

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MARCH 5, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, MARCH 5, 2025, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON FEBRUARY 5, 2025.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON FEBRUARY 5, 2025.
- ITEM #4:** 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.
- ITEM #5:** 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.
- ITEM #6:** 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".
- ITEM #7:** 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 MILLION DOLLARS TO ADMINISTER THE TREASURY DEPARTMENT'S COVID 19 RENT RELIEF 2 PROGRAMS.
- ITEM #8:** 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.
- ITEM #9:** RESOLUTION CONFIRMING THE INCREASE OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC. FOR EMERGENCY ELECTRICAL AND HEATING SERVICES FOR ALL JCHA DEVELOPMENTS.
- ITEM #10:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR EMERGENCY REMOVAL & REPLACEMENT OF SANITARY SEWER LINES IN BLDG. #3 AT BOOKER T. WASHINGTON APTS.

ITEM #11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS AND UPGRADE NETWORK SWITCHES.

ITEM #12: RESOLUTION CONFIRMING APPOINTMENT OF JCHA EXECUTIVE DIRECTOR STEPHEN CEA AS FUND COMMISSIONER IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

ITEM #13: RESOLUTION ADOPTING A DONATED LEAVE PROGRAM POLICY FOR THE JERSEY CITY HOUSING AUTHORITY.

ITEM #14: RESOLUTION ADOPTING A SERVICE ANIMAL (DOG) POLICY AS AN ADDITION TO CURRENT JCHA PERSONNEL POLICIES.

ITEM #15: 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.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, APRIL 2, 2025
2. PROPERTY PERFORMANCE REPORT FOR FEBRUARY 2025
3. RECE MEMO: UPDATES/ACTIVITIES