

AGENDA ITEM#	<u>1</u>
BOARD MEETING DATE	<u>10/1/2025</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,

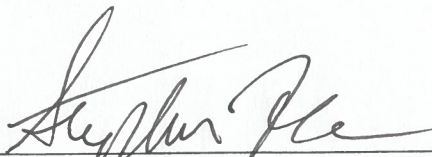
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	10/1/2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
SEPTEMBER 3, 2025**

WHEREAS, the Board of Commissioners held a Regular Meeting on September 3, 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):

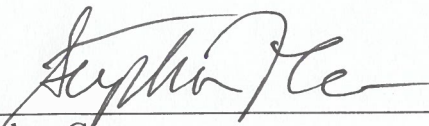
NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the September 3, 2025, Board of Commissioners Meeting are approved.

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown						✓
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.

SEAL



 Stephen Cea
 Executive Director/Secretary

AGENDA ITEM#	3
BOARD MEETING DATE	10/1/2025

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

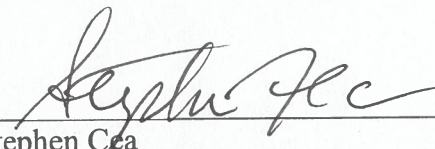
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 October 2025.

Dated: October 1, 2025

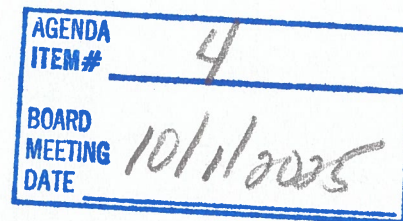
COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
C. Mullins			✓			
Vacant			✓			
S. Prince		✓	✓			
J. Dublin	✓		✓			

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 October 1, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING
AND INSTALLATION OF ADDITIONAL SECURITY
CAMERAS AND EXTENSIONS OF FIBER.**

WHEREAS, the Jersey City Housing Authority ("JCHA") is responsible for the development, maintenance and management Public Housing and Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, security cameras were installed previously, however, upon further review it has been determined that it is necessary to strategically add additional cameras and extensions of fiber to improve safety for our residents and staff; and

WHEREAS, Millennium Communications Group was awarded TIPS (The Inter local Purchasing System) contract #221003 from national purchasing cooperative that offers access to competitively procured purchasing contract to its membership; 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, the JCHA has utilized New Jersey 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 processes regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; 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 Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936 in an amount not to exceed \$112,039.18 for installation and configuration of additional security cameras and Fiber extension.

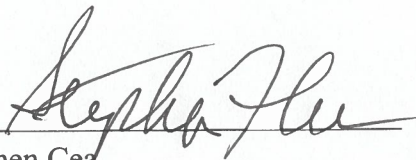
**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISH-
ING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS
AND EXTENSION OF FIBER**

Page 2

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓		✓	
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 October 1, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL



RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWN OF IRVINGTON FOR HOUSING CHOICE VOUCHER PROGRAM SUPPORT SERVICES SUBJECT TO NEGOTIATION OF A SERVICES AGREEMENT

WHEREAS, the Housing Authority of the Town of Irvington hereinafter referred to as “IHA” is under U.S. Department of Housing and Urban Development (HUD) receivership and has outsourced its Housing Choice Voucher Program (HCV Program) since 2022; and

WHEREAS, the IHA has recently resumed administration of the HCV program but is in need of assistance in establishing the programmatic framework, on-boarding staff and establishing the necessary monitoring and oversight protocols needed to successfully assume full administration of the program; and,

WHEREAS, the Jersey City Housing Authority (“JCHA”) is in receipt of a proposal from the U.S. Department of Housing and Urban Development to provide these services as it has historically administered a high performing HCV program and possesses personnel staff to effectively provide these services; and

WHEREAS, JCHA and IHA recognize the value to be derived through a cooperative agreement under which JCHA assists IHA in establishing their HCV program and therefore wish to enter into this interagency agreement, all upon and subject to the conditions set forth in a negotiated agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Housing Authority that the Housing Authority is hereby authorized to negotiate and enter into an intergovernmental services agreement with the Housing Authority of the Town of Irvington for Housing Choice Voucher Program administrative support services.

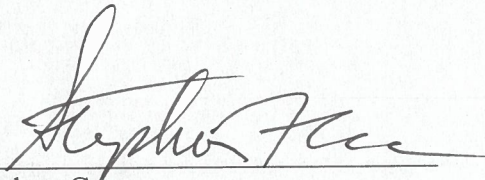
RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWN OF IRVINGTON FOR HOUSING CHOICE VOUCHER PROGRAM SUPPORT SERVICES SUBJECT TO NEGOTIATION OF A SERVICES AGREEMENT
Page 2 of 2

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Executive Director of the JCHA is hereby authorized to take any and all related and ancillary actions necessary and appropriate to achieve the foregoing purpose including refinements to the terms and documents set forth in the draft intergovernmental agreement attached to this resolution as may be reasonably determined.

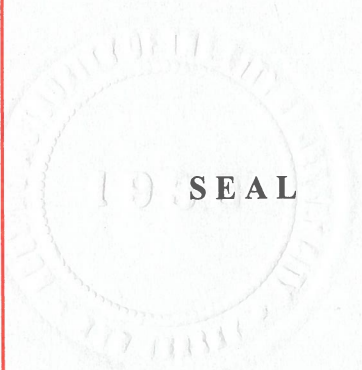
DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary



AGENDA ITEM #	6
BOARD MEETING DATE	10/1/2025

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

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

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

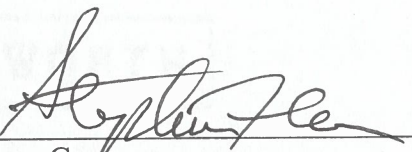
Page 2 of 2

NOW, 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: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


Stephen Ceja
Executive Director/Secretary

SEAL

AGENDA ITEM #	7
BOARD MEETING DATE	10/11/2025

**RESOLUTION CONFIRMING THE AWARD OF A
CONTRACT TO MURRAY CONTRACTING LLC FOR
WORK RELATED TO THE NEW ENTRY GATE
OPERATORS & ARMS AT CURRIES WOODS**

WHEREAS, the Jersey City Housing Authority (JCHA) is currently in the process of replacing the entry gate operators & arms at Curries Woods under Contract #101752 by National Fence Systems, Inc.; and

WHEREAS, during the course of work, an unforeseen circumstance was discovered in that the existing power to the new gate arm at Ruby Brown Terrace and Merritt Street was not functioning; and

WHEREAS, electrical power for the gate arm needed to be extended from the meter room from the nearest building located at 30 Ruby Brown Terrace; and

WHEREAS, in order to provide the power, a contractor was needed to excavate Ruby Brown Terrace so that an electrical contractor could install the new electrical cable; and

WHEREAS, Murray Contracting LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 23/24-06 and New Jersey State Law allows State Agencies to utilize these Co-operative contracts; and

WHEREAS, the State of New Jersey Department of the Treasury allows counties and other public entities to establish cooperatives that allow members to contract with companies for supplies and services awarded contracts through these organizations based on a competitive process in accordance with the appropriate state procurement rules and regulations; and

WHEREAS, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-11(5); and

WHEREAS, the JCHA has used these 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 services and supplies to JCHA developments; and

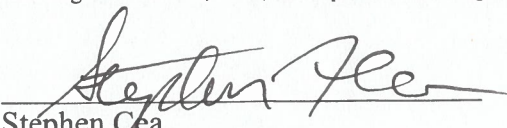
WHEREAS, Murray Contracting LLC has performed satisfactorily for the JCHA in the past and availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Murray Contracting LLC, 210 S. Newman Street, Hackensack, New Jersey 07601 in the amount of Eighteen Thousand Six Hundred Eighty Seven Dollars and Sixty Four Cents (\$18,687.64) for work related to the New Gate Operators & Arms at Curries Woods, subject to General Counsel Opinion.

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	8
BOARD MEETING DATE	10/1/2025

**RESOLUTION AUTHORIZING THE APPOINTMENT OF
JCHA'S ALTERNATE FUND COMMISSIONER TO THE
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT
INSURANCE FUND FOR FUND YEAR 2026**

WHEREAS, the Jersey City Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund (JIF); and

WHEREAS, the bylaws of said Fund requires that each member of the Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its representative to said Fund; and

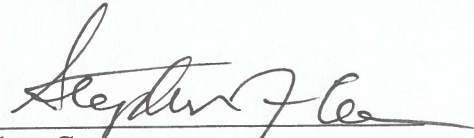
WHEREAS, Stephen Cea will serve as the JCHA Fund Commissioner and Kenneth Pinnock will serve as the alternate JCHA Fund Commissioner; and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Jersey City Housing Authority does hereby appoint Kenneth Pinnock, Deputy Executive Director/ Director of Procurement, Contracts and Risk Management of Jersey City Housing Authority as its Alternate Fund Commissioner for the Fund Year 2026.

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	10/1/2025

**RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC
HOUSING AUTHORITY JOINT INSURANCE FUND**

WHEREAS, Public Housing Authorities in the State of New Jersey are permitted to join together to form a Joint Insurance Fund as permitted by N.J.S.A. 40A:10-36 et.seq; and

WHEREAS, the statutes regulating the creation and establishment of a Joint Insurance Fund contain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such fund; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners does hereby resolve and agree to renew its membership in the NJPHA Joint Insurance Fund, effective January 1, 2026, to expire on December 31, 2028, for the purpose of establishing the following type of coverage:

**Workers' Compensation and Employer's Liability
Cyber Security**

BE IT FUTHER RESOLVED that Stephen Cea, Executive Director, is authorized to execute the application for membership and the accompanying certification on behalf of the Authority; and

**RESOLUTION TO RENEW MEMBERSHIP
IN THE NEW JERSEY PUBLIC HOUSING
AUTHORITY JOINT INSURANCE FUND**

Page 2-

BE IT FUTHER RESOLVED that the governing body is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying their membership in the FUND as are required by the FUND's By-Laws and to deliver same to the Administrator of the FUND with the express reservation that said document shall become effective only upon the applicant's admission to the FUND following approval by the FUND, passage by the Authority of a Resolution Accepting Assessment and approval by the New Jersey Department of Insurance and the Department of Community Affairs.

DATED: October 1, 2025

COMMISSIONER	MOTION	2 ND	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM #	10
BOARD MEETING DATE	10/11/2025

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIVERSAL ELECTRIC MOTOR SERVICE, INC. FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, it has been deemed necessary by the JCHA to public bid for motor and accessories repair services 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 August 6, 2025, less than three (3) bids were received (contract was rebid) and on September 17, 2025 a total of two (2) bid packages were received for award consideration as follows:

- Universal Electric Motor Service, Inc., Hackensack, New Jersey
- DMR Services, Jersey City, New Jersey; and

WHEREAS, Universal Electric Motor Service, Inc., was the lowest responsible bidder with a bid price of one hundred and twenty-five dollars \$125.00/per hour for years one and two in an amount not to exceed twenty-five thousand dollars (\$25,000.00) per year; and

WHEREAS, the specifications allow for an additional two years with mutual consent of JCHA and contractor with an hourly rate of one hundred and thirty dollars \$130.00/per hour for year three and one hundred and forty dollars \$140.00/per hour for year four in an amount not to exceed twenty-five thousand dollars (\$25,000.00) per year; and

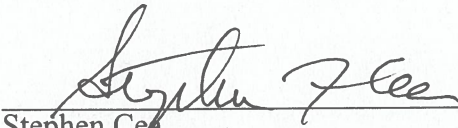
**RE: RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO UNIVERSAL ELECTRIC MOTOR
SERVICE, INC. FOR MOTOR AND ACCESSORIES
REPAIR SERVICES "AS NEEDED" AT ALL JCHA
DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS
WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**
Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to Universal Electric Motor Services Inc., 131 South Newman Street, Hackensack, New Jersey 07601 in the amount of one hundred and twenty five dollars \$125.00/per hour for a total amount not to exceed twenty five thousand dollars \$25,000.00/per year for years one and two for motor and accessories repair services "as needed" at all JCHA owned developments with an option for an additional two years.

DATED: OCTOBER 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓		✓	
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 City of Jersey City as presented at its meeting of October 1, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	11
BOARD MEETING DATE	10/11/2025

**RESOLUTION CONFIRMING 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; and

WHEREAS, FM Generator Inc. was the sole and responsible bidder for a total amount not to exceed seventy-three thousand seven hundred and fifty dollars and eight cents (\$73,750.08) 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 and seventy-five dollars and four cents (\$36,875.04) 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 CONFIRMING 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

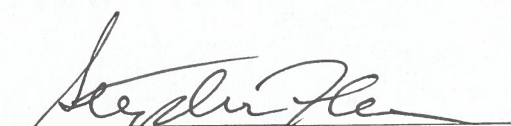
NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms award of a contract to FM Generator, Inc., 35 Pequit Street, Canton, MA 02021 for a total amount not to exceed seventy-three thousand seven hundred and fifty dollars and eight cents (\$73,750.08) for years one and two for emergency generator service for various JCHA developments with option for two additional years.

DATED: OCTOBER 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 City of Jersey City as presented at its meeting of October 1, 2025, in the presence of a legally binding quorum.

SEAL


Stephen Cea
Executive Director/Secretary

AGENDA ITEM#	12
BOARD MEETING DATE	10/1/2025

RESOLUTION CONFIRMING THE INCREASE OF A CONTRACT TO BDO PHA FINANCE LLC TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES

WHEREAS, the Jersey City Housing Authority (JCHA) is required by the Department of Housing and Urban Development (HUD) to prepare and submit unaudited financial statements to the Real Estate Assessment Center (REAC) for the Public Housing Operating Program; and

WHEREAS, Jersey City Housing Authority (JCHA) issued a contract (101785) to BDO PHA Finance, 1801 Market Street, Suite 1700, Philadelphia, PA 19103; and

WHEREAS, the contract is running low on funds and the JCHA seeks to increase the contract by one hundred and fifty thousand dollars (\$150,000.00); and

WHEREAS, JCHA staffing has been limited due to unforeseen circumstances; and

WHEREAS, the inability to meet REAC's submission and the Audit requirements, could affect the PHAS Score; and

WHEREAS, it is in the best interest of the JCHA to increase the BDO contract in order to have the firm meet HUD's REAC and Audit deadline; and

**RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO BDO
PHA FINANCE LLC TO PROVIDE PROFESSIONAL ACCOUNTING
SERVICES
PAGE 2**

WHEREAS, availability of funds has been established:

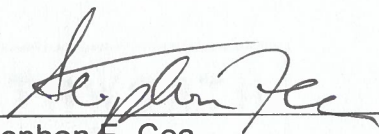
NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners
confirms the increase on contract #101785 for professional accounting services to
BDO PHA Finance, 1801 Market Street, Suite 1700, Philadelphia, Pennsylvania,
19103 in the amount of one hundred and fifty thousand dollars (\$150,000.00), subject
to General Counsel Opinion.

DATED: October 01, 2025

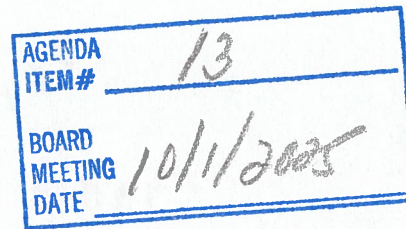
COMMISSIONER Motion 2nd AYE NAY ABSENT ABSTENTION

D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


Stephen F. Cea
Executive Director/Secretary

19 SEAL



RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaShr, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR

WHEREAS, it has been deemed necessary by the Jersey City Housing Authority “JCHA” to issue a Request for Proposal for a Human Resource Management “HRM” System and Payroll Services; and

WHEREAS, the intent is to implement a web-based single database integrated information system to manage both HRM and Payroll needs for the following reasons:

1. Efficient use of scarce resources through the reduction/elimination of duplicative processes; appropriate use of technology; process automation; access to data sets and reports.
2. Provide real time workflow processes including performance management, recruitment/onboarding, labor planning staff development, compensation management, time and attendance, FMLA/Discipline Administration benefits administration & auditing, payroll and tax, and position control capabilities
3. Reduce risk by having more secure and solid data management platform, improved internal controls, automated regulatory and compliance processes.
4. Flexibility to implement new requirements, fringe benefits offerings and any other changes to JCHA staff remuneration; and

WHEREAS, KRONOS SaaShr, Inc. is a member of the Omnia Partners Cooperative (contract #24-6833), which allows public entities, such as the JCHA, to utilize these contracts; and

**RESOLUTION AUTHORIZING A
CONTRACT AWARD TO KRONOS
Saashr, Inc. FOR A JERSEY CITY
HOUSING AUTHORITY HUMAN
RESOURCE MANAGEMENT SYSTEM
AND PAYROLL SERVICES FOR A
PERIOD OF ONE (1) YEAR**

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WHEREAS, the JCHA has used Omnia Partners Cooperative 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 services and supplies to JCHA developments; and

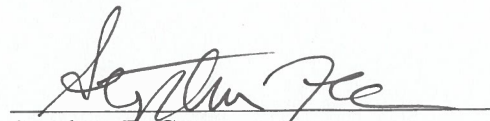
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to KRONOS SaaShr, Inc., 3040 Route 22 West, Suite 200, Branchburg, NJ 08876 for a Human Resource Management "HRM" System and Payroll Services in an amount not to exceed thirty six thousand nine hundred seventy six dollars and nine cents (\$36,976.09) for a period of one (1) year.

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


Stephen F. Cea
Executive Director/Secretary



AGENDA ITEM #	14
BOARD MEETING DATE	10/1/2025

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT TO THYSSENKRUPP ELEVATOR
CORPORATION FOR ELEVATOR MAINTENANCE
AND REPAIR SERVICES AT VARIOUS JCHA
LOCATIONS FOR A PERIOD OF NINE (9) MONTHS
AND/OR UP TO TWO (2) YEARS BASED ON THE
AMENDED CONTRACT.**

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

WHEREAS, the JCHA no longer has mechanics on staff because of retirement to provide required elevator maintenance, and/or repair; and

WHEREAS, ThyssenKrupp has the necessary staff and expertise to provide long term maintenance, repair and modernization services for the JCHA's elevators under the National IPA Maintenance Agreement Contract #R200502; 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, 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

WHEREAS, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE AWARD OF
A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR
ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS
JCHA LOCATIONS FOR A PERIOD OF NINE (9) MONTHS AND/OR UP
TO TWO (2) YEARS BASED ON THE AMENDED CONTRACT.**

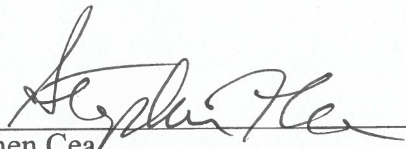
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NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to ThyssenKrupp Elevator Corporation (National IPA Agreement Contract #R200502), 114 Townpark Drive, Kennesaw, Georgia 30144 for elevator maintenance and repair services at various JCHA locations for a period of nine (9) months and/or up to two (2) years in an amount not to exceed one hundred twenty eight thousand and zero cents (\$128,000.00).

DATED: October 1, 2025

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
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 October 1, 2025, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL