468.00 for the period 11/1/2025 to 10/30/2026 to provide software maintenance for the operation of a comprehensive Public Housing and Housing Choice Voucher (Section 8) Programs.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	12
BOARD MEETING DATE	9-3-2025

**RESOLUTION CONFIRMING AN INCREASE TO QUADIENT INC.
CONTRACT FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND
SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUS-
ING CHOICE VOUCHER PROGRAMS.**

WHEREAS, the Jersey City Housing Authority (“JCHA”) awarded contract 101855 to Quadient, Inc. for a mail software solution for a period of two (2) years at the November 7, 2024; and

WHEREAS, both programs require and rely on the distribution of mail as a part of the daily operation when managing the flow of information to applicants, residents, staff, vendors, HUD and other entities; and

WHEREAS, amending the existing contract allows the JCHA to take advantage of Quadient’ s new usage pricing model that will provide a cost reduction for the remaining 14 months of the contract life, see details in the attached document; and

WHEREAS, Quadient has a New Jersey State contract #T0200 for Mailroom Equipment, Accessories, Supplies and Services; and

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

WHEREAS, N.J.AC. 5:30-6.1, provides the JCHA with the ability to increase the contract value without any restrictions: and

**RESOLUTION CONFIRMING AN INCREASE TO
QUADIENT INC. CONTRACT FOR MAIL SOFTWARE SOLUTION, EQUIPMENT AND SUPPORTIVE SERVICES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS**

Page 2

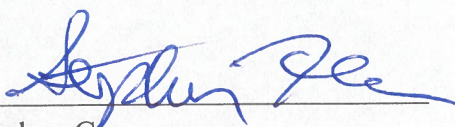
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners confirms an increase to Quadient Inc. for a Mail Software Solution, Equipment and Supportive services, in an amount of \$190,000 with a 10% contingency of \$19,000 dollars for a total amount not to exceed \$209,000 dollars to cover lease fees, postage and related cost for a period of 14 months.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

19
SEAL

AGENDA ITEM#	13
BOARD MEETING DATE	9-3-2025

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING
AUTHORITY TO ENTER INTO AN EMPLOYMENT CONTRACT WITH
EXECUTIVE DIRECTOR STEPHEN CEA FOR A TERM OF FIVE (5)
YEARS**

WHEREAS, as a result of a National Search for Executive Director for the Jersey City Housing Authority "JCHA" at the August 16, 2023 Board meeting, the Jersey City Housing Authority Board of Commissioners selected Stephen Cea, as the JCHA Executive Director, for a term of one (1) year; and

WHEREAS, the Board of Commissioners is satisfied with Mr. Cea's operational performance and strategic plan for the future of the JCHA; and

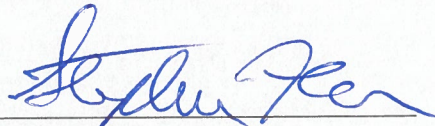
WHEREAS, a committee of Board members met and negotiated a contract with Mr. Cea for a period of five (5) years; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes an employment contract with Mr. Stephen Cea, JCHA Executive Director for a term of five (5) years.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM #	14
BOARD MEETING DATE	9-3-2025

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO
HUDSON HEATING WHOLESALER INC FOR THE FURNISHING &
DELIVERY OF EMERGENCY CONDENSING GAS WATER HEATER
FOR BERRY GARDENS, 199 OCEAN AVENUE**

WHEREAS, the Jersey City Housing Authority ("JCHA") deemed it an emergency to purchase replacement gas hot water heater for Berry Gardens, 199 Ocean Avenue.; and

WHEREAS, the constant failure of the current gas hot water heater and building being occupied with our senior residents, required that the replacement be expedited; and

WHEREAS, Hudson Heating Wholesales Inc had the gas water heater in stock, quote attached, in the amount of thirty-four thousand, five hundred and thirty-nine dollars and twenty- nine cents (\$34,539.29); and

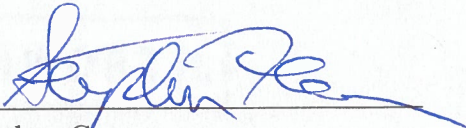
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Hudson Heating Wholesaler Inc, 1109 Grand Avenue, North Bergen, New Jersey 07047, in the amount of thirty-four thousand five hundred and thirty-nine dollars and twenty-nine cents (\$34,539.29) for condensing gas water heater for Berry Gardens, 199 Ocean Avenue.

DATED: September 3, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
A. Herbold			✓			
C. Mullins			✓			
Vacant						
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 September 3, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL