

AGENDA ITEM: 1
 BOARD MEETING DATE: 3/5/2025

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,

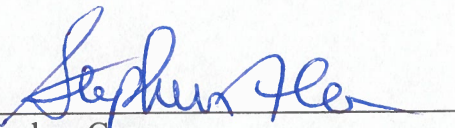
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	3/5/2025

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE FEBRUARY 5, 2025 CLOSED CAUCUS MINUTES
OF THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on February 5, 2025; and,

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

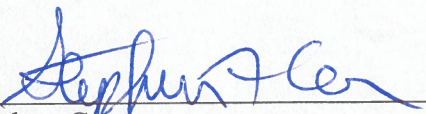
WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the February 5, 2025, Board of Commissioners Meeting are approved.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM# 3
 BOARD MEETING DATE 3/5/2025

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON FEBRUARY 5, 2025

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on February 5, 2025; and,

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

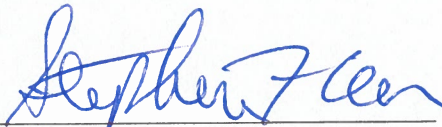
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the February 5, 2025, Board of Commissioners Meeting are approved.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA
ITEM# 4
BOARD
MEETING
DATE 3/5/2025

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

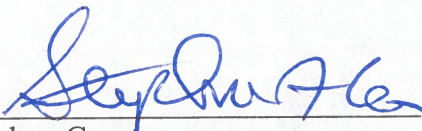
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of March 2025.

Dated: March 5, 2025

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

I hereby certify that the herein 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 March 5, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	3/5/2025

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM

WHEREAS, the United Way of Hudson County (“United Way”) provides rental assistance to 26 apartments in Hudson County that must be inspected at least annually; and

WHEREAS, JCHA staff have been trained to perform Housing Quality Standard (“HQS”) inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and guidelines and utilizes the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

WHEREAS, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

WHEREAS, the United Way has agreed to pay the JCHA an amount of fifty dollars (\$50.00) per inspection.

**RESOLUTION AUTHORIZING THE EXECUTION
OF AN INTER-LOCAL AGREEMENT BETWEEN
THE JERSEY CITY HOUSING AUTHORITY (JCHA)
AND THE UNITED WAY OF HUDSON COUNTY
FOR THE JCHA TO CONDUCT HOUSING
QUALITY STANDARD (HQS) INSPECTIONS FOR
THE COLLABORATIVE SOLUTIONS PROGRAM**

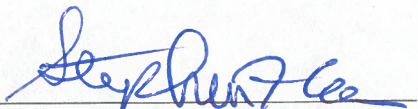
Page 2

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the United Way of Hudson County to conduct Housing Quality Standard (HQS) inspections at a fee of \$50.00 per inspection and two (2) year term (April 1, 20123 to March 31, 2025) with an option to renew on an bi-annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by the United Way of Hudson County.

Dated: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	6
BOARD MEETING DATE	3/5/2025

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACCEPT AN AWARD FROM THE CITY OF JERSEY CITY TO ADMINISTER FUNDING UNDER THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS "HOPWA"

WHEREAS, the United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has designated the City of Jersey City to act as a recipient and administrator of funding under the Housing Opportunities For Persons With AIDS program (herein referred to as "HOPWA"), as authorized by the AIDS Housing Opportunity Act (42 U.S.C. 12901), as amended; and

WHEREAS, the purpose of these funds is to provide resources and incentives to devise long term comprehensive strategies for meeting the housing needs of low income persons with acquired immunodeficiency syndrome or related diseases (hereinafter referred to as "AIDS"); and

WHEREAS, HOPWA funds may be used to assist all forms of housing designed to prevent homelessness including emergency housing, shared housing arrangements, apartments, single room occupancy (SRO) dwellings, community residences, and supportive housing services, such as housing case management, in accordance with 24 CFR 574.300; and

WHEREAS, the Division of Community Development, (hereinafter referred to as the *DCD*), is the City's division responsible for administering all HUD entitlement grants; and

WHEREAS, the Municipal Council of Jersey City approved and authorized the submission of the 2020-2024 Consolidated Plan and Annual Application/Action Plan for Fiscal Year 2023 to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Department of Housing and Urban Development has approved the City's 2020-2024 Consolidated Plan and Annual Action Plan for Fiscal Year 2023; and

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACCEPT AN AWARD FROM THE CITY OF JERSEY CITY TO ADMINISTER FUNDING UNDER THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS "HOPWA"
 Page 2

WHEREAS, the City of Jersey City has identified housing assistance for low-income persons with AIDS as a priority need in its Consolidated Plan for Housing and Community Development Programs, and to that end, the City has allocated HOPWA funds for housing assistance; and

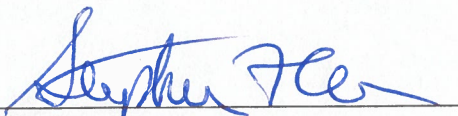
WHEREAS, Jersey City Housing Authority (JCHA) has submitted a proposal to the City requesting **Five Hundred and Forty-Seven Thousand Forty-Two Thousand Dollars and Zero Cents (\$547,042.00)** in HOPWA funds to provide services in the form of Tenant Based Rental Assistance (TBRA) in Hudson County in accordance with 24 CFR 574.300(b) for the purpose of preventing homelessness of low-income persons with AIDS

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to accept a pre award agreement from the City of Jersey City to provide rent and utility payments.

Dated: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	3/5/2025

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO ACCEPT A PRE-AWARD FROM THE CITY OF JERSEY CITY IN THE AMOUNT OF \$603,339.92 TO ADMINISTER THE TREASURY DEPARTMENT'S COVID 19 RENT RELIEF 2 PROGRAMS

WHEREAS, The City of Jersey has been awarded funding to be used for direct financial assistance, including rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing. The remaining funds are available for housing stability services, including case management and other services intended to keep households stably housed, and administrative costs; and

WHEREAS, the JCHA has successfully administered the ERA 1 and ERA 2 Programs on behalf of the City of Jersey City. The City of Jersey City has recommended that JCHA receive a final award of ERA 2 Funds to provide, rent and utility cost relief to families meeting the eligibility criteria (as specify in the attached Resolution from the City of Jersey City, Attachment A); and

WHEREAS, the funding award is anticipated to be made in March 2025 and JCHA will be required to begin providing rental and utility assistance services soon thereafter;

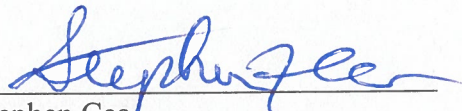
RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY (JCHA) TO ACCEPT A PRE-AWARD FROM THE CITY OF JERSEY CITY IN THE AMOUNT OF \$603,339.92 TO ADMINISTER THE TREASURY DEPARTMENT'S COVID 19 RENT RELIEF 2 PROGRAMS
 Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to accept a pre award agreement from the City of Jersey City to provide rent and utility payments.

Dated: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	3/5/2025

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JEWEL ELECTRIC LLC FOR FURNISHING OF ELECTRICAL SUPPLIES AS NEEDED FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS

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 State of New Jersey Department of the Treasury has already executed New Jersey State contracts for various supplies and services through 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, the availability of funds has been established.

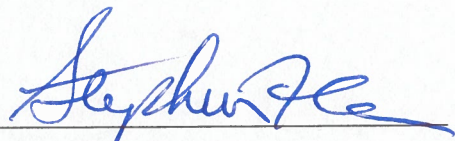
**RE: RESOLUTION AUTHORIZING THE AWARD OF
 A CONTRACT TO JEWEL ELECTRIC LLC FOR THE
 FURNISHING OF ELECTRICAL SUPPLIES AS
 NEEDED FOR ALL JCHA OWNED DEVELOPMENTS
 FOR A PERIOD OF TWO (2) YEARS
 Page 2-**

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to New Jersey State Contract vendor Jewel Electric LLC (#21-FOOD-01749), 455 Third Street, Jersey City, New Jersey 07302 for the furnishing and delivery of electrical supplies (light fixtures, breakers, electrical cable and wire, etc.) for a period of two (2) years in an amount not to exceed twenty-five thousand dollars (\$25,000.00).

DATED: MARCH 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.



Stephen Cea
 Executive Director/Secretary

SEAL

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

RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY ELECTRICAL AND HEATING SERVICES FOR ALL JCHA DEVELOPMENTS

WHEREAS, the Jersey City Housing Authority (“JCHA”) issued a contract (#101809) to Surach Electrical Contractors, LLC for emergency electrical and heating services for all JCHA developments; and

WHEREAS, the contract is running low on funds and the JCHA seeks to increase the contract by fifty thousand dollars prior to the end of the contract on April 30, 2025; and

WHEREAS, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs, and upgrades to maintain its utilities to provide JCHA residents with electric and heating services; and

WHEREAS, JCHA staffing has been severely limited for electrical services due to retirements, resignations, and the current staffing market; and

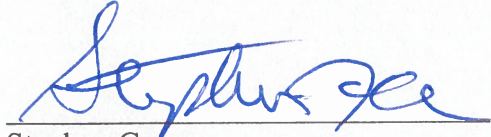
WHEREAS, the inability to provide important utility services like electricity and heat to our residents would constitute an emergency; and the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the increase on contract #101809 to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 by fifty thousand (\$50,000.00) dollars for emergency electrical and heating related services for all JCHA developments.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	10
BOARD MEETING DATE	3/5/2025

RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REMOVAL & REPLACEMENT OF SANITARY SEWER LINE IN BUILDING #3 AT BOOKER T. WASHINGTON APTS.

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 required a contractor to complete emergency removal and replacement of sanitary sewer in building #3 at Booker T. Washington Apts.; and

WHEREAS, William J. Guarini, Inc. was awarded previous contracts for plumbing services under the Educational Services Commission of New Jersey Cooperative (*ESCNJ*) Co-op.; and

WHEREAS, the duration of William J. Guarini, Inc. Co-op contract # ESCNJ123/24-26 will be from June 5, 2024, through June 4, 2026; 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:11-12a; and

WHEREAS, the JCHA has used these Co-op contracts in the past, recognizing the benefits which allow the JCHA to reduce expenses i.e., advertising, streamline administrative and management processes i.e., public bid process and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, William J. Guarini, Inc. has performed this service satisfactorily for the JCHA in the past; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REMOVAL & REPLACEMENT OF SANITARY SEWER LINE IN BUILDING #3 AT BOOKER T. WASHINGTON APTS.

Page - 2 -

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 William J. Guarini, Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 for emergency removal and replacement of sanitary sewer line in amount not to exceed one hundred and forty-three thousand five hundred and forty dollars (\$143,540.00) in building #3 at Booker T. Washington Apts.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 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 UPGRADE NETWORK SWITCHES.

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 upgrade network switches 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, for installation and configuration of new switches in an amount \$218,103.32 with a contingency of 10%, \$21,810.33 for minor modification if needed, for a total not to exceed amount of \$239,913.65.

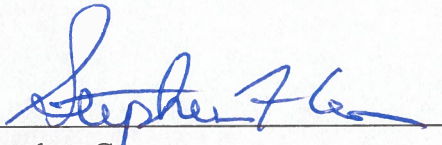
RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MIL-LENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS AND UPGRADE NETWORK SWITCHES

Page 2

DATED: March 5, 2025

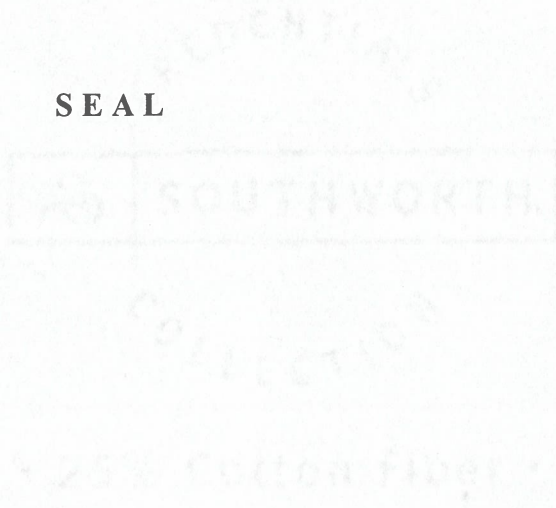
COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold	✓		✓			
C. Mullins		✓	✓			
Vacant						
S. Prince			✓			
J. Dublin					✓	

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 March 5, 2025, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

SEAL



AGENDA
 ITEM# 12
 BOARD
 MEETING
 DATE 3/5/2025

RESOLUTION CONFIRMING APPOINTMENT OF JCHA EXECUTIVE DIRECTOR STEPHEN CEA AS FUND COMMISSIONER IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, the Jersey City Housing Authority “JCHA” is a member of the New Jersey Public Housing Authority Joint Insurance Fund “NJJIF”; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its’ representative to said Fund; and

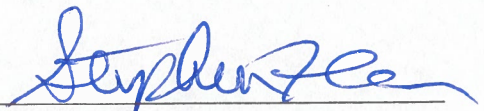
WHEREAS, Stephen Cea, Executive Director is being designated to serve as the JCHA FUND COMMISSIONER; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners does hereby appoint Stephen Cea, Executive Director as its FUND COMMISSIONER for the Fund Year 2025.

DATED: March 5, 2025

COMMISSIONER	MOTION	2 ND	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 March 5, 2025, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

For free language assistance, please
call 201-706-4636 or email LEP@jcha.us



Resolution Number: 12

March 5, 2025

New Jersey Public Housing Authority Joint Insurance Fund
9 Campus Drive, Suite 216
Parsippany, New Jersey 07054

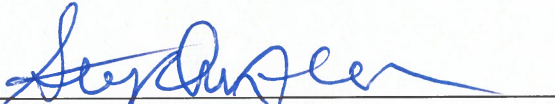
PERMA Risk Management Services:
Fund Commissioner Appointment - 2025

WHEREAS, the Jersey City Housing Authority (Stephen Cea) is a member of the New Jersey Public Housing Authority Joint insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Jersey City Housing Authority does hereby appoint Stephen Cea as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2025.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY HOUSING AUTHORITY AT A MEETING HELD ON MARCH 5, 2025.



Stephen Cea, Executive Director
Secretary to the Board

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.

New Jersey Public Housing Authority Joint Insurance Fund
9 Campus Drive, Suite 216
Parsippany, NJ 07054
Telephone (201) 881-7632 Fax (201) 881-7633

Direct Inquiries to : Tracy Lopez

October 26, 2023

2024 PROXY

I, Stephen Cea, Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund from the Jersey City Housing Authority, do hereby grant my irrevocable proxy for the 2024 Fund year to a majority of the Executive Committee members personally in attendance at any such meeting, for the purposes of casting any vote which I may be authorized to cast as a member of the Fund.

Should I attend any such meeting at which a vote is to be cast, I will have the power to vote personally and this proxy will not be applicable at any such meeting.

Stephen F. Cea (Signature)
Stephen F. Cea
Executive Director (Printed Name)
Jersey City Housing Authority
400 U.S. Highway #1 (Date)
Jersey City, New Jersey 07306

Commissioner to the Joint Insurance Fund from
Jersey City Housing Authority
Non-Profits (if applicable)

Please return this form by January 3, 2024:
Email: skrolian@permainc.com OR
Fax #201-881-7633
Mail: Perma Risk Management Services
9 Campus Drive, Suite 216
Parsippany, NJ 07054
Attn: Tracy Lopez/ Steven Krolian

AGENDA
 ITEM# 13
 BOARD MEETING DATE 3/5/2025

RESOLUTION ADOPTING A DONATED LEAVE PROGRAM POLICY FOR THE JERSEY CITY HOUSING AUTHORITY

WHEREAS, Leave donation or leave sharing programs allow employees to **donate** accrued paid time off (PTO), vacation, or sick leave to a specific and named employee who has exhausted all paid leave and who suffer a catastrophic health condition, injury, or need to provide care to a member of the employees' immediate family who suffered a catastrophic health condition or injury; and

WHEREAS, Leave donation programs may benefit the employer (JCHA) and enhance employee morale and camaraderie. These employee-friendly programs may also play a role in increasing productivity, reducing absenteeism, and improving recruiting and retention of quality employees; and

WHEREAS, the attached policy outlines the procedure, limitations, eligibility, participation requirements, and approval process for both requestors and donors; and

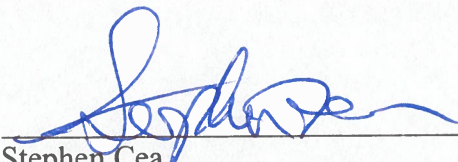
WHEREAS, the JCHA will administer the donated leave program fairly and consistently without discrimination to any employees; and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approve a Donated Leave Policy for the JCHA.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	AYE	NA	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA
 ITEM# 14
 BOARD
 MEETING
 DATE 3/5/2025

RESOLUTION ADOPTING A SERVICE ANIMAL (DOG) POLICY AS AN ADDITION TO CURRENT JCHA PERSONNEL POLICIES

WHEREAS, the Americans with Disabilities Act requires an employer with 15 or more employees to provide reasonable accommodation for individuals with disabilities, unless it would cause undue hardship; and

WHEREAS, Service Animal policies are governed by the Americans with Disabilities Act (ADA); and

WHEREAS, Service Animals are animals that work, provide assistance or perform tasks for a person with a disability to alleviate one or more symptoms of a person's disability; and

WHEREAS, according to the U.S. Equal Employment Opportunity Commission (EEOC), if the service animal has been trained to help with employee's medical needs, the employee has a right to ask that, as a reasonable accommodation, the service animal be allowed to accompany him/her to work; and

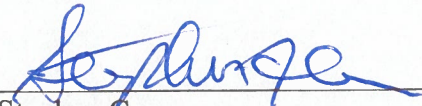
WHEREAS, the attached policy seeks to demonstrate the JCHA's commitment to consistently comply with mandated ADA rules and regulations.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approve a Service Animal Policy as an additional JCHA Personnel Policy.

DATED: March 5, 2025

COMMISSIONER	Motion	2 nd	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 March 5, 2025, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

SEAL

RESOLUTION APPROVING THE OPENING OF TWO (2) NEW BANK ACCOUNTS FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE BERGEN COURT AND RESURRECTION HOUSE OPERATING ACCOUNTS.

WHEREAS, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

WHEREAS, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, Other Federal ERA, Emergency Housing Voucher (EHV), FSS Forfeitures, FSS Public Housing, Mainstream Program, Webb Apt Operating, and HOPWA (City Of JC) Payments bank accounts at Provident Bank; and

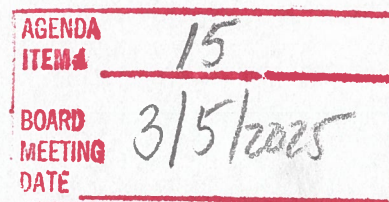
WHEREAS, the new bank accounts will be used based on the following title:

**BERGEN COURT OPERATING ACCOUNT
RESURRECTION HOUSE OPERATING ACCOUNT**

WHEREAS, the bank requires new signature cards to add signatories to the two (2) new accounts; and

WHEREAS, the following officials in their capacity shall be designated as authorized check signers:

Jeffrey Dublin, Chairperson
Stephen Cea, Executive Director/Secretary
Arlyn Agustin, Chief Financial Officer



RESOLUTION APPROVING THE OPENING OF TWO (2) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE BERGEN COURT AND RESURRECTION HOUSE OPERATING ACCOUNTS.

Page2

NOW THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners approves the opening of two (2) new bank accounts with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

Dated: March 05, 2025

COMMISSIONER	MOTION	2 nd	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 March 05, 2025, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L