JERSEY CITY MUNICIPAL UTILITIES AUTHORITY
BOARD OF COMMISSIONERS MEETING

DATE: MAY 28, 2026

TIME COMMENCED: 4:04 PM

IN COMPLIANCE WITH THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, A NOTICE OF A PUBLIC MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY ("JCMUA") WAS POSTED IN THE MAIN LOBBY OF THE JCMUA ADMINISTRATION BUILDING AND A COPY OF THE NOTICE WAS SENT TO THE BERGEN RECORD, THE STAR LEDGER , EL ESPECIALITO, AND THE CITY CLERK.

ROLL CALL OF MEMBERS PRESENT:

Chairperson, Maureen C. Hulings

Secretary Kathleen Hartye

Commissioner, Lenora Brown

Commissioner, John Allen

Commissioner, Chris Gadsden

ABSENT:

1st Alternate Commissioner, Keshav Poddar
2nd Alternate Commissioner, Ana Soto

ALSO PRESENT:

John J. Metro, Executive Director

Richard Haytas, Chief Engineer

John Folk, Director of Finance

Katie Mocco, Esq., In-House Counsel

Edward Traina, PE, CME Associates

James Hankins, RVE

Jennifer Credidio, MSBNJ

Andy Milone, Jersey City Times

Charlene Burke – Resident 56 Duncan Avenue

FLAG SALUTE

PUBLIC COMMENT

Charlene Burke asked about the Water and Sewer Connection Fees that will be increasing.

Director of Finance John Folk responded that the Water and Sewer Connection Fees will be going up as follows:

Current fees are: Water $200. (per unit), will go up to $2255. on June 1, 2026, and will go up to $4510. on January 1, 2027.

Sewer: $1791. (per unit), will go up to $1845. on June 1, 2026, and will go up to $3690. on January 1, 2027.

This increase is expected to bring in an additional $2 Million in revenue, from $4Million to $6Million.

The increase is only on new construction, or total renovation projects. It will not affect current homes or dwellings.

APPROVAL OF THE PREVIOUS MEETING MINUTES (4/30/26)

Motion to approve by Commissioner Hartye

Seconded by Commissioner Allen

Roll call vote: Chairperson Hulings	**Aye**
Commissioner Hartye	**Aye**
Commissioner Brown	**Aye**
Commissioner Allen	**Aye**
Commissioner Gadsden	**Abstain**
1st Alternate Commissioner Poddar	**Absent**
2nd Alternate Commissioner Soto	**Absent**

Motion carried.

Note: Commissioner Gadsden requested to discuss the resolutions prior to voting the Consent Agenda. The questions were procedural in nature, and were answered by Executive Director John Metro, Director of Finance John Folk, and Chief Engineer Richard Haytas. Commissioner Gadsden was satisfied with the answers and proceeded with the voting of the Consent Agenda.

MOTION TO APPROVE THE FOLLOWING RESOLUTIONS - CONSENT AGENDA

Resolution Numbers: 1 thru 11

Motion to approve Commissioner Allen

Seconded by Commissioner Gadsden

Roll call vote:	Chairperson Hulings	**Aye**
	Commissioner Hartye	**Aye**
	Commissioner Brown	**Aye**
	Commissioner Allen	**Aye**
	Commissioner Gadsden	**Aye**
	1st Alternate Commissioner Poddar	**Absent**
	2nd Alternate Commissioner Soto	**Absent**

Motion carried.

5/26/1 RESOLUTION AUTHORIZING TRANSFER OF FUNDS FOR SEWER OPERATIONS

5/26/2 RESOLUTION AUTHORIZING PAYMENTS OF AUDITED CLAIMS FOR SEWER OPERATIONS

5/26/3 RESOLUTION AUTHORIZING TRANSFER OF FUNDS AND PAYMENTS OF AUDITED CLAIMS FOR WATER OPERATIONS

5/26/4 RESOLUTION AUTHORIZING CASH DISBURSEMENTS

5/26/5 RESOLUTION AUTHORIZING PAYMENTS FROM THE CAPITAL IMPROVEMENT, PROJECT AND NOTE FUNDS

5/26/6 RESOLUTION GRANTING LEAD SERVICE LINE CREDIT

5/26/7 RESOLUTION AUTHORIZING THE REVISION OF WATER AND SEWER CONNECTION FEES IN ACCORDANCE WITH THE MUNICIPAL AND COUNTY UTILITIES AUTHORITIES LAW

5/26/8 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT WITH ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES FOR THE AUDREY ZAPP DRIVE WATER MAIN REPLACEMENT

5/26/9 RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER CONTRIBUTION AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC FOR CERTAIN WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE IMPROVEMENTS

5/26/10 RESOLUTION RATIFYING THE DECLARATION OF AN EMERGENCY FOR THE REPAIR OF THE 8-INCH WATER MAIN BREAK AT THE INTERSECTION OF VAN CLEEF STREET AND DWIGHT STREET, AND THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC.

5/26/11 RESOLUTION RATIFYING THE DECLARATION OF AN EMERGENCY FOR THE REPAIR OF THE WATER SERVICE LINE AT 146 & 148 WESTSIDE AVENUE AND AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC.

DIRECTOR'S REPORT

1. We are continuing with the Lead Service Line Replacement Program, Phase 4 should begin in the Greenville section of Jersey City soon.
2. We have amended the schedules of some of the work crews to cut down on overtime spending and have extra work performed in the afternoon.

COMMITTEE REPORTS

None

COUNSEL REPORT

None.

ITEMS OF UNFINISHED BUSINESS:

None

ITEMS OF NEW BUSINESS:

None

MOTION TO ADJOURN

Motioned to adjourn by Commissioner Allen

Seconded by Commissioner Brown

Roll call vote:	Chairperson Hulings	**Aye**
	Commissioner Brown	**Aye**
	Commissioner Hartye	**Aye**
	Commissioner Allen	**Aye**
	Commissioner Gadsden	**Aye**
	1st Alternate Commissioner Poddar	**Absent**
	2nd Alternate Commissioner Soto	**Absent**

Motion carried.

The meeting was adjourned at 4:48 P.M.

Next Meeting to be held on Thursday, June 25, 2026, at 4PM

RESOLUTION 1

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING TRANSFER OF FUNDS FOR SEWER OPERATIONS

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, it has been determined to transfer $4,875,438.25 from other funds of the Authority where balances are available to the Sewer Operating Fund;

and,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that Resolution **5/26/1** for the transfer of $4,875,438.25 from other funds of the Authority, where balances are available, to the Sewer Operating Fund be authorized and directed.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner Kathleen Hartye	X			
Commissioner John Allen	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE MONTHLY MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

RESOLUTION 2

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING PAYMENTS OF AUDITED CLAIMS FOR SEWER OPERATIONS

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Finance Committee has recommended that Statements of Audited Claims for Sewer Operations **List #2** in the amount of $3,575,438.25 be approved;

and,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that the Statement of Audited Claims and Manual Checks for Sewer Operations **List #2** in the amount of $3,575,438.25 is authorized and directed for payment, pursuant of the recommendation of the Finance Committee.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner Kathleen Hartye	X			
Commissioner John Allen	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown				
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE MONTHLY MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

P.O. Type: All — Print Perpetual, Revenue, & G/L Accounts: N — Open: N Void: N Paid: N
Format: Condensed — Held: N Aprv: Y Rcvd: N
Range: 01-07-000-000-000 to 14-07-520-001-101 — Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last — Encumbrance Date Range: First to 12/31/26 — Include Non-Budgeted: Y
Prior Year Only: N
Vendors: All
Department Page Break: No — Subtotal CAFR: Yes — Subtotal Department: Yes — Subtotal Extd: Yes

Expend Account / Vendor	Description / P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Fund: Operating					
CAFR: SEWER OPERATING					
Department: SEWER - ADMINISTRATION					
01-07-510-001-202	Office Supplies & Expense				
PETTY50 PETTY CASH	26-00553	PETTY CASH - OFFICE	34.95	0.00	
WBMASON WB MASON COMPANY INC.	26-00644	OFFICE SUPPLIES	428.37	0.00	
			463.32		
01-07-510-001-204	Office Equipment Rental				
CANON01 CANON USA INC	26-00703	BW & CL MAINTENANCE OVERAGE	1,230.57	0.00	
CANON01 CANON USA INC	26-00714	BW & CL MAINTENANCE OVERAGE	1,781.70	0.00	
			3,012.27		
01-07-510-001-208	Communications				
ONECA50 ONE CALL CONCEPTS INC.	26-00610	One Call Mark Out April 2026	1,681.50	0.00	
CABLEVIS CABLE VISION LIGHTPATH LLC	26-00620	INTERNET SERVICES MAY 2026	2,017.52	0.00	
COMCAST COMCAST BUSINESS COMMUNICATION	26-00642	ACCT#935453910 ETH. DED. NET.	9,163.00	0.00	
VERIZO25 VERIZON WIRELESS	26-00693	Account: 282232518-00001	4,626.09	0.00	
VERIZO25 VERIZON WIRELESS	26-00694	Account: 282232518-00001	4,651.59	0.00	
VERIZO25 VERIZON WIRELESS	26-00695	Account: 742193441-00001	370.01	0.00	
ATT AT&T MOBILITY	26-00704	ACCOUNT: 287258992754	83.08	0.00	
			22,592.79		
01-07-510-001-212	Prof Serv - Audit & Accounting				
NWFINANC NW FINANCIAL GROUP LLC	26-00556	FINANCIAL ADVISORY SERVICES	1,233.75	0.00	
NWFINANC NW FINANCIAL GROUP LLC	26-00558	FINANCIAL ADVISORY SERVICES	1,586.25	0.00	
WIELKOTZ WIELKOTZ & COMPANY, LLC	26-00615	ACCOUNTING SERVICES (2026)	7,325.00	0.00	C
			10,145.00		
01-07-510-001-214	Prof Serv - Legal				
BROWN BROWN & BROWN METRO INC.	26-00674	Service Agreement Renewal	1,778.25	0.00	
DECOT005 DECOTIIS DOYLE LLP	26-00707	APRIL 2026 LEGAL SERVICES	58,204.82	0.00	
FLORIO FLORIO & KENNY,LLP	26-00708	PROF SERVICES - LEGAL (2026)	3,672.00	0.00	
			63,655.07		
01-07-510-001-216	Prof Serv - Engineering				
ARCADIS ARCADIS US,INC	25-00301	2025 MONTHLY/QTR REPORT CSO	753.60	0.00	B
ENGENUIT ENGENUITY INFRSTRUCTURE	25-01185	SANITARY SEWER LINING	11,456.23	0.00	B
ENGENUIT ENGENUITY INFRSTRUCTURE	25-01452	FINAL INSPECTION: COLES ST	1,794.50	0.00	B
CMEASSO CME ASSOCIATES	26-00329	Summit & Carlton - Watermain	17,101.75	0.00	C
GRANTENG GRANT ENGINEERING/CONSTRUCTION	26-00535	Nelson Ave Engineering Serv.	3,123.00	0.00	C
GRANTENG GRANT ENGINEERING/CONSTRUCTION	26-00627	On-Call Engineering Services	37,667.50	0.00	C
ALA0004 ALAIMO GROUP	26-00629	On-Call Engineering Services	63,067.50	0.00	C
ENGENUIT ENGENUITY INFRSTRUCTURE	26-00630	CCD Engineering Services	18,620.75	0.00	C

Expend Account / Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
01-07-510-001-216	Prof Serv - Engineering Continued					
ENGENUIT	ENGENUITY INFRSTRUCTURE	26-00633	Rebuild By Design Services	34,798.50	0.00	C
ENGENUIT	ENGENUITY INFRSTRUCTURE	26-00639	Sewer Lining Bid Assistance	5,032.10	0.00	C
ARCADIS	ARCADIS US,INC	26-00655	18th Street Netting Facility	2,592.40	0.00	C
ENGENUIT	ENGENUITY INFRSTRUCTURE	26-00678	Sewer Lining Bid Assistance	4,871.85	0.00	C
ENGENUIT	ENGENUITY INFRSTRUCTURE	26-00680	Rebuild by Design Services	34,518.20	0.00	C
				235,397.88		
01-07-510-001-220	Prof Serv - Computer Services					
MILLENNI	MILLENNIUM COMMUNICATIONS GROU	26-00624	FIBER OPTIC EXTENSION INSTALL	76,260.34	0.00	
ESRI	ESRI INC	26-00640	ESRI Contract Renewal	16,553.00	0.00	
DIGIT005	DIGITAL TEAM SIX	26-00641	CYBERSECURITY & IT -APRIL 2026	162,143.89	0.00	C
				254,957.23		
01-07-510-001-225	PAYROLL SERVICES					
ADP	ADP, LLC PAYROLL SERVICES	26-00619	Payroll Services April 2026	10,351.63	0.00	
01-07-510-001-226	Trustee Fees & Expenses					
DIGITAL	DAC BILLING & OPERATIONS CTR.	26-00596	PROFESSIONAL SERVICE FEES	1,250.00	0.00	
WILMING	WILMINGTON TRUST	26-00662	TRUSTEE FEE - ACCT#:176999-000	5,500.00	0.00	
WILMING	WILMINGTON TRUST	26-00663	TRUSTEE FEE - ACCT#:184620-000	5,500.00	0.00	
DIGITAL	DAC BILLING & OPERATIONS CTR.	26-00713	PROFESSIONAL SERVICE FEES	2,997.43	0.00	
				15,247.43		
01-07-510-001-228	Travel & Conference Expenses					
NJEZPASS	NEW JERSEY EZ-PASS	26-00685	EZ PASS REPLENISHMENT	970.49	0.00	
01-07-510-001-232	Advertising Expenses					
THERECOR	THE RECORD & HERALD NEWS	26-00263	NOTICE TO BIDDER:RSCSM-2026-11	113.60	0.00	
THERECOR	THE RECORD & HERALD NEWS	26-00271	NOTICE TO BIDDER:RSCSM-2026-11	113.60	0.00	
THERECOR	THE RECORD & HERALD NEWS	26-00272	NOTICE TO BIDDER:PRINCETON AVE	177.84	0.00	
NJADVAN	NEW JERSEY ADVANCE MEDIA,LLC	26-00277	NOTICE INTENT AWARD:MC30 CAMER	231.72	0.00	
				636.76		
01-07-510-001-330	Hospitalization Insurance					
NJSOL005	NJSOLUTIONS JHIF	26-00660	Active/Retiree Medical & Rx	519,115.34	0.00	
01-07-510-001-340	Dental Plan Expense					
BLUEC50	BLUE CROSS/BLUE SHIELD OF N.J	26-00701	Dental Insurance Premiums	12,807.48	0.00	
01-07-510-001-345	Physicals/Accidents					
HUDSONDN	HUDSON DNA & DRUG TESTING LLC	26-00476	CDLs, Randoms & Physicals	1,790.00	0.00	C
CONCEN50	CONCENTRA MEDICAL CENTER	26-00621	Fit For Duty Physical-DOT	100.00	0.00	
				1,890.00		
01-07-510-001-360	Employee Life Insurance					
METLIFE	METLIFE	26-00712	EMPLOYEE LIFE INS - JUNE 2026	3,092.16	0.00	
	Extd Total:			1,154,334.85		
	Department Total: SEWER - ADMINISTRATION			1,154,334.85		

Expend Account / Vendor	Description / P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Department: COST OF PROVIDING SERVICES:					
Extd: SEWER - EAST SIDE PLANT					
01-07-520-003-202	East Side Heat, Power & Light				
NRG00005 NRG BUSINESS ELECTRIC MARKETNG	26-00652	May 7, 2026	4,954.46	0.00	
CONSTELL CONSTELLATION NEWENERGY,INC	26-00672	May 6, 2026	62,587.39	0.00	
PSEG1444 P S E & G	26-00706	Sewer Account 5/12/26	24,275.15	0.00	
			91,817.00		
	Extd Total: SEWER - EAST SIDE PLANT		91,817.00		
Extd: SEWER - PLANT MAINTENANCE					
01-07-520-004-202	Misc Supplies & Machine Svc				
PEIRCE VAC-CON SERVICES,BDA PEIRCE	26-00474	CCTV Cable Repairs Truck 5508	1,324.22	0.00	
PEIRCE VAC-CON SERVICES,BDA PEIRCE	26-00475	CCTV Cable Repairs Truck 5503	1,251.60	0.00	
GRAING50 GRAINGER	26-00506	GRATING CLIP/STAINLESS STEEL	309.06	0.00	
PETTY50 PETTY CASH	26-00553	PETTY CASH - OFFICE	15.85	0.00	
GENSER50 GENSERVE,LLC	26-00577	ANNUAL MONITORING FEE	1,975.00	0.00	C
SOS SOS GASES INC.	26-00579	PROPANE - 311507	325.32	0.00	
LOWES LOWE'S HOME CENTERS,LLC	26-00581	CONSTRUCTION SUPPLIES	613.95	0.00	
HUDMACH HUDSON MACHINERY LLC	26-00582	MULTIGAS METER IR-PUMP	4,636.00	0.00	
POWERPLA POWER PLACE,INC.	26-00605	WET CHARGED BATTERY, OEM	206.36	0.00	
BROOK BROOKAIRE COMPANY	26-00614	16x20x1 PLEATED FILTERS	500.35	0.00	
ALCO ALCO CUSTOM COVERS	26-00622	DUMPSTER COVERS - HAND THROW	399.98	0.00	
BOWMAR50 BOMARK INSTRUMENTS INC.	26-00669	MGC PUMP-IR REPAIR	855.00	0.00	
			12,412.69		
01-07-520-004-204	Staff Uniforms				
AMERWEAR AMERICAN WEAR	26-00690	Employee Uniforms	8,083.35	0.00	C
01-07-520-004-208	Safety Equipment				
GRAING50 GRAINGER	26-00604	Wader Men's Boots	1,593.20	0.00	
ALLIEDFI ALLIED FIRE & SAFETY EQUIPMET	26-00647	Fire Extinguisher Inspection	1,341.88	0.00	
			2,935.08		
01-07-520-004-223	Tide Gate Replacement				
WATERW50 WATERWARE	25-01235	REPLACE ACCUMULATOR - W.S.P.S	146,948.10	0.00	C
WATERW50 WATERWARE	25-01245	ESPS ACCUMULATOR & HYDRAULICS	128,147.80	0.00	C
WATERW50 WATERWARE	25-01346	INTERNAL CSO SYSTEM CLEANING	90,579.17	0.00	C
WATERW50 WATERWARE	25-01347	HYDRANT AND VALVE DISASSEMBLY	10,728.65	0.00	C
WATERW50 WATERWARE	26-00346	St Pauls Tide Gate Service	9,905.09	0.00	C
			386,308.81		
	Extd Total: SEWER - PLANT MAINTENANCE		409,739.93		
Extd: SEWER - FLEET MAINTENANCE					
01-07-520-006-202	Parts				
GRAING50 GRAINGER	26-00220	Air Inflator Plow Markers	387.80	0.00	
BAR20010 BARCALY BRAND FERDON	26-00294	9064 Yale Forklift Westside	344.52	0.00	
SAMUELS SAMUELS INC	26-00347	Brakes 5505,5504	559.92	0.00	
SAMUELS SAMUELS INC	26-00361	Batteries 1983,110,3523,9064	909.70	0.00	

Expend Account / Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
01-07-520-006-202	Parts		Continued			
ABCAUTO	ABC AUTO GLASS	26-00362	Windshield Side Window 3513	650.00	0.00	
ABCAUTO	ABC AUTO GLASS	26-00363	Windshield 7507	350.00	0.00	
SAMUELS	SAMUELS INC	26-00366	5506 switch 3507 radiator shut	403.09	0.00	
MEADOWLA	UNITED FORD,LLC	26-00368	3505 Engine Assembly	6,718.94	0.00	
NAPANE	NAPA N.E. AUTO/TRUCK PARTS,LLC	26-00422	3505 -Dipstick tube,connectors	347.84	0.00	
MEADOWLA	UNITED FORD,LLC	26-00425	5506- Window Switch	106.36	0.00	
SAMUELS	SAMUELS INC	26-00436	Wipers,Headlight Bulbs stock	140.50	0.00	
HUDMACH	HUDSON MACHINERY LLC	26-00511	112,113-Encoder,proximity Sens	2,478.69	0.00	
GABRIELL	GABRIELLI KENWORTH OF N.J.,LLC	26-00552	1983-Expansion Valve high&low	340.80	0.00	
SAMUELS	SAMUELS INC	26-00576	2932-injectors,3513-wiper moto	744.83	0.00	
DAVIDWE	DAVID WEBER OIL COMPANY	26-00590	Def Fluid , oil antifreeze	3,111.94	0.00	
SAMUELS	SAMUELS INC	26-00643	3507 A/C COMPRESSOR+BELT	407.55	0.00	
SAMUELS	SAMUELS INC	26-00681	7507- Radiator Hoses,airfilter	522.52	0.00	
SAMUELS	SAMUELS INC	26-00686	3512 Water Pump ,Tensioner	193.69	0.00	
COREE005	Core Equipment Group	26-00691	Case 590S -Pistons&Valve Assy	6,284.95	0.00	
COREE005	Core Equipment Group	26-00692	Case 221 Snowblower Controls	499.55	0.00	
AIRBRAKE	AIR BRAKE AND EQUIPMENT	26-00717	107- Frt Air Chambers	222.58	0.00	
AIRBRAKE	AIR BRAKE AND EQUIPMENT	26-00718	6963 Starter	729.27	0.00	
AIRBRAKE	AIR BRAKE AND EQUIPMENT	26-00719	107 A/C Compressor	759.59	0.00	
				27,214.63		
01-07-520-006-204	Fuel					
RACHLES	RACHLES/MICHELE'S OIL CO,INC	26-00284	DIESEL - 450861	6,973.08	0.00	
PETROLEU	PETROLEUM TRADERS CORP	26-00443	GASOLINE - 2173567	4,835.58	0.00	
RACHLES	RACHLES/MICHELE'S OIL CO,INC	26-00445	DIESEL - 453866	3,673.25	0.00	
RACHLES	RACHLES/MICHELE'S OIL CO,INC	26-00580	DIESEL - 4454781	10,576.70	0.00	
RACHLES	RACHLES/MICHELE'S OIL CO,INC	26-00592	DIESEL - 455020	4,949.85	0.00	
PETROLEU	PETROLEUM TRADERS CORP	26-00603	GASOLINE - 2181440	6,682.18	0.00	
RACHLES	RACHLES/MICHELE'S OIL CO,INC	26-00659	DIESEL - 455885	9,807.51	0.00	
PETROLEU	PETROLEUM TRADERS CORP	26-00661	GASOLINE - 2185408	5,158.18	0.00	
				52,656.33		
01-07-520-006-208	Fleet Maintenance and Repair					
ALLIEDAU	ALLIED AUTO CARE CENTER INC.	26-00505	CARWASH - MARCH 2026	195.50	0.00	
DAVIDWE	DAVID WEBER OIL COMPANY	26-00590	Def Fluid , oil antifreeze	4,466.32	0.00	
SAMUELS	SAMUELS INC	26-00591	7507-switch,4510-tie rod,penit	358.11	0.00	
SAMUELS	SAMUELS INC	26-00593	4504 - Brakes rotors calipers	428.74	0.00	
MEADOWLA	UNITED FORD,LLC	26-00597	2932-Hoses ,5502-Door Magnets	531.80	0.00	
SAMUELS	SAMUELS INC	26-00598	5504-BUSHING ,2932 COILS&PLUGS	504.72	0.00	
SAMUELS	SAMUELS INC	26-00600	Jaltest Cable for 8 inch pump	179.95	0.00	
CERTIF66	CERTIFIED PRODUCTS	26-00601	9022 Valve assembly reseal	1,309.65	0.00	
SAMUELS	SAMUELS INC	26-00602	7508 Oil Separator,4504 ABS se	156.66	0.00	
SAMUELS	SAMUELS INC	26-00618	Batteries 2935,3525,6977	673.87	0.00	
SAMUELS	SAMUELS INC	26-00673	Autel Scanner	500.00	0.00	
BRIDG005	BRIDGECREST FINANCIAL	26-00715	VEHICLE RENTAL MAY 2026	1,702.75	0.00	
				11,008.07		
	Extd Total: SEWER - FLEET MAINTENANCE			90,879.03		

Expend Account / Vendor	Description / P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Extd: SEWER - INFRASTRUCTURE MAINTENANCE					
01-07-520-007-202	Misc. Materials,Supplies,Exp.				
WALTERRE WALTER R. EARLE BULINGTON,INC	26-00355	EZ STREET COLD PATCH	20,509.50	0.00	
LOWES LOWE'S HOME CENTERS,LLC	26-00589	CONSTRUCTION /MORTAR MIX	410.34	0.00	
CAMPBE50 CAMPBELL FOUNDRY CO.	26-00606	PHASE II CURB PIECE	2,190.00	0.00	
GAMKA50 GAMKA SALES CO.	26-00607	PLATE HONDA WATER TANK	2,650.00	0.00	
GAMKA50 GAMKA SALES CO.	26-00608	SHOCK MOUNT & BASE PLATE	1,450.60	0.00	
CAMPBE50 CAMPBELL FOUNDRY CO.	26-00609	MHF & LOCKING COVER -SEWER-	1,110.00	0.00	
DUNCAN50 DUNCAN HARDWARE	26-00664	36"X60" PLASTIC MIXING PANS	564.00	0.00	
			28,884.44		
Extd Total: SEWER - INFRASTRUCTURE MAINTENANCE			28,884.44		
Department Total: COST OF PROVIDING SERVICES:			621,320.40		
Extd: SEWER - PLANT RENEWAL/REPLACEMENT					
01-07-540-005-202	Sewer Reserve - Plant Recon/Replace				
MCCLOSK McCloskey Mechanical	25-01334	HVAC SYSTEM REPAIRS	22,500.69	0.00	B
WILLIA75 WILLIAM J. GUARINI,INC.	26-00045	Coles & Pavonia - Sewer	20,109.35	0.00	C
WILLIA75 WILLIAM J. GUARINI,INC.	26-00628	75 Highland EMG. Water Service	29,024.99	0.00	C
WILLIA75 WILLIAM J. GUARINI,INC.	26-00684	Morris & Greene - Sinkholes	12,711.98	0.00	C
			84,347.01		
Extd Total: SEWER - PLANT RENEWAL/REPLACEMENT			84,347.01		
Department Total:			84,347.01		
Department: SEWER NON-BUDGET ACCOUNTS:					
Extd: SEWER REFUNDS:					
01-07-900-110-001	Sewer Refunds for Overpayment				
ZZZZRLLC ROSEF LLC	26-00571	PERMIT REFUND - 296 OLD BERGEN	12,273.25	0.00	
ZZZZNAIR NAIRA, LLC	26-00670	WATR OVR PYMNT-1031 SUMMIT AVE	2,655.09	0.00	
ZZZZALBA ALBA MORALES	26-00698	WATER OVERPAYMENT -11 NEVIN ST	507.65	0.00	
			15,435.99		
Extd Total: SEWER REFUNDS:			15,435.99		
Department Total: SEWER NON-BUDGET ACCOUNTS:			15,435.99		
CAFR Total: SEWER OPERATING			1,875,438.25		
Fund Total: Operating			1,875,438.25		
14-07-520-001-100	SOLID WASTE COSTS				
REGIONAL REGIONAL INDUSTRIES, LLC	26-00612	MAY 2026 INVOICE	1,700,000.00	0.00	C
Extd Total:			1,700,000.00		
Department Total:			1,700,000.00		
CAFR Total:			1,700,000.00		
Fund Total:			1,700,000.00		

Total Charged Lines: 286 Total List Amount: 3,575,438.25 Total Void Amount: 0.00

RESOLUTION 3

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING TRANSFER OF FUNDS AND PAYMENTS OF AUDITED CLAIMS FOR WATER OPERATIONS

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Finance Committee has recommended that transfer of $5,875,480.28 from other funds of the Authority, where balances are available, to the Water Operating Fund, and Statement of Audited Claims for Water Operations **List #3** in the amount of $5,875,480.28 be approved.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that Resolution 5/26/3 for the transfer of $5,875,480.28 from other funds of the Authority, where balances are available, to the Water Operating Fund, and Statement of Audited Claims for Water Operations **List #3** in the amount of $5,875,480.28 be authorized and directed for payment pursuant to the recommendation of the Finance Committee.

DATED: **MAY 28, 2026**

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner Kathleen Hartye	X			
Commissioner John Allen	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE MONTHLY MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

KATHLEEN HARTYE, SECRETARY

P.O. Type: All — Print Perpetual, Revenue, & G/L Accounts: N — Open: N Void: N Paid: N Held: N Aprv: Y Rcvd: N
Format: Condensed
Range: 31-05-000-000-000 to 31-05-900-120-003 — Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last — Encumbrance Date Range: First to 12/31/26 — Include Non-Budgeted: Y
Prior Year Only: N
Vendors: All
Department Page Break: No — Subtotal CAFR: Yes — Subtotal Department: Yes — Subtotal Extd: Yes

Expend Account / Vendor	Description / P.O. Id	P.O. Description	Amount	Void Amount	PO Type
CAFR: WATER OPERATING					
Department: Water Operating					
31-05-520-001-105	Water Franchise Payment				
CITYO48 CITY OF JERSEY CITY	26-00716	FRANCHISE FEE : JUNE 2026	1,916,666.67	0.00	
31-05-520-001-206	Engineering				
ALLICONG ALLIED CONSTRUCTION GROUP	26-00299	Boonton WTP Filter #3 Repairs	85,000.00	0.00	
GRANTENG GRANT ENGINEERING/CONSTRUCTION	26-00538	On-Call Engineering Services	5,350.00	0.00	C
PATCH005 PATCH MANAGEMENT INC	26-00550	Spray Patching Services	25,930.66	0.00	
WATER34 WATER ENVIRONMENT FEDERATION	26-00617	WEF Membership Brian Messler	121.00	0.00	
ENGENUIT ENGENUITY INFRSTRUCTURE	26-00631	Aquaduct Loop Engineering Serv	3,162.50	0.00	C
ENGENUIT ENGENUITY INFRSTRUCTURE	26-00632	Hackensack River Crossing	737.50	0.00	C
UNITED66 VEOLIA WATER	26-00671	JCMUA Traffic Control	202,272.00	0.00	
ENGENUIT ENGENUITY INFRSTRUCTURE	26-00679	Paulus Hook Watermain Services	1,545.00	0.00	C
HATCHMOT MOTT MACDONALD	26-00682	LSLR Contract 3 - Construction	53,208.40	0.00	C
			377,327.06		
31-05-520-001-210	Legal Services				
MCANDREW Mc ANDREW & VUOTTO,LLC	26-00705	PROF FEES 04/02/26- 04/30/26	61,005.13	0.00	C
31-05-520-001-212	Trustee - Fees & Expenses				
WILMING WILMINGTON TRUST	26-00594	TRUSTEE FEE - ACCT#: 169813	5,500.00	0.00	
WILMING WILMINGTON TRUST	26-00665	TRUSTEE FEE - ACCT#:176956-000	5,500.00	0.00	
WILMING WILMINGTON TRUST	26-00666	TRUSTEE FEE - ACCT#:184619-000	5,500.00	0.00	
WILMING WILMINGTON TRUST	26-00667	TRUSTEE FEE - ACCT#:177000-000	5,500.00	0.00	
WILMING WILMINGTON TRUST	26-00668	TRUSTEE FEE - ACCT#:184617-000	5,500.00	0.00	
WILMING WILMINGTON TRUST	26-00710	TRUSTEE FEE - ACCT#:1031329	5,500.00	0.00	
			33,000.00		
31-05-520-001-216	SUEZ - Monthly Service Fee				
UNITED66 VEOLIA WATER	26-00648	April 2026 Monthly O&M	1,716,883.96	0.00	
31-05-520-001-220	Electric Water Plant				
JERSEY80 JERSEY CENTRAL POWER & LIGHT	26-00611	Greenbank 4/23/26	6,538.47	0.00	
JERSEY80 JERSEY CENTRAL POWER & LIGHT	26-00613	Rt 46 Rservoir 4/30/26	36.25	0.00	
NRG00005 NRG BUSINESS ELECTRIC MARKETNG	26-00652	May 7, 2026	84.31	0.00	
CONSTELL CONSTELLATION NEWENERGY,INC	26-00672	May 6, 2026	34,629.34	0.00	
PSEG1444 P S E & G	26-00702	Water Account 5/12/26	2,178.86	0.00	
JERSEY80 JERSEY CENTRAL POWER & LIGHT	26-00711	N Beverwyck Boonton 5/20/26	27.88	0.00	
			43,495.11		
31-05-520-001-221	Gas Water Plant				
NJNATGAS NEW JERSEY NATURAL GAS	26-00675	739 Greenbank Rd PTH 4/7/26	329.02	0.00	

Expend Account / Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
31-05-520-001-222	Sludge Removal					
UNITED66 VEOLIA WATER		26-00625	Janurary 2026 Sludge Disposal	28,957.92	0.00	
	Extd Total:			4,177,664.87		
	Department Total: Water Operating			4,177,664.87		
31-05-525-001-220	Maintenance Account MMREF					
UNITED66 VEOLIA WATER		25-01148	PAULUS HOOK - WATER MAIN	903,273.31	0.00	B
UNITED66 VEOLIA WATER		25-01384	EMG. - WASH WATER HEADER VALVE	52,745.53	0.00	B
UNITED66 VEOLIA WATER		26-00649	2025 New Construction Meters	102,482.38	0.00	
				1,058,501.22		
31-05-525-001-230	Traffic Controller, JCMUA					
UNITED66 VEOLIA WATER		26-00540	JCMUA Traffic Control	215,563.08	0.00	
	Extd Total:			1,274,064.30		
	Department Total:			1,274,064.30		
31-05-540-001-222	Capital Outlay					
WILLIA75 WILLIAM J. GUARINI,INC.		26-00008	Lincoln Park West Vault Repair	379,624.27	0.00	C
	Extd Total:			379,624.27		
	Department Total:			379,624.27		
Department: WATER NON-BUDGET ACCOUNTS						
Extd: WATER REFUNDS:						
31-05-900-110-001	Water Refunds for Overpayment					
ZZZZLION LIONS GROUP		26-00555	HYDRANT REFUND - 701 NEWARK AV	31,450.00	0.00	
ZZZZJOMA JOE MAGGIO, LLC		26-00564	HYDRANT REFUND - 176 WEST SIDE	2,750.00	0.00	
ZZZZMEDN MEDNA BUILDERS LLC		26-00565	HYDRANT REFUND - 181 NEW YORK	1,700.00	0.00	
ZZZZINSI INDERJIT SINGH		26-00568	HYDRANT REFUND - 25 HANCOCK AV	2,400.00	0.00	
ZZZZWEGM WEGMANVIEWS, LLC		26-00583	HYDRANT REFUND - 46 WRIGHT AVE	1,635.00	0.00	
ZZZZDARA DANIELLE RAZZOLI		26-00623	PERMIT REFUND - 202 FAIRVIEW	900.00	0.00	
ZZZZNAIR NAIRA, LLC		26-00670	WATR OVR PYMNT-1031 SUMMIT AVE	2,763.46	0.00	
ZZZZALBA ALBA MORALES		26-00698	WATER OVERPAYMENT -11 NEVIN ST	528.38	0.00	
				44,126.84		
	Extd Total: WATER REFUNDS:			44,126.84		
	Department Total: WATER NON-BUDGET ACCOUNTS			44,126.84		
	CAFR Total: WATER OPERATING			5,875,480.28		
	Fund Total:			5,875,480.28		

Total Charged Lines: 75 Total List Amount: 5,875,480.28 Total Void Amount: 0.00

RESOLUTION 4

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING CASH DISBURSEMENTS

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the following manual checks have been issued since April 1, 2026;

and,

WHEREAS, all claim checks must be approved by the *JCMUA*'s Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that the attached lists of checks totaling $374,058.48 from the Sewer Operating Account, $3,935,122.45 from the Water Operating Account and $-0- from the Capital Account, are hereby approved.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN B. FOLK, C.P.A.
DIRECTOR OF FINANCE

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner Kathleen Hartye	X			
Commissioner John Allen	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE MONTHLY MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

Range of Checking Accts: PAYROLL to WORKCOMP-PROVID Range of Check Dates: 05/01/26
Report Type: All Checks Report Format: Super Condensed Check Type

Check #	Check Date	Vendor		Amount Paid	Reconciled/V
PROV SWR OPTG N PROV NEWST SWR OPTG 1998004280					
22734	05/05/26	NJDIV50	NJ MOTOR VEHICLE COMMISSION	150.00	
22733	05/06/26	WILLIA75	WILLIAM J. GUARINI,INC.	373,908.48	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	374,058.48	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	374,058.48	0.00

PROV-WATER-OPER Provident Water Operating					
9212	05/01/26	CITY048	CITY OF JERSEY CITY	1,916,666.67	
9213	05/06/26	WILLIA75	WILLIAM J. GUARINI,INC.	101,789.11	
9214	05/13/26	CITY048	CITY OF JERSEY CITY	1,916,666.67	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	3	0	3,935,122.45	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	3,935,122.45	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	4,309,180.93	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	4,309,180.93	0.00

RESOLUTION 5

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING PAYMENTS FROM THE CAPITAL IMPROVEMENT, PROJECT AND NOTE FUNDS

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, by Resolution 2/91/14, dated February 27, 1991, it is required that all payments from the Project Fund and Capital Improvement Fund must be approved by the Board of Commissioners;

and,

WHEREAS, in accordance with the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq., all payments must be approved by the governing body;

and,

WHEREAS, the attached lists for the Capital Improvement, Project and Note Funds are presented to the Board of Commissioners for payment;

and,

WHEREAS, the vouchers stated on these lists have been reviewed and approved by the JCMUA'S staff as required.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that the attached lists of vouchers totaling $15,601,013.30 from the 2025B Water Notes $5,622,170.62 from the 2025C Sewer Project Notes, $280,430.00 from the 2nd Water Notes and $1,591,315.24 from the 2025A Water Project Notes are hereby approved and payment of same is authorized and directed.

DATED: **MAY 28, 2026**

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner Kathleen Hartye	X			
Commissioner John Allen	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE MONTHLY MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

KATHLEEN HARTYE, SECRETARY

P.O. Type: All
Format: Condensed
Range: First to Last
Rcvd Batch Id Range: First to Last
Prior Year Only: N
Vendors: All
Department Page Break: No

Print Perpetual, Revenue, & G/L Accounts: N
Encumbrance Date Range: First to 12/31/26
Subtotal CAFR: Yes
Subtotal Department: Yes

Open: N Void: N Paid: N
Held: N Aprv: Y Rcvd: N
Bid: Y State: Y Other: Y Exempt: Y
Include Non-Budgeted: Y
Subtotal Extd: Yes

Expend Account / Vendor	Description / P.O. Id	P.O. Description	Amount	Void Amount	PO Type
09-16-901-100-007	JCMUA 2025C SEWER PROJECT NOTES				
PERSISTC	PERSISTENT CONSTRUCTION,INC	24-01257 Johnston & Halladay - EMG.	1,356,576.69	0.00	B
PERSISTC	PERSISTENT CONSTRUCTION,INC	25-01647 West Side Ave - EMG. Sewer	565,066.55	0.00	B
WILLIA75	WILLIAM J. GUARINI,INC.	25-02075 DWIGHT STREET EMERGENCY	69,231.56	0.00	B
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00083 CCD - Emergency Sewer Main	1,093,657.78	0.00	B
PERSISTC	PERSISTENT CONSTRUCTION,INC	26-00242 St Pauls CSO Outfall Extension	4,744.74	0.00	B
WATERW50	WATERWARE	26-00342 12th Street 72" Pipe Cleaning	123,561.08	0.00	C
WATERW50	WATERWARE	26-00343 Brown Pl. CSO Regulator Serv.	9,905.09	0.00	C
WATERW50	WATERWARE	26-00345 Bilco Access Door Repairs	22,694.93	0.00	C
CMEASSO	CME ASSOCIATES	26-00386 Phase 2A Contract #3 - Sewer	18,174.25	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00460 Pay App 15ASew- Ph2A Contract3	74,734.91	0.00	C
WATERW50	WATERWARE	26-00542 6th St Stormwater Pump Station	257,070.77	0.00	C
REIVAX	REIVAX CONTRACTING CORP	26-00559 Pay App 7ASew- PH2A Contract 5	264,014.46	0.00	B
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00635 CCD - Monmouth to Varick EMG.	1,003,701.88	0.00	C
REIVAX	REIVAX CONTRACTING CORP	26-00653 Phase 2A Contract #5 Pay App 8	392,513.96	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00654 Phase 2A Contract #4 Pay App 6	40,682.25	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00676 Phase 2A Contract #3 Services	325,839.72		
			5,622,170.62		
	Extd Total:		5,622,170.62		
	Department Total:		5,622,170.62		
	CAFR Total:		5,622,170.62		
	Fund Total:		5,622,170.62		
31-19-905-001-006	WATER NOTESE (2nd)				
COREMAIN	CORE & MAIN	24-01159 Water Meters w/ AMI & Comp.	280,430.00	0.00	B
31-19-905-001-007	JCMUA 2025A WATER PROJECT NOTE				
WILLIA75	WILLIAM J. GUARINI,INC.	25-01019 UNION ST - EMG. WATERMAIN	1,021,427.88	0.00	B
WATERW50	WATERWARE	26-00118 Hydrant & Valve Disassembly	54,559.40	0.00	C
CMEASSO	CME ASSOCIATES	26-00331 Phase 2A Contract #5 - Water	24,443.00	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00567 Phase 2A Contract #3 - Water	67,468.55	0.00	C
HATCHMOT	MOTT MACDONALD	26-00658 LSLR Program Management	79,102.57	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00676 Phase 2A Contract #3 Services	85,008.00	0.00	C
HATCHMOT	MOTT MACDONALD	26-00683 LSLR 2 Construction Management	1,495.84	0.00	C
WILLIA75	WILLIAM J. GUARINI,INC.	26-00688 MUA Meter Replacement Program	257,810.00	0.00	C
			1,591,315.24		
31-19-905-001-008	JCMUA 2025B WATER NOTES				
WILLIA75	WILLIAM J. GUARINI,INC.	25-02075 DWIGHT STREET EMERGENCY	155,752.58	0.00	B
SPIN2017	SPINIELLO COMPANIES	25-02142 296 Grand Street - EMG. Water	43,956.01	0.00	
SPIN2017	SPINIELLO COMPANIES	26-00084 173 Armstrong - EMG. Watermain	14,092.07	0.00	
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00212 CCD - Emergency Watermain	530,623.61	0.00	B
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00468 Snow Removal Services	197,300.00	0.00	

Expend Account / Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
31-19-905-001-008	JCMUA 2025B WATER NOTES		Continued			
WILLIA75	WILLIAM J. GUARINI,INC.	26-00508	148 Westside Ave - EMG Service	23,168.45	0.00	
REIVAX	REIVAX CONTRACTING CORP	26-00560	Pay App 7A&B Water PH2A Cont 5	304,083.27	0.00	C
SPIN2017	SPINIELLO COMPANIES	26-00599	Trenton St. - EMG. Watermain	13,986.77	0.00	
REIVAX	REIVAX CONTRACTING CORP	26-00634	LSLR Contract #3 - Pay App #3	25,211.57	0.00	C
WILLIA75	WILLIAM J. GUARINI,INC.	26-00636	Dwight St - EMG. Watermain	1,015,689.77	0.00	B
PERSISTC	PERSISTENT CONSTRUCTION,INC	26-00637	Lexington Av EMG Water & Sewer	285,446.44	0.00	B
REIVAX	REIVAX CONTRACTING CORP	26-00645	139 Ocean Ave EMG. Watermain	16,160.30	0.00	
FLETCH50	J.FLETCHER CREAMER & SON INC.	26-00646	18th & Marin - EMG. Watermain	463,370.12	0.00	
UNDER	UNDERGROUND UTILITIES	26-00650	1st & 2nd Street - EMG. Work	566,770.50	0.00	
SPIN2017	SPINIELLO COMPANIES	26-00651	Fleet Street - Leaking Valve	17,574.01	0.00	
REIVAX	REIVAX CONTRACTING CORP	26-00653	Phase 2A Contract #5 Pay App 8	113,868.09	0.00	C
SHAUGER	SHAUGER PROPERTY SERVICES,INC	26-00654	Phase 2A Contract #4 Pay App 6	408,660.96	0.00	C
REIVAX	REIVAX CONTRACTING CORP	26-00656	LSLR Contract #3 - Pay App #4	143,734.78	0.00	C
HATCHMOT	MOTT MACDONALD	26-00657	LSLR Contract 3 - Construction	58,173.50	0.00	C
REIVAX	REIVAX CONTRACTING CORP	26-00677	LSLR Contract #2 Pay Apps	1,203,390.50	0.00	C
CITY048	CITY OF JERSEY CITY	26-00700	$10 million agreement payment	10,000,000.00	0.00	
				15,601,013.30		
	Extd Total:			17,472,758.54		
	Department Total:			17,472,758.54		
	CAFR Total:			17,472,758.54		
	Fund Total:			17,472,758.54		

Total Charged Lines: 64 Total List Amount: 23,094,929.16 Total Void Amount: 0.00

RESOLUTION 6

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION GRANTING LEAD SERVICE LINE CREDIT

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, on April 12, 2023, the Jersey City Municipal Council adopted Ordinance 23-022 ("Ordinance 23-022") amending and supplementing Chapter 337 Water, Section 13 Water Emergencies; Standards Enumerated to include the Lead Service Line Replacement Program;

and,

WHEREAS, in accordance with P.L. 2021, c. 183, now codified as N.J.S.A. 58:12A-40-47, Ordinance 23-022 prohibits lead service lines in the City of Jersey City (the "City");

and,

WHEREAS, Ordinance 23-022 provides that property owners that replace their lead service lines on their own and at their own expense within one-hundred and eighty (180) days of the effective date of Ordinance 23-022 (October 30, 2023) shall apply to the Jersey City Municipal Utilities Authority ("JCMUA") for a one-time credit of up to $10,000, which credit shall be applied against future water service charges (Lead Service Line Credit) and said one-time Lead Service Line Credit shall expire upon the owner's sale of the property, regardless of whether it has been fully applied against water service charges at the time of the sale;

and,

WHEREAS, Resolution 7/23/6, adopted by the Commissioners of the JCMUA on May 22, 2023, requires that all applications submitted by owners of properties in the City to the JCMUA for a Lead Service Line Credit for the replacement of their lead service lines on their own and at their own expense within one-hundred and eighty (180) days of the effective date of Ordinance 23-022 (October 30, 2023) must be reviewed and approved by the Board of Commissioners to determine if the owner qualifies for the Lead Service Line Credit by confirming their submission of the following:

1. A permit issued by the JCMUA to a licensed plumber authorized to do the work;
2. An invoice from the contractor who completed the work;
3. A copy of the estimate along with any report of the work completed, and
4. An inspection report verifying the removal.

and,

WHEREAS, the following property owners have submitted completed applications to the JCMUA for their Lead Service Line Credit and have been checked and approved by the Senior Sewer Engineer and the Director of Operations for the following accounts:

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

Property Address	Account Number	Account Holder	Credit Amount
3715 Kennedy Boulevard	1606540000	3711 Kennedy Blvd LLC.	$10,000
423 Fairmount Ave	8170775046	Brett Loeb & Samantha Nakhoul	$10,000

NOW, THEREFORE, BE IT RESOLVED that the hereinbefore stated applicants be granted a one-time credit in the amount stated above for the replacement of their lead service lines, which credit shall be applied against future water service charges (Lead Service Line Credit).

A copy of this resolution shall be sent to the JCMUA's Billing Agent and to the City of Jersey City.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Kathleen Hartye	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF COMMISSIONERS PRESENT AT THE REGULAR SCHEDULED MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

RESOLUTION 7

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING THE REVISION OF WATER AND SEWER CONNECTION FEES IN ACCORDANCE WITH THE MUNICIPAL AND COUNTY UTILITIES AUTHORITIES LAW

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Jersey City Municipal Utilities Authority ("JCMUA") is a public body duly formed pursuant to and in accordance with the Municipal and County Utilities Authorities Law, N.J.S.A. 40:14B-1 et seq. (the "MUA Law"), and possesses the powers set forth therein;

and,

WHEREAS, JCMUA is empowered to adopt this Resolution pursuant to and in accordance with the MUA Law;

and,

WHEREAS, JCMUA provides for sewage collection and treatment services for users within the City of Jersey City (the "City") and other jurisdictions;

and,

WHEREAS, JCMUA provides for water service for users within the City and other jurisdictions, as well as bulk water sales;

and,

WHEREAS, JCMUA is permitted, from time to time, pursuant to the Section 21 of the MUA Law, N.J.S.A. 40:14B-21, to revise its water connection fees;

and,

WHEREAS, JCMUA is permitted, from time to time, pursuant to the Section 22 of the MUA Law, N.J.S.A. 40:14B-22, to revise its sewer connection fees;

and,

WHEREAS, NW Financial Group, LLC ("NW Financial") has been retained by JCMUA to analyze its financial condition and to prepare a study of the water and sewer systems (collectively, the "Study"), including recommendations concerning possible revisions to JCMUA's sewer and water connection fees;

and,

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

WHEREAS, based on the Study, NW Financial has recommended that JCMUA implement an increase to its water and sewer connection fees, as further delineated at Exhibit A hereto, in two steps, with the first modification becoming effective on June 1, 2026, and the second modification becoming effective on January 1, 2027;

and,

WHEREAS, JCMUA's Executive Director, Director of Finance, and consultants have concluded that it is necessary for JCMUA to consider revisions to its water and sewer connection fees in order to ensure that such fees satisfy the costs of the JCMUA in accordance with the factors enumerated at N.J.S.A. 40:14B-21 and N.J.S.A. 40:14B-22, respectively;

and,

WHEREAS, JCMUA properly noticed a public hearing in accordance with N.J.S.A. 40:14B-23, members of the public were notified of their right to be heard by the JCMUA and to submit written comments, and notices of the hearing were mailed to affected municipalities;

and,

WHEREAS, on May 28, 2026, a public hearing was held at the offices of JCMUA where testimony was given in support of the proposed connection fees, and members of the public were heard;

and,

WHEREAS, after consideration of the Study, the recommendations of JCMUA staff and professionals, and the testimony given at the public hearing, the JCMUA's Board of Commissioners wishes to implement the proposed connection fees as set forth at Exhibit A hereto,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority that it hereby determines the connection fees as set forth at Exhibit A hereto to be reasonable, necessary, and appropriate;

and,

BE IT FURTHER RESOLVED that the connection fees shown on the attached Exhibit A are hereby approved and adopted, with the respective effective dates set forth therein.

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Lenora Brown	X			
Commissioner Chris Gadsden	X			
Commissioner Kathleen Hartye	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE COMMISSIONERS PRESENT AT THE REGULAR MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

Exhibit A

The Authority is proposing the following connection fee changes:

SEWER CONNECTION FEE		
Current Sewer Connection Fee	**June 1, 2026 Proposed Connection Fee**	**January 1, 2027 Proposed Connection Fee**
$1,791 per Equivalent Dwelling Unit (EDU)	$1,845 per EDU	$3,690 per EDU

Proposed Additional Factor: In accordance with N.J.S.A. 40:14B-22.3, connection fees for qualifying affordable housing projects shall be fifty percent (50%) of the rates set forth hereinabove.

CURRENT WATER CONNECTION FEE		
Meter Size (Inches)	**Meter Capacity Ratio (Ratio to 5/8-inch Meter) (EDUs)**	**Current Water Connection Fee**
5/8"	1.00	$200.00
3/4"	1.45	$290.00
1"	2.55	$510.00
1.25"	3.79	$758.00
1.50"	4.84	$968.00
2"	9.97	$1,994.00
3"	19.2	$3,840.00
4"	29.6	$5,920.00
6"	60.1	$12,020.00
8"	80.0	$16,000.00
10"	115.0	$23,000.00
12"	215.0	$43,000.00

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

Current Additional Factors: For enlargement of an active water service, a connection fee is charged only for the difference between the connection fee for the new meter and the connection fee for the replaced active meter. A connection fee is not charged for fire service including the detector check water meter. When a combination fire and domestic meter is installed, the water connection fee is charged based upon the size of the domestic meter. In accordance with N.J.S.A. 40:14B-22.3, connection fees for public housing authorities and non-profit organizations building affordable housing projects shall be fifty percent (50%) of the rates set forth hereinabove.

PROPOSED WATER CONNECTION FEE	
June 1, 2026 Proposed Water Connection Fee	**January 1, 2027 Proposed Water Connection Fee**
$2,255 per EDU, regardless of meter size	$4,510 per EDU, regardless of meter size

Proposed Additional Factors: For enlargement of an active water service, a connection fee will be charged only for the difference in EDUs between the current connection and the new connection. A connection fee will not charged for fire service including the detector check water meter. When a combination fire and domestic meter is installed, the water connection fee will be charged based upon the number of EDUs only. In accordance with N.J.S.A. 40:14B-22.3, connection fees for qualifying affordable housing projects shall be fifty percent (50%) of the rates set forth hereinabove.

RESOLUTION 8

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES FOR THE AUDREY ZAPP DRIVE WATER MAIN REPLACEMENT

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Jersey City Municipal Utilities Authority ("JCMUA") is a public entity formed pursuant to and in accordance with the Municipal and County Utilities Authorities Law, N.J.S.A. 40:14B-1 et seq., and possesses the powers set forth therein;

and,

WHEREAS, JCMUA is empowered to adopt this Resolution pursuant to and in accordance with the Municipal and County Utilities Authorities Law;

and,

WHEREAS, the City of Jersey City owns the Water System and has authorized JCMUA to operate, maintain, and improve the Water System, including the construction and completion of capital projects, pursuant to an Amended and Restated Water Services Franchise and Service Agreement dated February 1, 2024;

and,

WHEREAS, JCMUA previously engaged ENGenuity Infrastructure ("ENGenuity") through an on-call contract awarded via Resolution 1/24/11 to review the Audrey Zapp Drive water main replacement (the "Project");

and,

WHEREAS, under its statutory authority, JCMUA regularly employs professionals and technical consultants essential for its operations;

and,

WHEREAS, ENGenuity submitted a proposal dated May 1, 2026 (the "Proposal", a copy of which is on file with the JCMUA and which is incorporated herein by reference) to perform additional engineering services related to the Project (the "Services") in an amount not to exceed $350,485.00, which JCMUA's Chief Engineer has deemed to be fair and reasonable;

and,

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

WHEREAS, engineering services are recognized as "professional services" to be rendered by persons authorized by law to practice a profession, whose practice is regulated by law, and the performance of the services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study, in accordance with Section 2 of the Local Public Contracts Law, N.J.S.A. 40A:11-2(6);

and,

WHEREAS, by duly adopted Resolution 12/25/11, ENGenuity was selected through a "fair and open" process pursuant to the New Jersey Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.5 et seq.;

and,

WHEREAS, JCMUA's Purchasing Policies and Procedures Manual generally requires solicitation of proposals from at least three (3) firms where practicable, but permits exceptions when a firm's prior experience with a project justifies continued engagement;

and,

WHEREAS, JCMUA's Chief Engineer recommends awarding a contract to ENGenuity for the Services due to its extensive knowledge of and successful prior work on the Project;

and,

WHEREAS, JCMUA's Director of Finance has certified that funds are available in Account # 01-07-510-001-216;

and,

WHEREAS, the award of this contract is necessary for the continued efficient operation of JCMUA,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority as follows:

1. The recitals hereto are hereby incorporated herein as if set forth at length.

2. ENGenuity is hereby awarded a contract to provide the Services for the Project in an amount not to exceed $350,485.00, in accordance with the Proposal.

3. JCMUA's Executive Director and/or Chairperson are hereby authorized and directed to execute a contract with ENGenuity for the Services, subject to review and modifications deemed necessary by General Counsel.

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

4. The contract is awarded as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law.

5. ENGenuity shall comply with Affirmative Action Law, N.J.S.A. 10:5-31 et seq., and its implementing regulations, N.J.A.C. 17:27-1 et seq., and the Americans with Disabilities Act and its implementing regulations.

6. Notice of this contract award shall be published in accordance with applicable law.

7. This Resolution shall take effect immediately.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO FUNDS AVAILABILITY

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

APPROVED

Lisa Domingues

LISA DOMINGUES
ACTING PURCHASING AGENT

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Kathleen Hartye	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE COMMISSIONERS PRESENT AT THE REGULAR MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

KATHLEEN HARTYE, SECRETARY

ENGENUITY
INFRASTRUCTURE

ENGenuity Infrastructure™
2 Bridge Ave., Ste 323, Red Bank, NJ 07701
732.741.3176 | engenuitynj.com

May 1, 2026

Richard Haytus
Chief Engineer
Jersey City Municipal Utilities Authority
13-15 Linden Avenue East
Jersey City, NJ 07305

Re: JCMUA - RFP: Audrey Zapp Drive Water Main Replacement

Dear Mr. Haytus,

Pursuant to your request, this proposal is for the design and replacement of over 3,800 LF of 12" private water main along Audrey Zapp Drive within Liberty State Park, Jersey City NJ. The water main will replace an existing PVC main that currently runs from the intersection of Philip Street/Jersey Avenue to east of Freedom Way. This new main will allow the Jersey City MUA to provide new individual water services to several of the businesses with the park. Currently there are two meter pits at the ends of the existing main which provide water usage for the Liberty State Park marina area. There is ongoing confusion over the water usage and billing along this private main. The NJDEP is willing to provide financing for the new main and will allow the MUA to take over ownership of the main moving forward.

PROJECT UNDERSTANDING

ENGenuity Infrastructure has been working with the Authority over the last several years on watermain improvements and is intimately familiar with the infrastructure in this vicinity of the City and this project. The goal of this project is to install a new 12" ductile iron water main within Liberty State Park to upgrade water service to several businesses and the marina within the park. There has been difficulty in metering the water usage within this area, as it has been a private main for many years. The replacement with a new 12" ductile iron main, two new metering chambers and separate individual water services to the businesses will remove the current issues along Audrey Zapp Drive. The proposal has been broken into three distinct phases which are outlined below:

Phase 1 – JCMUA kickoff and as built plan review
Phase 2 – Water Main Design Effort
Phase 3 – Construction Administration and Inspection (Assume 6 months construction duration)

Scope of Services

Phase 1: Kickoff Meeting, As Built Plan Review, Preliminary Engineer's Estimate

Task A: Meetings and Project Overview

This phase includes the following:

- Kickoff meeting with JCMUA to review the anticipated scope of work
- As Built plan review with documents provided by the JCMUA
- Preparation of a Construction Cost Estimate for the project

Phase 2: Water Main Design

Task B: Preliminary Design 60%

ENGenuity will prepare 60% preliminary plans and specifications for the new water main layout. It is expected that a new 12" ductile iron water main be installed throughout the intended project area along Audrey Zapp Drive. In addition two additional metering chambers will be installed along the route to provide metering for the new main. The last part of the concept design will include the preliminary layout of new water services to the businesses along Audrey Zapp Drive. ENGenuity will not have a separate survey for the project. ENGenuity anticipates using an aerial basemap for this project. We anticipate the following drawings:

1) Title Sheet
2) Table of Quantities
3) Legend and General Notes
4) Existing Condition and Demo Plan
5) Plan and Profile Sheet
6) Soil Erosion and Sediment Control Plan, Notes, and Details
7) Traffic Control Plans
8) Construction Details

ENGenuity will attend a kickoff meeting with the MUA and NJDEP and contact all utility companies within the project site to review their existing facilities. ENGenuity will also prepare Project Specifications, Engineers Estimate, Anticipated Construction Schedule and SESC Permit Application during this Preliminary Design Phase.

Task C: Final Design Plans

The approach to the final design will build upon the 60% plans developed in Task B. ENGenuity shall develop engineering design plans for the proposed improvements at a minimum horizontal scale of 1:30. The plans sheets shall be 24"x36". Plan sheets shall include:

1) Title Sheet
2) Table of Quantities
3) Legend and General Notes
4) Existing Condition and Demo Plan
5) Plan and Profile Sheet
6) Soil Erosion and Sediment Control Plan, Notes, and Details
7) Traffic Control Plans
8) Construction Details

ENGenuity will prepare bid specifications and a final engineer's construction estimate. ENGenuity will provide bidding assistance and a Recommendation of Award for the JCMUA.

Phase 3: Construction Administration and Inspection (6 months of construction)

Task D: CA&I

This effort will include an anticipated 6 months of construction effort to complete the water amin improvement project. Included in this Phase will be the preparation of monthly payment

certificates, change orders (as required) and the ultimate closeout of the project with the contractor and any permitting agencies.

EXCLUSIONS

1. Topographic Survey has been excluded from our current fee.
2. All proposed easement work, between the MUA and NJDEP, has been excluded from our fee.
3. It should be noted that NJDEP water extension permits are excluded from our current fee.
4. It is also assumed that all fees required by outside agencies such as SESC, NJDEP, will be paid for by the JCMUA and are currently excluded from our fee.
5. Any structural design such as for piles resulting from geotechnical investigation will be an Add Service
6. GPR is excluded except for the geotechnical work.
7. Archaeological Monitoring during construction is excluded
8. An as-built survey is excluded from our fee.
9. Any and all electrical and mechanical design is excluded from this proposal.

Project Fees

Phase 1- Project kickoff, as-built plan review and preliminary estimate	
Task A: Meetings and Project Overview	$4,430
Phase 2- Water Main Design	
Task B: Preliminary Design – 60%	$58,855
Task C: Final Design – 100%	$57,130
Phase 3 – Construction Administration and Inspection	
Task D: CA&I (Assume 6 month construction duration)	$230,070
TOTAL	**$350,485**

We thank you for the opportunity to submit this proposal. Should you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

Jaclyn J. Flor, PE, PP, CME
President & CEO

RESOLUTION 9

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER CONTRIBUTION AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC FOR CERTAIN WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE IMPROVEMENTS

Motioned By: COMMISSIONER ALLEN

Seconded By: COMMISSIONER GADSDEN

WHEREAS, the Jersey City Municipal Utilities Authority ("JCMUA") is a public body duly formed pursuant to and in accordance with the Municipal and County Utilities Authorities Law, N.J.S.A. 40:14B-1 et seq., and possesses the powers set forth therein;

and,

WHEREAS, JCMUA is empowered to adopt this Resolution pursuant to the Municipal and County Utilities Authorities Law;

and,

WHEREAS, pursuant to N.J.S.A. 40:14B-20, the JCMUA is authorized, among other things, to make to make and enter into contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers, including the construction, operation, and expansion of its utility systems;

and,

WHEREAS, Wallabout Realty Holdings, LLC (the "Developer") has obtained preliminary and final site plan approval from the Jersey City Board for the construction of a residential development located at 87 Van Horne Street, Jersey City, New Jersey (Block 19901.01, Lot 1) (the "Project");

and,

WHEREAS, the Authority has determined that certain water, sanitary sewer, and stormwater infrastructure improvements (the "Improvements") are required to provide service to the Project and to enhance service to other properties within the Authority's jurisdiction;

and,

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY
RESOLUTION

WHEREAS, the Authority and the Developer have negotiated a Developer Contribution Agreement (the "Agreement") pursuant to which the Authority will undertake the construction of the Improvements and the Developer will reimburse the Authority for the costs thereof as set forth in the Agreement;

and,

WHEREAS, pursuant to Section 1 of the Agreement, the Developer has agreed to pay to the Authority the total sum of Two Hundred Thirty-Five Thousand Dollars ($235,000) for the cost of the Improvements;

and,

WHEREAS, JCMUA has determined that entering into the Agreement is in the best interests of the Authority and its ratepayers as it facilitates necessary infrastructure improvements while ensuring the costs of such improvements are borne by the Developer.

and,

WHEREAS, the Authority has further determined that the Improvements serve a valid and significant public purpose by enhancing and extending the Authority's water, sanitary sewer, and stormwater infrastructure, improving system reliability and capacity, and benefiting the Project as well as existing and future users of the Authority's system; and that the Agreement ensures that the costs of such Improvements are borne by the Developer, rather than the Authority's ratepayers, thereby promoting fairness, fiscal responsibility, and the efficient provision of utility services;

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of JCMUA as follows:

1. The Executive Director is hereby authorized to execute the Developer Contribution Agreement with Wallabout Realty Holdings, LLC in substantially the same form presented to the Board, with such minor modifications as may be necessary and approved by General Counsel.

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

2. The Agreement shall provide for the construction of certain water, sanitary sewer, and stormwater infrastructure improvements by the Authority, with reimbursement by the Developer in an amount of $235,000, subject to the terms and conditions set forth therein.

3. The execution of the Agreement is contingent upon the Developer furnishing all required documentation and any other conditions set forth in the Agreement.45

4. The Executive Director and/or such other authorized officers of the Authority are hereby authorized to execute any and all documents necessary to effectuate this Agreement and to take such other actions as may be necessary to implement the contract.

5. This resolution shall take effect immediately.

DATED: MAY 28, 2026

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO FUNDS AVAILABILITY

JOHN D. FOLK
DIRECTOR OF FINANCE

APPROVED

Lisa Domingues

LISA DOMINGUES
ACTING PURCHASING AGENT

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Kathleen Hartye	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE COMMISSIONERS PRESENT AT THE REGULAR MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

DEVELOPER CONTRIBUTION AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2026 (the "Effective Date"), between Wallabout Realty Holding LLC both having an office address 26 Rutledge Street, Brooklyn, New York 11249 (the "Developer") and the Jersey City Municipal Utilities Authority having an office address of 13-15 Linden Avenue East, Jersey City, New Jersey 07305 (the "JCMUA", and collectively with the Developer, the "Parties").

WHEREAS, the Developer obtained preliminary and final site plan approval from the Jersey City Planning Board pursuant to P2024-0039 for the construction of a residential development with on-site parking (the "Project"); and

WHEREAS, the Project is being constructed at 87 Van Horne Street, Jersey City, New Jersey, Block 19901.01, Lot 1 (the "Development Site"); and

WHEREAS, the JCMUA is a public body corporate and politic organizing and existing pursuant to the Municipal Utilities Authorities Law, N.J.S.A. 40:14B-1, et seq., and is authorized thereunder to, among other things, construct, operate, maintain, and improve water, sewer, and stormwaters systems within its jurisdiction; and

WHEREAS, the JCMUA provided communications to the Developer indicating the JCMUA's ability to serve the Development Site with water, sanitary sewer and storm water services based on its understanding that certain infrastructure improvements required to provide water, sanitary sewer and storm water services (hereinafter the "Services") to the Development site are constructed and in place; and

WHEREAS, the Project will include the creation and improvement of a "New Street" adjacent to the Project on Lots 2 and 3 in Block 19901.01 Lot 1, which is intended to be dedicated for public use or otherwise made available for the installation of public utility infrastructure, subject to applicable approvals; and

WHEREAS, the infrastructure improvements required to provide the Services to the Development Site are not constructed and do not currently exist; and

WHEREAS, the JCMUA has agreed, subject to necessary approvals and compliance with all applicable laws, to undertake the construction of certain improvements as described on Exhibit A annexed to this Agreement (the "Improvements") to provide the Services to the Project and to serve, or improve service to, certain other properties in the area in addition to the Property; and

WHEREAS, the Improvements are planned to be constructed within "New Street"; and

WHEREAS, the Developer has agreed to reimburse the JCMUA for all of the costs of the required Improvements, as set forth in Section 1, and recognizing that some of the Improvements will benefit other property owners; and

WHEREAS, the Parties acknowledge that this Agreement is intended to set forth the terms under which the JCMUA will undertake the Improvements in furtherance of its statutory purposes, and under which the Developer will provide financial contribution for such improvements;

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties:

Section 1. Infrastructure Contribution

The Developer of the Development Site has agreed to contribute a total of Two Hundred Thirty-Five thousand dollars ($235,000.00) to the JCMUA (the "Cost Contribution Funds"), contingent upon the Improvements being completed on and/or within the New Street. The Cost Contribution Funds shall be paid by the Developer to the JCMUA as follows:

a. Twenty – five percent (25%) of the Cost Contribution Funds shall be paid to the JCMUA prior to the commencement of construction of the Improvements.
b. The seventy – five percent (75%) balance of the Cost Contribution Funds shall be paid to the JCMUA prior to i) the release of any permits and/or approvals by the JCMUA for the Project; and ii) prior to the Project being permitted to any tie-ins to the Improvements.

All payments required under this Section shall be conditions precedent to (i) the issuance of any permits or approvals by JCMUA for the Project, and (ii) any connection to the Improvements, and the parties agree that JCMUA shall have the right to withhold such permits, approvals, and connections in the event of non-payment.

The payments to the JCMUA shall be paid in the form of a wire transfer or a certified check from a financial institution acceptable by the JCMUA.

Section 2. Construction of Improvements

The JCMUA will construct the required and agreed upon Improvements. The JCMUA shall complete the construction of the Improvements that are required to provide the Services to the Development Site. It is anticipated that the construction of the Improvements will commence on or about September 2026. Notwithstanding the foregoing, such date is an estimate only, and the JCMUA shall not be responsible or liable for any damages—including indirect, consequential, special, or punitive damages—arising from any delay in the commencement, construction, or completion of the Improvements, including but not limited to claims for lost profits, financing costs, or delay damages asserted by the Developer or any third party.

The Developer further acknowledges that no representation or warranty is made by the JCMUA as to the timing of completion of the Improvements, and that the Developer proceeds with the Project at its own risk with respect to construction sequencing and scheduling.

Section 3. Addresses to which Notices are to be Sent

All notices required by this Agreement shall be sent in writing to the following addresses:

To: JCMUA:
Jersey City Municipal Authority
13-15 Linden Avenue East
Jersey City, New Jersey 07305
Attn.: John Metro, Executive Director

To: Developer:
Wallabout Realty Holding LLC
26 Rutledge Street
Brooklyn, New York 11249
Attn.: Maher Greenbaum

With copies to:

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, New Jersey 07311
Attn.: Charles Harrington, Esq.

Section 4. Termination.

The Parties agree that, upon the completion of the construction of the Improvements and the receipt by the JCMUA of the Cost Contribution Funds, this Agreement shall automatically terminate and neither Party shall have any further rights or obligations towards the other hereunder except for obligations that expressly survive termination of this Agreement

Notwithstanding the foregoing, in the event that (i) the Developer fails to make any required payment under this Agreement, or (ii) the Developer fails to proceed with the Project such that the Improvements are no longer required, the JCMUA shall have the right, upon written notice to the Developer, to suspend performance or terminate this Agreement, without prejudice to any rights or remedies available to the JCMUA at law or in equity.

In addition, the JCMUA may terminate this Agreement upon written notice to the Developer in the event that the JCMUA determines, in its reasonable discretion, that the construction of the Improvements is no longer feasible or appropriate due to legal, regulatory, engineering, environmental, or funding constraints, and in such event, the JCMUA shall have no further obligation to construct the Improvements, and the Developer shall have no claim for damages arising from such termination, except for the return of any unused portion of the Cost Contribution Funds, if applicable.

Section 5. Exculpation and Release.

Notwithstanding anything to the contrary set forth in this Agreement:

(i) no affiliate of the Developer or any direct or indirect partner, member or shareholder of the Developer, or any affiliate of any such partner, member or shareholder (or any officer, director, agent, manager, personal representative, trustee or employee of the Developer or any direct or indirect partner, member or shareholder of such affiliate) (collectively, the "**Exculpated Parties**") shall be liable for the performance or non-performance of the obligations of Developer under this Agreement; provided, however, that nothing herein shall limit the liability of the Developer itself, nor shall this provision apply to any fraud, willful misconduct, malfeasance, or knowing violation of law by any such Exculpated Party. The JCMUA agrees to look solely to the Developer and its assets for the satisfaction of any liability or obligation arising hereunder and further agrees not to sue or otherwise seek to enforce any liability or obligation against any of the Exculpated Parties with respect to this Agreement, subject to the foregoing limitations, and

(ii) the JCMUA hereby waives any and all claims it has or may have against the Exculpated Parties arising from the termination of the Agreement, provided, however, that such waiver shall not apply to claims arising from fraud, willful misconduct or malfeasance occurring prior to termination. Nothing herein shall be construed as a waiver or release by any of the Parties of any rights or claims arising under this Agreement other than those claims arising from the termination of this Agreement, all such rights and claims being expressly reserved by the Parties.

The Developer represents and warrants that it is, and will remain through the term of this Agreement, adequately capitalized and possess sufficient funds to perform its obligations under this Agreement. The terms of Section 5 of this Agreement shall survive the termination of this Agreement.

Section 6. Indemnification.

The JCMUA hereby agrees to indemnify, defend, save and hold harmless the Developer and its affiliates, and their respective direct and indirect partners, members, principals, shareholders, employees, officers, commissioners, directors and officials (each, individually, a "Developer Indemnified Party" and, collectively, the "Developer Indemnified Parties"), from any and all claims, suits, damages, notices or actions, and from costs and expenses, including reasonable legal fees and costs, but only to the extent of claims, suits, damages, notices or actions, and costs and expenses, arising out of or resulting from the negligent acts, errors, omissions, or willful misconduct of the JCMUA in the performance of this Agreement (the "JMCUA Indemnified Claims").

The Developer shall indemnify, defend, and hold harmless the JCMUA and its commissioners, officers, employees, and agents (collectively, the "JCMUA Indemnified Parties") from and against any and all claims, suits, damages, notices, or actions, and costs and expenses (including reasonable attorneys' fees and costs), arising out of or relating to (i) the Developer's breach of this Agreement, (ii) the acts or omissions of the Developer or its contractors, agents, partners, officials, or representatives, (iii) the construction, use, or occupancy of the Development Site, and (iv) any violation of applicable law by the Developer.

The JCMUA shall have no obligation to indemnify any Developer Indemnified party for (i) the presence, release, or migration of Hazardous Materials existing prior to the commencement of the Improvements, or (ii) any environmental condition not caused by the negligent acts or omissions or willful misconduct of the JCMUA. The Developer shall remain solely responsible for any and all pre-existing environmental conditions at or effecting the Development site.

In no event shall the JCMUA be obligated to indemnify, defend, or hold harmless, any Developer Indemnified Party for claims arising out of, or in any way involving, the Developer's sole or concurrent negligence, gross negligence, willful misconduct, or violation of law.

All indemnification obligations of the JCMUA set forth herein are intended to be and shall be construed as being limited to the fullest extent permitted by applicable law, including the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq.

This Section shall survive the termination of this Agreement. The obligation of Section 6 of this Agreement shall survive the termination of this Agreement.

Section 7. Insurance

The Developer shall, at its sole cost and expense, procure and maintain insurance coverage of such types and in such amounts as are customarily maintained for projects of similar size, scope, and risk, and in all events, reasonably sufficient to cover any and all claims, liabilities, damages, and costs arising out of or relating to the Project, Development Site, and the Improvements. The JCMUA, its commissioners, officers, employees, and agents shall be named as additional insureds on all such policies with respect to any claims arising out of or relating to the Project, the Development site, or the acts or omissions of the Developer and its agents, contractors, and subcontractors. The Developer shall provide certificates of insurance to the JCMUA upon request. The insurance required herein shall not be deemed to limit the Developer's obligations under this Agreement, including its indemnification obligations as set forth in Section 6.

Section 8. Miscellaneous

a. Entire Agreement. Except as further described herein, this Agreement constitutes the entire Agreement of the Parties and supersedes the prior or contemporaneous writings, discussions, or agreements between the Parties with respect to the subject matter hereof and may not be modified, or amended except by a written agreement specifically referring to this Agreement signed by both of the Parties hereto.

b. Consents and Approvals. Any consent or approval required of either Party pursuant to any term of this Agreement shall not be unreasonably withheld, denied, or delayed by the other Party, provided that any consent or approval by the JCMUA shall be subject to applicable law and the approval of its governing body where required.

c. Titles of Articles and Sections/Headings. Any titles of the several Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions. The Section headings contained in this Agreement are inserted for reference purposes only and shall be given no weight in the construction of this Agreement. None of the headings or titles of Sections are intended to limit or define the contents of the Articles and Sections.

d. Governing Law. This Agreement shall be governed by and construed in accordance with the Applicable Laws of the State of New Jersey.

e. Successors and Assigns. Except as otherwise expressly provided in this Agreement, the terms, covenants, and conditions herein contained shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto, provided that the Developer shall not assign this Agreement, in whole or in part, without the prior written consent of the JCMUA, which shall not be unreasonably withheld.

f. Recordation. This Agreement shall not be recorded, and any recording shall be deemed a material default under this Agreement.

g. Modification of Agreement. This Agreement may not be amended or modified, nor may any obligation hereunder be waived orally, and no such amendment, modification or waiver shall be effective for any purpose unless it is in writing and signed by the party against whom enforcement thereof is sought.

h. Severability. If any one or more of the provisions contained in this Agreement are held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein; provided, however, that the parties hereto shall endeavor in good faith to rewrite the affected provision to make it (i) valid, and (ii) consistent with the intent of the original provision.

i. Counterparts and Acceptance of Offer. This Agreement may be executed in multiple counterparts (which counterparts may be executed by facsimile or PDF) that shall together constitute a single document. However, this Agreement shall not be effective unless and until all counterpart signatures have been obtained. An unsigned draft of this Agreement shall not be considered an offer by either party. Acceptance, for purposes hereof, shall mean that each Party is in physical possession of a fully signed counterpart copy or original of this Agreement.

k. Controlling Law; Submission to Jurisdiction. This Agreement will be construed under, governed by, and enforced in accordance with the laws of the State of New Jersey (without reference to conflicts of laws principles). Any claim, action, suit, or proceeding seeking to enforce any provision of, or based on any matter arising out of or in connection with, this Agreement or the transactions contemplated hereby shall be brought only in Hudson County, New Jersey, and each of the Parties hereby consents to the jurisdiction of such court (and of the appropriate appellate courts therefrom in any such claim, action, suit, or proceeding) and irrevocably waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of venue of any such claim, action, suit, or proceeding in any such court or that any such claim, action, suit, or proceeding that is brought in any such court has been brought in an inconvenient forum. Process in any such claim, action, suit, or proceeding may be served on either Party anywhere in the world, whether within or without the jurisdiction of any such court, and such service shall be made by personal service made on such Party or by mail sent to such Party at the address set forth in this Agreement. Personal service may be made on such Party's resident agent.

l. Exhibits. All exhibits, attachments, schedules annexed instruments and addenda referred to herein will be considered a part hereof for all purposes with the same force and effect as if set forth verbatim herein.

m. No Rule of Construction. Each of the Developer and the JCMUA has been represented by its own separate counsel in the negotiations and preparation of this Agreement; therefore, this Agreement will be deemed to be drafted by both the Developer and the JCMUA, and no rule of construction will be invoked respecting the authorship of this Agreement.

n. Gender and Number. Words of any gender used in this Agreement will be construed to include any other gender and words in the singular number will be construed to include the plural, and vice versa, unless the context requires otherwise.

*** * * SIGNATURE PAGE TO FOLLOW * * ***

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

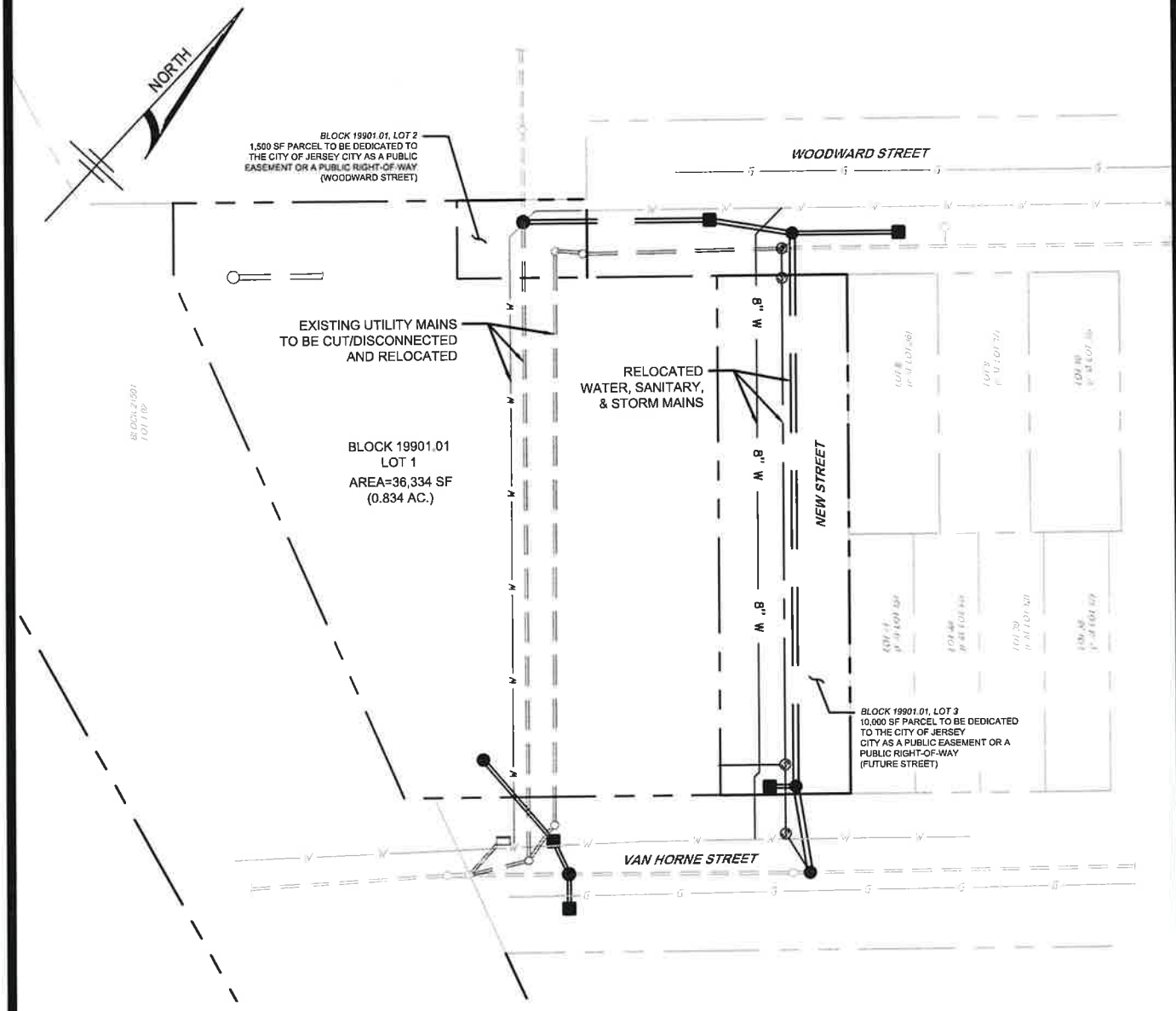
JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

By: _____

WALLABOUT REALTY HOLDING, LLC

By: _____

EXHIBIT A



NOTE:

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. LOCATIONS OF IMPROVEMENTS, EXISTING AND PROPOSED, ARE SHOWN SCHEMATICALLY. REFER TO DESIGN DOCUMENTS FOR EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES.

LEGEND

-EXSITING

-TO BE DISCONNECTED

-TO BE INSTALLED

MidAtlantic
Engineering Partners

2026B Briggs Rd, Suite 300
Mt. Laurel Twp, NJ 08054
609-910-4450

1971 Highway 34, Suite 201
Wall Township, NJ 07719
732-722-5899

321 W. State Street
Media, PA 19063
610-565-0020

18 Cattano Avenue, Suite 3A
Morristown, NJ 07960
973-715-8652

Certificate of Authorization No. 24GA28184000

Copyright © 2026, MidAtlantic Engineering Partners, LLC

UTILITY EXHIBIT

87 VAN HORNE ST
BLOCK 19901.01; LOTS 1-3

SITUATED IN

JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DRAWN BY:	CHECKED BY:	DATE:
PK	ZJC	03/12/26
HORIZONTAL SCALE:	VERTICAL SCALE:	PROJECT No.:
1"=60'	N/A	WRH-2401

Name: C:\Wallabout Realty\JOBS\WRH-2401 87 Van Horne\CIVIL\DWG\98-Utility Exhibit.dwg
Plot time: Mar 12, 2026 - 11:20am

RESOLUTION 10

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION RATIFYING THE DECLARATION OF AN EMERGENCY FOR THE REPAIR OF THE 8-INCH WATER MAIN BREAK AT THE INTERSECTION OF VAN CLEEF STREET AND DWIGHT STREET, AND THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC.

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Jersey City Municipal Utilities Authority ("JCMUA") is a public body duly formed pursuant to and in accordance with the Municipal and County Utilities Authorities Law, N.J.S.A. 40:14B-1 et seq., and possesses the powers set forth therein;

and,

WHEREAS, JCMUA is empowered to adopt this Resolution pursuant to the Municipal and County Utilities Authorities Law;

and,

WHEREAS, on or about January 28, 1998, JCMUA entered into a Franchise Agreement with the City of Jersey City ("City") for the management of the Jersey City Water System ("Water System");

and,

WHEREAS, the City owns the Water System and has authorized JCMUA to operate and improve the Water System, including construction and completion of capital projects, pursuant to an Amended and Restated Water Services Franchise and Service Agreement dated February 1, 2024;

and,

WHEREAS, pursuant to and in accordance with the New Jersey Public/Private Water Supply Contracting Act, N.J.S.A. 58:26-19 et seq., JCMUA entered into a contract with United Water Jersey City, Inc., for the management, administration, operation, and maintenance of the Water System, which was subsequently assigned to Veolia Water Jersey City, Inc. ("Veolia") with JCMUA's consent (the "Veolia Contract");

and,

WHEREAS, on March 20, 2026, Veolia responded to an 8-inch water main break at the intersection of Dwight Street and Van Cleef Street;

and,

WHEREAS, at the time of this incident, Veolia was actively engaged in an emergency water main repair at 14th Street and did not have an available repair crew to complete the repair and replacement

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

work at Dwight Street and Van Cleef Street, leaving the roadway in a hazardous condition for motorists and pedestrians;

and,

WHEREAS, for these reasons, JCMUA's Chief Engineer determined that it was prudent to declare an emergency and contact an outside contractor to perform the required repairs to the 8-inch water main and all associated appenditures (the "Emergency Repairs") on an emergency basis, in accordance with Section 6 of the Local Public Contracts Law, N.J.S.A. 40A:11-6;

and,

WHEREAS, JCMUA's Chief Engineer contacted William J. Guarini, Inc. ("Guarini") since Guarini was already mobilized at an adjacent site for an ongoing water main replacement project;

and,

WHEREAS, JCMUA's Chief Engineer received and reviewed the invoice submitted by Guarini dated March 26, 2026, in an amount not to exceed $27,763.45 (the "Invoice", incorporated by reference herein, a copy of which is on file with the JCMUA) for the Emergency Repairs and determined that the costs were fair and reasonable;

and,

WHEREAS, Alaimo Group, JCMUA's consulting engineer, concurs with the declaration of an emergency and has reviewed and approved the Invoice, attached hereto and made part hereof;

and,

WHEREAS, JCMUA's Chief Engineer and Purchasing Agent have executed a Certification of Request for Emergency Purchases and an Emergency Procurement Report detailing the circumstances of the emergency, as required by the Division of Local Government Services in the Department of Community Affairs;

and,

WHEREAS, the Director of Finance has certified that funds for a contract procuring the Emergency Repairs are available in Account No. the 2026 Water Note Fund;

and,

WHEREAS, the declaration of an emergency and the award of a contract for the Emergency Repairs on an emergent basis were necessary to protect the health, safety, and welfare of the citizens in the vicinity and to ensure the continued efficient operation of the JCMUA;

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

and,

WHEREAS, prior to initiating the emergency work, Guarini agreed to comply with the Affirmative Action Law, N.J.S.A. 10:5-31 et seq., and its implementing regulations, N.J.A.C. 17:27-1.1 et seq.; the Prevailing Wage Act, N.J.S.A. 34:11-56.25 et seq., and the implementing regulations for the Americans with Disabilities Act,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority as follows:

1. The recitals hereto are hereby incorporated herein as if set forth at length.
2. Based upon the foregoing information, an emergency condition existed at the intersection of Dwight Street and Van Cleef Street that imminently threatened the health, safety, and welfare of the citizens of Jersey City. The declaration of an emergency for the Emergency Repairs and the authorization of an emergency contract with Guarini are hereby ratified.
3. The Purchasing Agent is authorized and directed to issue a purchase order to Guarini in an amount not to exceed $27,763.45, in accordance with the Invoice, which is by this reference incorporated herein and made a part hereof.
4. This Resolution shall take effect immediately.

DATED: MAY 28, 2026

THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

APPROVED

Lisa Domingues

LISA DOMINGUES
ACTING PURCHASING AGENT

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Kathleen Hartye	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE COMMISSIONERS PRESENT AT THE REGULAR MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

N.J. Division of Local Government Services

EMERGENCY PROCUREMENT REPORT

This report is to be filed by the contracting agent of the public agency with the Director of the Division of Local Government Services within 30 days of the date the emergency contract was issued. Please provide the necessary information to satisfactorily complete the report. Refer to the Instructions accompanying this form and the statutory and regulatory citations on the reverse of this form.

This form is designed to be completed using Microsoft Word; if not completed that way, please print it out.

1. Name of Public Agency:	Jersey City Municipal Utilities Authority		County:	Hudson
2. Date Emergency occurred:	3/20/26	Time emergency occurred:	2:00 PM	
3. Date emergency declared:	3/20/26	Time emergency declared:	2:00 PM	
4. Agency/department responsible for determining there was an emergency:		Engineering		
5. Name and title of the official in charge of that agency:		John Metro, Executive Director		
6. Describe the condition or circumstance pertaining to the emergency (attach additional sheets if necessary): On March 20, 2026, Veolia responded to a water main break at the intersection of Van Cleef Street and Dwight Street. Veolia was not available to make the repair. In addition, due to the undermining of the roadway utilities and icy conditions leaving the road condition unabated would cause hazardous conditions to motorists and pedestrians. JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to make the repair as they were onsite for an adjacent ongoing water main replacement.				
7. Name and title of the individual who determined the matter was an emergency and authorized award of contract(s):		Richard Haytas, Chief Engineer		
8. The total (or estimated) cost of providing the goods or performing services was:			NTE $27,763.45	
9. List the names the contractors/suppliers receiving 25% or more of the contracts awarded under the emergency:	William J. Guarini, Inc.			
10. When was the notification reduced to writing and filed with the purchasing agent?			4/28/26	
11. Has the public agency adopted a "chain of command" procedure pursuant to N.J.A.C.5:34-6.1?			YES	
This report was completed by (name and title):	Richard Haytas, Chief Engineer			
Name and Address of agency contact person:	Lisa Domingues, Acting Purchasing Agent			
Signature:	Lisa Domingues		Date:	5/20/26

Submit by mail or fax to:

Director, Division of Local Government Services
P.O. Box 803
Trenton, New Jersey 08625-0803
Fax: 609-633-6243

#3327354

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY EMERGENCY CONTRACT AUTHORIZATION FORM

Form to be retained by Albert Anderson, Q.P.A.

Tel (201) 432-4672 Email: a.anderson@jcmua.com

All emergency contracts must complete this form.

All purchase orders that exceed $6,000 must obtain a minimum of three (3) quotes unless circumstances prevent.

Description of Emergency:
On March 20, 2026, Veolia responded to a water main break at the intersection of Van Cleef Street and Dwight Street. Veolia was not available to make the repair. In addition, due to the undermining of the roadway utilities and icy condition, leaving the road condition unabated would cause hazardous conditions to motorists and pedestrians. JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to complete the repair as they were onsite for an adjacent ongoing water main replacement.

Emergency Certification To Be Attached as Exhibit A

Quotations Received (please attach): N/A

Name:	Date:	Amount:
1.		
2.		
3.		

*** If multiple quotations were not obtained, please provide an explanation as to why:**
William J. Guarini, Inc., who was working in the area, mobilized and had the material readily available.

Authorizing Signatures:

Chief Engineer or designee — Date: 5/19/26.

Executive Director or designee — Date

Qualified Purchasing Agent — Date: 5/21/26

Chair – Operations Committee — Date

Legal Counsel — Date

Outside Engineering Consultant — Date: 5/21/2026

- The QPA shall arrange for notice of this Emergency Contract award and a copy of this form to be placed in a prominent place on JCMUA's website.

#3327350

CERTIFICATION OF REQUEST FOR EMERGENCY PURCHASES

The undersigned department head (or his/her designee) certifies as follows:

1. Selected Vendor: William J. Guarini, Inc.

2. An emergency condition was determined to exist by the Engineering Department.

3. An emergency is defined as "a sudden or unexpected occurrence or condition calling for immediate action." This condition constitutes an emergency affecting the public health, safety, or welfare. Describe the actual or imminent emergency that exists and requires immediate action:
On March 20, 2026, Veolia responded to a water main break at the intersection of Van Cleef Street and Dwight Street. Veolia was not available to make the repair. In addition, due to the undermining of the roadway utilities and icy conditions, leaving the road condition unabated would cause hazardous conditions to motorists and pedestrians. JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to complete the repair as they were onsite for an adjacent ongoing water main replacement.

4. Describe how it affects the public health, safety, or welfare. Please list and detail the actual or potential impact to the public health, safety, or welfare expected to occur if immediate action is not taken: (attach additional sheets if necessary)

Due to the undermining of the roadway utilities and icy conditions, leaving the road condition unabated would cause hazardous conditions to motorists and pedestrians, the JCMUA Chief Engineer declared an emergency as the situation threatens the health, safety, and welfare of the citizens of Jersey City.

5. This emergency occurred on March 20, 2026 at 2:00 PM.

6. JCMUA first became aware of the emergency on March 20, 2026 at 2:00 P.M. after receiving a phone call from Veolia.

JCMUA engaged the services of William J. Guarini, Inc. to perform the work.

7. Pursuant to N.J.A.C. 5: 34-6.1(a)(3), the need for the emergency purchase or services could not have been foreseen because:

The emergency was not known until the break occurred.

8. It is necessary to invoke the provisions of N.J.S.A. 40A:11-6 (emergency contracts) in order to obtain the immediate delivery of goods or the performance of service(s) describe in the attached requisition, #_____. Record the purchase order(s) issued and account number(s) used for this emergency:_____

9. The estimated cost of furnishing the goods or services(s) to abate the emergency is $35,000.00

10. The scope of work is limited to that required in order to abate the emergency condition. Under no circumstances can the emergency purchasing procedure be used to enter a multi-year contract. Permission is requested for approval to issue a purchase order without the receipt of bids or solicitations,

pursuant to the above cited statue, and corresponding rules, N.J.A.C. 5:34-6.1 et seq.

11. I have neither solicited nor accepted any gifts or items of value from any of the Contractors/Suppliers/Vendors selected for the performance of the emergency work necessary to abate the emergency described herein. A "gift" is anything that has monetary value which you obtain for less than "market value." A gift may include, but is not limited to, a gratuity, favor, discount, cash, gift certificate, gift card, entertainment, hospitality, loan, forbearance, or other item having monetary value. It also applies to services, training, transportation, travel, lodging, and meals. "Market value" is the retail price that a member of the general public would have to pay to purchase it.

    In the event that someone authorized to declare an emergency to initiate the emergency procurement procedure has received a gift from any of the Contractors/Suppliers/Vendors selected for the performance of the emergency work within the last year, please disclose the gift as an attachment hereto and the circumstances that gave rise to the solicitation and/or acceptance of the gift.

12. The responses to the foregoing statements are correct and complete to the best of my knowledge. I am aware that intentionally making a false statement or misrepresenting the facts subjects me to administrative disciplinary action.

Signature of Chief Engineer or designee

Richard Haytas
Print Name

Engineering
Department

Chief Engineer
Title

5/19/26
Date:

Executive Director or designee

John Metro
Print Name

Date:

Lisa Domingues
Signature of QPA or designee

Lisa Domingues
Print Name

Purchasing
Department

Acting Purchasing Agent
Title

5/20/26
Date:

APPROVED AS TO LEGAL FORM ONLY

Katie Mocco, Esq.
General Counsel

FOR CHIEF FINANCIAL OFFICER'S USE ONLY:

The maximum amount that may be expended under this emergency is not to exceed $27,763.45

Signature of Chief Financial Officer

John Folk

Print Name

5/20/26

Date:

copy

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

3/26/2026	WG25446

reso? ✓
Map reso *

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

P.O. Number		EX26-057 - Dw...

	Job Site: Dwight & Van CLeef Intersection Work Date: 3/19/2026 Job: Water Main Break Purchase Order No: 25-00404 Called in on emergency to repsond to main break by Rich Haytas. Veolia kept positive pressure on the main while we were excavating making it harder to excavate. We excavated where the water was coming through the asphalt but the break was further South. We located the bad section of main and replaced 12 feet of 8" main. We tested to ensure everthing was good. Saw cut road more to properly backfill due to the water undermining roadway. Told to wait to perform sidewalk repair.		
	LABOR:		
8	1 - Foreman	95.33	762.64
5	**1 - Foreman OT**	**143.00**	**715.00**
8	1 - Operator	100.53	804.24
5	**1 - Operator OT**	**150.80**	**754.00**
16	2 - Driver	91.63	1,466.08
10	**2 - Driver OT**	**137.45**	**1,374.50**
24	3 - Laborer	90.78	2,178.72
15	**3 - Laborer**	**90.78**	**1,361.70**
8	1 - Plumber	107.49	859.92
5	**1 - Plumber OT**	**161.24**	**806.20**
	Sub-total		11,083.00

Subtotal	
Sales Tax (6.625%)	
Payments/Credits	

RJH
4/9/26.

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

3/26/2026	WG25446

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

P.O. Number		EX26-057 - Dw...

	EQUIPMENT:		
13	1 - Cat 420 Rubber Tire Backhoe	108.00	1,404.00
13	1 - Utility Truck	90.00	1,170.00
26	2 - Tri-Axle Dump Truck	90.00	2,340.00
13	1 - Small Dump Truck	54.00	702.00
13	1 - Pick Up Truck	42.00	546.00
13	1 - Plumbing Van	54.00	702.00
13	1 - Air Compressor 185	43.32	563.16
13	1 - 4" Pump	66.00	858.00
	Sub-total		8,285.16
0.01	1% Profit	8,285.16	82.85
	MATERIAL:		
	Brent Material Company	2,667.50	2,667.50
	Strategic Rail Solutions	4,083.32	4,083.32
	Weldon Asphalt Company	1,478.50	1,478.50
	Sub-total		8,312.17
0.01	1% Profit	8,312.17	83.12

Subtotal	$27,763.45
Sales Tax (6.625%)	$0.00
Payments/Credits	$0.00
	$27,763.45

A monthly service charge of 1 1/2% will be added to accounts over 30 days. If collection costs are necessary, which includes but not limited to reasonable Attorney fees, filing fees and costs; the customer will be liable for all expenses.

Jersey City Municipal Utilities Authority

Authorization to Commence Work/Purchase – Including On-Call Work/Purchases

Contractor Name: Guccini
Date: 3/19/2026

This document authorizes Guccini to begin work on (enter project name) Water leak on Van Cleef, including the (scope of work) repairs on 8" WM.

Location: Van Cleef btwn Dwight & Fulton.

Vendor Authorized Party: [Vendor Contact Person Name]_____

Work Scope: The contractor is authorized to perform the following work: [Specific tasks listed, e.g., paving from block A to block B, preparation of the area, installation of new equipment, etc.]. Repair leaking 8" WM that is leaking

Effective Date: _____, 2025.

Expiration Date: [Date by which work must be completed or the authorization lapses, e.g., June 30, 2025]
_____, 2025.

Conditions: [List any specific conditions, requirements, or restrictions, e.g., no work permitted on weekends, submit weekly progress reports, etc.]

Water ⇒

Approx. Cost $50,000.00

Director of Engineering, Richard Haytas

Date 3/19/26

Chief Financial Officer, John Folk

Date 3/19/26

11:43

MUA/ VEOLIA
External • 17 members • Private

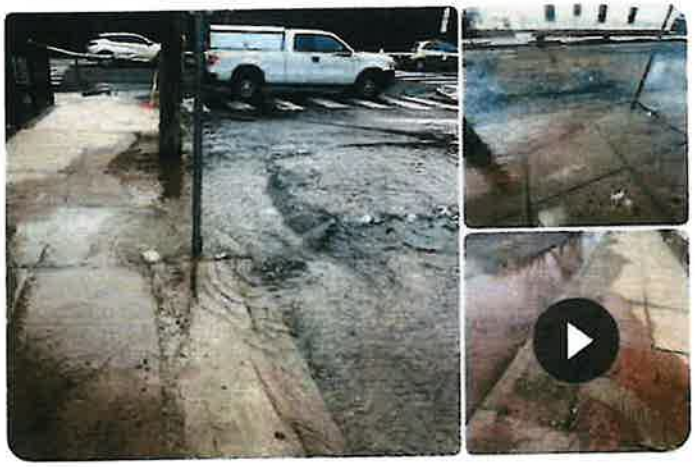
Douglas Dixon 8:06 AM

> Richard Haytas

Dwight and van cleff

Water main break

Inspector Derek is on site and has confirmed a blowout break on the 8-inch main on Van Cleef Street, between Dwight Street and Fulton Ave.



Richard Haytas 8:45 AM

Guarini responding to make repair

1

Richard Haytas 10:16 AM

336 Winfield Avenue

Reports of low water pressure

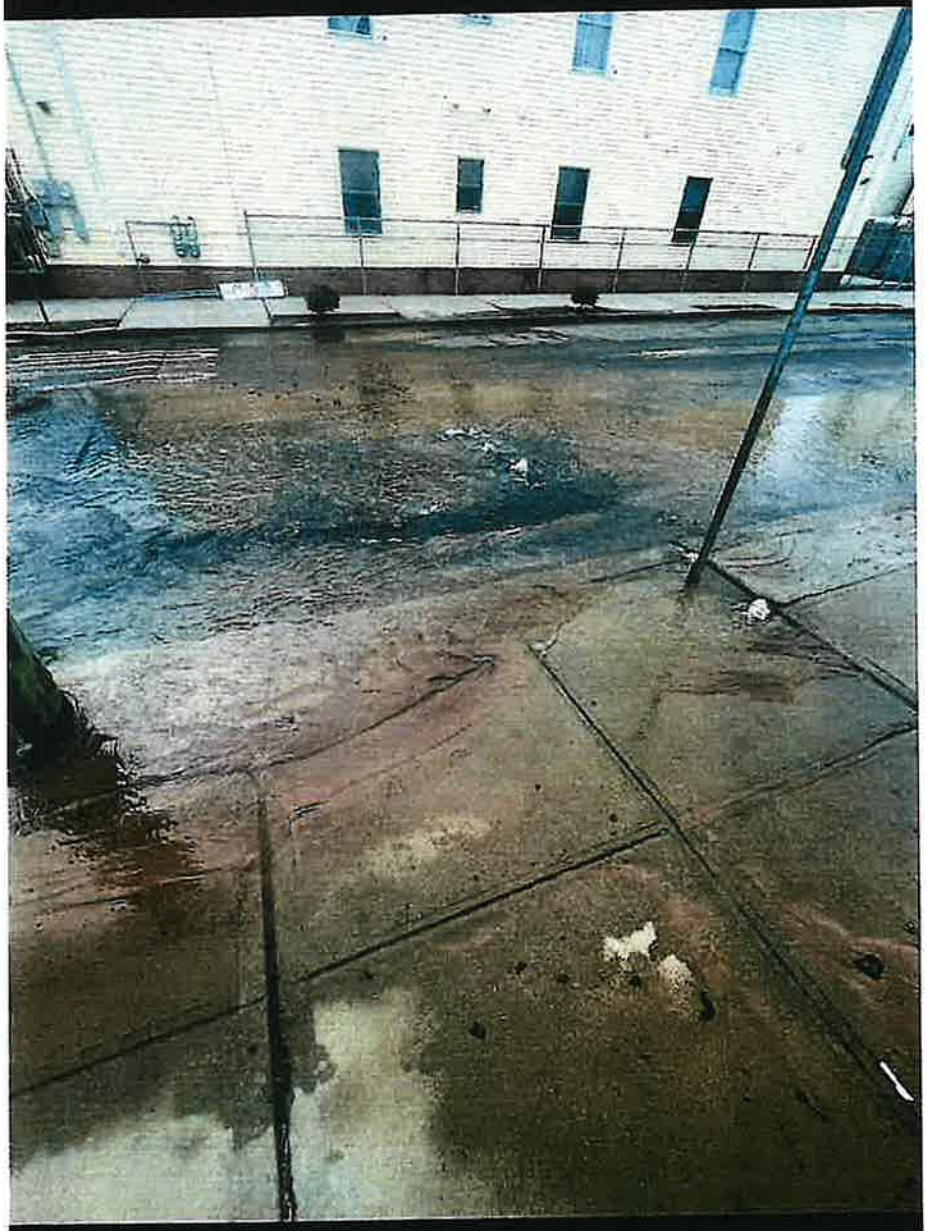
Tracy Singletary 10:17 AM

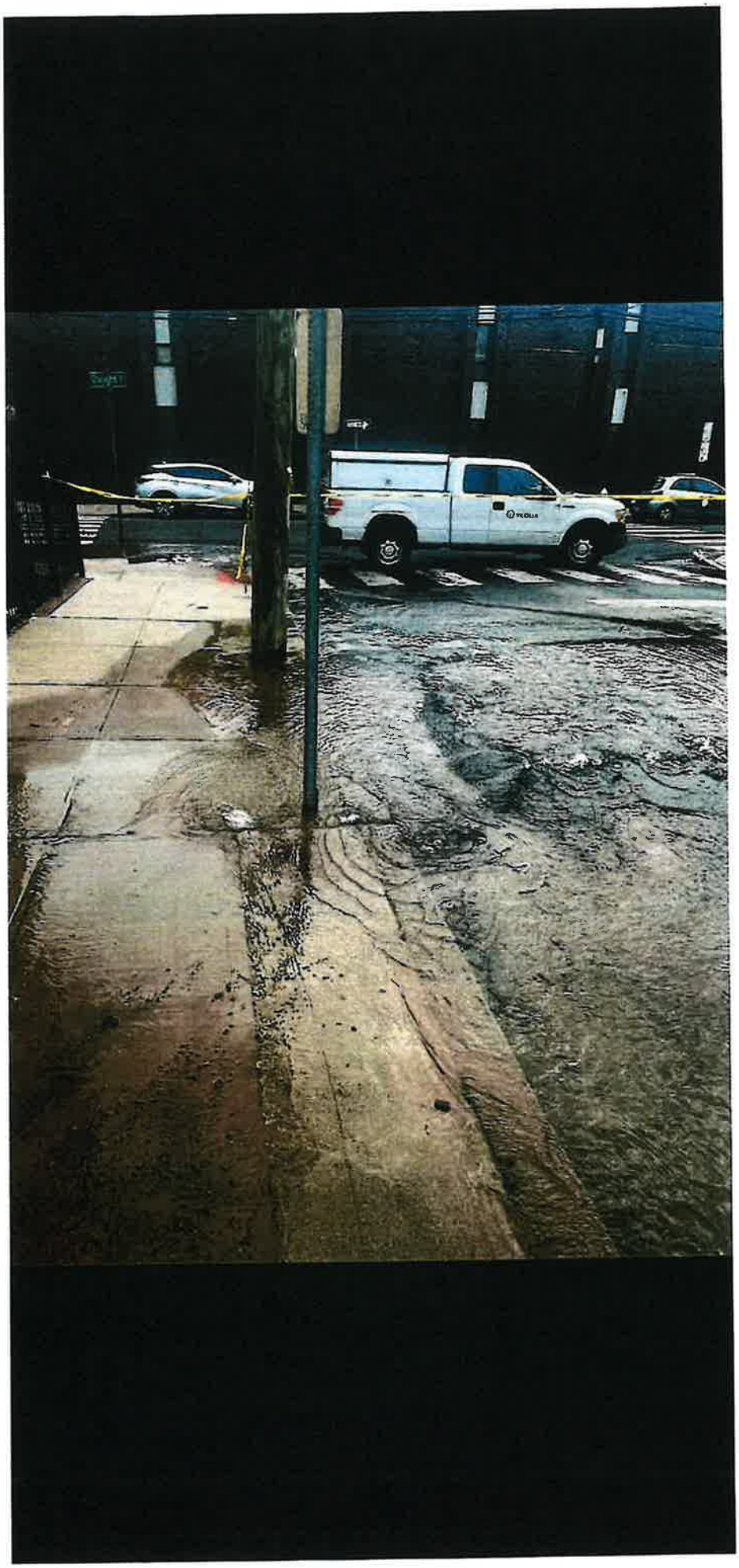
received & dispatching

History is on

11:43

Image_20260319_080639_374.jpeg





RESOLUTION 11

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION RATIFYING THE DECLARATION OF AN EMERGENCY FOR THE REPAIR OF THE WATER SERVICE LINE AT 146 & 148 WESTSIDE AVENUE AND AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI, INC.

MOTIONED BY: COMMISSIONER ALLEN

SECONDED BY: COMMISSIONER GADSDEN

WHEREAS, the Jersey City Municipal Utilities Authority ("JCMUA") is a public body duly formed pursuant to and in accordance with the Municipal and County Utilities Authorities Law, N.J.S.A. 40:14B-1 et seq., and possesses the powers set forth therein;

and,

WHEREAS, JCMUA is empowered to adopt this Resolution pursuant to and in accordance with the Municipal and County Utilities Authorities Law;

and,

WHEREAS, on or about January 28, 1998, JCMUA entered into a Franchise Agreement with the City of Jersey City ("City") for the management of the Jersey City Water System ("Water System");

and,

WHEREAS, the City owns the Water System and has authorized JCMUA to operate and improve the Water System, including the construction and completion of capital projects, pursuant to an Amended and Restated Water Services Franchise and Service Agreement dated February 1, 2024;

and,

WHEREAS, pursuant to and in accordance with the New Jersey Public/Private Water Supply Contracting Act, N.J.S.A. 58:26-19 et seq., JCMUA entered into a contract with United Water Jersey City, Inc. for the management, administration, operation, and maintenance of the Water System, which was subsequently assigned to Veolia Water Jersey City, Inc. ("Veolia") with JCMUA's consent (the "Veolia Contract");

and,

WHEREAS, on April 2, 2026, JCMUA received a report from the homeowner at 150 Westside Avenue regarding water infiltration into the homeowner's basement;

and,

WHEREAS, Veolia responded and determined that the water service line at 148 Westside Avenue was broken, causing water to infiltrate surrounding properties;

and,

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

WHEREAS, the homeowner at 148 Westside Avenue was notified that the leak was their responsibility and that they were required to hire a licensed plumber to perform the repair, but the homeowner refused to undertake the necessary work;

and,

WHEREAS, allowing the condition to continue would have resulted in escalating property damage and created a hazardous condition affecting nearby residents;

and,

WHEREAS, due to the imminent threat to public health, safety, and welfare, the Chief Engineer declared an emergency in accordance with Section 6 of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and contacted William J. Guarini, Inc. ("Guarini"), a contractor previously utilized by JCMUA for similar emergency conditions, to perform the required repair;

and,

WHEREAS, Guarini excavated and exposed the water service line at 148 Westside Avenue and determined that the service line at that location was not leaking;

and,

WHEREAS, further excavation revealed that the actual source of the leak was located at 146 Westside Avenue, requiring immediate repair to prevent further damage and eliminate the hazardous condition;

and,

WHEREAS, the emergency work performed by Guarini included locating the leak, repairing the water service line at 146 Westside Avenue, completing all associated appenditures, backfilling the trench, and restoring the pavement (the "Emergency Repairs");

and,

WHEREAS, the completion of the Emergency Repairs remediated the emergency conditions;

and,

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

WHEREAS, JCMUA intends to invoice Veolia for the investigation and exposure of the service line at 148 Westside Avenue and intends to invoice the homeowner at 146 Westside Avenue for the cost of the repair performed at that property;

and,

WHEREAS, JCMUA's Chief Engineer received and reviewed Guarini's invoices, both dated April 14, 2026, for a total amount not to exceed $45,433.52 (the "Invoices", incorporated by reference herein, copies of which are on file with the JCMUA), and determined that the cost was fair and reasonable;

and,

WHEREAS, Alaimo Group, JCMUA's consulting engineer, concurs with the declaration of an emergency and has reviewed and approved the Invoices, attached hereto and made part hereof;

and,

WHEREAS, the Director of Finance has certified that funds for this emergency contract award are available in Account No. the 2026 Water Note Fund;

and,

WHEREAS, prior to initiating the Emergency Repairs, Guarini agreed to comply with the Affirmative Action Law, N.J.S.A. 10:5-31 et seq., and its implementing regulations, N.J.A.C. 17:27-1.1 et seq.; the Prevailing Wage Act, N.J.S.A. 34:11-56.25 et seq., and the implementing regulations for the Americans with Disabilities Act,

and,

WHEREAS, performance of the Emergency Repairs was necessary to protect public health, safety, and welfare and to ensure JCMUA's continued efficient operation,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Jersey City Municipal Utilities Authority as follows:

The recitals hereto are hereby incorporated herein as if set forth at length.

1. The recitals hereto are hereby incorporated herein as if set forth at length.
2. Based upon the foregoing, an emergency condition existed at 146 & 148 Westside Avenue that imminently threatened the health, safety, and welfare of the public. The declaration of an emergency, the Emergency Repairs, and the authorization of an emergency contract with Guarini are hereby ratified.

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

RESOLUTION

3. The Purchasing Agent is authorized and directed to issue a Purchase Order to Guarini in an amount not to exceed $45,433.52, in accordance with the Invoices.
4. This Resolution shall take effect immediately.

DATED: **MAY 28, 2026**

APPROVED AS TO LEGAL FORM

K. Mocco

KATIE MOCCO, ESQ.
GENERAL COUNSEL

APPROVED AS TO AVAILABILITY OF FUNDS

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

APPROVED

Lisa Domingues

LISA DOMINGUES
ACTING PURCHASING AGENT

	YES	NO	ABSENT	ABSTAIN
Chairperson Maureen Hulings	X			
Commissioner John Allen	X			
Commissioner Kathleen Hartye	X			
Commissioner Chris Gadsden	X			
Commissioner Lenora Brown	X			
First Alternate Commissioner Keshav Poddar				
Second Alternate Commissioner Ana Soto				

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE COMMISSIONERS PRESENT AT THE REGULAR MEETING OF THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY HELD ON MAY 28, 2026.

Kathleen Hartye

KATHLEEN HARTYE, SECRETARY

N.J. Division of Local Government Services

EMERGENCY PROCUREMENT REPORT

This report is to be filed by the contracting agent of the public agency with the Director of the Division of Local Government Services within 30 days of the date the emergency contract was issued. Please provide the necessary information to satisfactorily complete the report. Refer to the Instructions accompanying this form and the statutory and regulatory citations on the reverse of this form.

This form is designed to be completed using Microsoft Word; if not completed that way, please print it out.

1. Name of Public Agency:	Jersey City Municipal Utilities Authority		County:	Hudson
2. Date Emergency occurred:	4/2/26	Time emergency occurred:	2:00 PM	
3. Date emergency declared:	4/2/26	Time emergency declared:	2:00 PM	
4. Agency/department responsible for determining there was an emergency:		Engineering		
5. Name and title of the official in charge of that agency:		John Metro, Executive Director		

6. Describe the condition or circumstance pertaining to the emergency (attach additional sheets if necessary):

On April 2, 2026, JCMUA received a call from the homeowner at 150 Westside Avenue regarding water in the basement. Veolia responded and determined that the residents' water service line at 148 Westside Avenue was broken at the water main. The homeowner at 148 Westside Avenue refused to make the repairs, JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to make the repair. Guarini exposed the water service at 148 Westside Avenue to find that the service was not leaking, a further excavation revealed the issue existed at 146 Westside Avenue. JCMUA intends to invoice Veolia for the water service at 148 Westside Avenue and the homeowner at 146 Westside Avenue for the cost of the repair.

7. Name and title of the individual who determined the matter was an emergency and authorized award of contract(s):	Richard Haytas, Chief Engineer
8. The total (or estimated) cost of providing the goods or performing services was:	NTE $45,433.52

9. List the names the contractors/suppliers receiving 25% or more of the contracts awarded under the emergency:

William J. Guarini, Inc.

10. When was the notification reduced to writing and filed with the purchasing agent?	5/11/26
11. Has the public agency adopted a "chain of command" procedure pursuant to N.J.A.C.5:34-6.1?	YES

This report was completed by (name and title):	Richard Haytas, Chief Engineer
Name and Address of agency contact person:	Lisa Domingues, Acting Purchasing Agent
Signature: Lisa Domingues	Date: 5/20/26

Submit by mail or fax to:

Director, Division of Local Government Services
P.O. Box 803
Trenton, New Jersey 08625-0803
Fax: 609-633-6243

#3327354

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY EMERGENCY CONTRACT AUTHORIZATION FORM

Form to be retained by Albert Anderson, Q.P.A.

Tel (201) 432-4672 Email: a.anderson@jcmua.com

All emergency contracts must complete this form.

All purchase orders that exceed $6,000 must obtain a minimum of three (3) quotes unless circumstances prevent.

Description of Emergency:
On April 2, 2026, JCMUA received a call from the homeowner at 150 Westside Avenue regarding water in the basement. Veolia responded and determined that the residents' water service line at 148 Westside Avenue was broken at the water main. The homeowner at 148 Westside Avenue refused to make the repairs, JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to make the repair. Guarini exposed the water service at 148 Westside Avenue to find that the service was not leaking, a further excavation revealed the issue existed at 146 Westside Avenue. JCMUA intends to invoice Veolia for the water service at 148 Westside Avenue and the homeowner at 146 Westside Avenue for the cost of the repair.

Emergency Certification To Be Attached as Exhibit A

Quotations Received (please attach): N/A

Name:	Date:	Amount:
1.		
2.		
3.		

*** If multiple quotations were not obtained, please provide an explanation as to why:**
William J. Guarini, Inc., who was working in the area, mobilized and had the material readily available.

Authorizing Signatures:

Chief Engineer or designee — Date: 5/18/26

Executive Director or designee — Date

Qualified Purchasing Agent — Date: 5/21/26

Chair – Operations Committee — Date

Legal Counsel — Date

Outside Engineering Consultant — Date: 5/21/2026

- The QPA shall arrange for notice of this Emergency Contract award and a copy of this form to be placed in a prominent place on JCMUA's website.

#3327350

CERTIFICATION OF REQUEST FOR EMERGENCY PURCHASES

The undersigned department head (or his/her designee) certifies as follows:

1. Selected Vendor: William J. Guarini, Inc.

2. An emergency condition was determined to exist by the Engineering Department.

3. An emergency is defined as "a sudden or unexpected occurrence or condition calling for immediate action." This condition constitutes an emergency affecting the public health, safety, or welfare. Describe the actual or imminent emergency that exists and requires immediate action:
On April 2, 2026, JCMUA received a call from the homeowner at 150 Westside Avenue regarding water in the basement. Veolia responded and determined that the residents' water service line at 148 Westside Avenue was broken at the water main. The homeowner at 148 Westside Avenue refused to make the repairs, JCMUA Chief Engineer declared an emergency and contacted William J. Guarini, Inc. to make the repair. Guarini exposed the water service at 148 Westside Avenue to find that the service was not leaking, a further excavation revealed the issue existed at 146 Westside Avenue. JCMUA intends to invoice Veolia for the water service at 148 Westside Avenue and the homeowner at 146 Westside Avenue for the cost of the repair.

4. Describe how it affects the public health, safety, or welfare. Please list and detail the actual or potential impact to the public health, safety, or welfare expected to occur if immediate action is not taken: (attach additional sheets if necessary)

The water main service leak can cause the brick sewer to collapse on Westside Avenue, which will undermine existing utilities in the area (i.e. gas mains, electrical conduits, etc) and cause fire which would threaten the health, safety, and welfare of the citizens of Jersey City.

5. This emergency occurred on April 2, 2026 at 2:00 PM.

6. JCMUA first became aware of the emergency on April 2, 2026 at 2:00 P.M. after receiving a phone call from the homeowner.

JCMUA engaged the services of William J. Guarini, Inc. to perform the work.

7. Pursuant to N.J.A.C. 5: 34-6.1(a)(3), the need for the emergency purchase or services could not have been foreseen because:

The emergency was not known until the break occurred.

8. It is necessary to invoke the provisions of N.J.S.A. 40A:11-6 (emergency contracts) in order to obtain the immediate delivery of goods or the performance of service(s) describe in the attached requisition, #_____. Record the purchase order(s) issued and account number(s) used for this emergency:_____

9. The estimated cost of furnishing the goods or services(s) to abate the emergency is $50,000.00

Under no circumstances can the emergency purchasing procedure be used to enter a multi-year contract. Permission is requested for approval to issue a purchase order without the receipt of bids or solicitations, pursuant to the above cited statue, and corresponding rules, N.J.A.C. 5:34-6.1 et seq.

11. I have neither solicited nor accepted any gifts or items of value from any of the Contractors/Suppliers/Vendors selected for the performance of the emergency work necessary to abate the emergency described herein. A "gift" is anything that has monetary value which you obtain for less than "market value." A gift may include, but is not limited to, a gratuity, favor, discount, cash, gift certificate, gift card, entertainment, hospitality, loan, forbearance, or other item having monetary value. It also applies to services, training, transportation, travel, lodging, and meals. "Market value" is the retail price that a member of the general public would have to pay to purchase it.

    In the event that someone authorized to declare an emergency to initiate the emergency procurement procedure has received a gift from any of the Contractors/Suppliers/Vendors selected for the performance of the emergency work within the last year, please disclose the gift as an attachment hereto and the circumstances that gave rise to the solicitation and/or acceptance of the gift.

12. The responses to the foregoing statements are correct and complete to the best of my knowledge. I am aware that intentionally making a false statement or misrepresenting the facts subjects me to administrative disciplinary action.

Signature of Chief Engineer or designee

Richard Haytas
Print Name

Engineering
Department

Chief Engineer
Title

5/18/26
Date:

Executive Director or designee

John Metro
Print Name

Date:

Signature of QPA or designee

Lisa Domingues
Print Name

Purchasing
Department

Acting Purchasing Agent
Title

5/20/26
Date:

APPROVED AS TO LEGAL FORM ONLY

Katie Mocco, Esq.
General Counsel

#3327350

FOR CHIEF FINANCIAL OFFICER'S USE ONLY:

The maximum amount that may be expended under this emergency is not to exceed $45,433.52

Signature of Chief Financial Officer

John Folk

Print Name

Date: 5/20/26

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

4/14/2026	WG25452

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

APPROVED - RICH HAYTAS - 05/07/2026

P.O. Number		EX26-071 - 14...

	Job Site: 146 Westside Avenue, Jersey City Work Dates: 4/3/2026 and 4/17/2026 Job: Emergency Water Service		
	4/3/2026 Excavated to do water service main to meter. Veolia did tap and witnessed disconnect. Backfilled and asphalted. Restoration needed.		
	LABOR:		
8	1 - Foreman	95.33	762.64
2	1 - Foreman OT	143.00	286.00
8	1 - Operator	100.53	804.24
2	1 - Operator OT	150.80	301.60
16	2 - Driver	91.63	1,466.08
4	2 - Driver OT	137.45	549.80
24	3 - Laborer	90.78	2,178.72
6	3 - Laborer OT	136.17	817.02
16	2 - Plumber	107.49	1,719.84
4	2 - Plumber OT	161.24	644.96
	Sub-total		9,530.90
	EQUIPMENT:		
10	1 - Cat 420 Rubber Tire Backhoe	108.00	1,080.00
10	1 - Utility Truck	90.00	900.00
10	1 - Tri-Axle Dump Truck	90.00	900.00

Subtotal	
Sales Tax (6.625%)	
Payments/Credits	

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

4/14/2026	WG25452

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

P.O. Number: EX26-071 - 14...

10	1 - Medium Dump Truck	66.00	660.00
10	1 - Small Dump Truck	54.00	540.00
10	1 - Pick Up Truck	42.00	420.00
10	1 - Plumbing Van	54.00	540.00
10	1 - Air Compressor 185	43.32	433.20
	Sub-total		5,473.20
0.01	1% Profit	5,473.20	54.73
	4/17/2026		
	Completed restoration.		
	LABOR:		
4	1 - Driver	91.63	366.52
8	2 - Laborer	90.78	726.24
	Sub-total		1,147.49
	EQUIPMENT:		
4	1 - Small Dump Truck	54.00	216.00
	Sub-total		216.00
0.01	1% Profit	216.00	2.16
	Sub-total		2.16
	MATERIAL:		
	Brent Material Company	3,243.50	3,243.50
	Strategic Rail Solutions	1,506.45	1,506.45
	Weldon Asphalt Company	538.50	538.50

Subtotal	
Sales Tax (6.625%)	
Payments/Credits	

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530 Fax 201-656-0293

INVOICE

4/14/2026	WG25452

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

P.O. Number

			EX26-071 - 14...
	SRM Concrete	548.50	548.50
	Sub-total		**5,836.95**
0.01	1% Profit	5,836.95	58.37

Subtotal	$22,265.07
Sales Tax (6.625%)	$0.00
Payments/Credits	$0.00
	$22,265.07

A monthly service charge of 1 1/2% will be added to accounts over 30 days. If collection costs are necessary, which includes but not limited to reasonable Attorney fees, filing fees and costs; the customer will be liable for all expenses.

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

4/14/2026	WG25451

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

APPROVED - RICH HAYTAS - 05/07/2026

P.O. Number		EX26-068 - 14...

	Job Site: 148 Westside Avenue, Jersey City Work Dates: 4/3/2026 and 4/17/2026 Job: Emergency Water Service PURCHASE ORDER NO 26-00508 4/3/2026 Excavated to do service from main to meter. We noticed neighbors property still had issue so be brought in 2nd crew to do that service as well. Veolia did tap and witnessed disconnect. We backfilled and asphalted. Restoration needed. LABOR:		
8	1 - Foreman	95.33	762.64
2	1 - Foreman OT	143.00	286.00
8	1 - Operator	100.53	804.24
2	1 - Operator OT	150.80	301.60
16	2 - Driver	91.63	1,466.08
4	2 - Driver OT	137.45	549.80
24	3 - Laborer	90.78	2,178.72
6	3 - Laborer OT	136.17	817.02
16	2 - Plumber	107.49	1,719.84
4	2 - Plumber OT	161.24	644.96
	Sub-total		9,530.90
	EQUIPMENT:		
10	1 - Cat 420 Rubber Tire Backhoe	108.00	1,080.00

Subtotal	
Sales Tax (6.625%)	
Payments/Credits	

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

4/14/2026	WG25451

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

P.O. Number | | EX26-068 - 14...

10	1 - Utility Truck	90.00	900.00
10	1 - Tri-Axle Dump Truck	90.00	900.00
10	1 - Small Dump Truck	54.00	540.00
10	1 - Pick Up Truck	42.00	420.00
10	1 - Plumbing Van	54.00	540.00
10	1 - Trench Box	42.52	425.20
10	1 - Air Compressor 185	43.32	433.20
	Sub-total		5,238.40
0.01	1% Profit	5,238.40	52.38
	4/17/2026		
	Completed restoration.		
	LABOR:		
4	1 - Driver	91.63	366.52
8	2 - Laborer	90.78	726.24
	Sub-total		1,145.14
	EQUIPMENT:		
4	1 - Small Dump Truck	54.00	216.00
	Sub-total		216.00
0.01	1% Profit	216.00	2.16
	Sub-total		2.16
	MATERIAL:		
	Brent Material Company	3,243.50	3,243.50

Subtotal	
Sales Tax (6.625%)	
Payments/Credits	

William J. Guarini, Inc.
430 Danforth Avenue
Jersey City, NJ 07305

LIC.#1162300

Phone 201-656-1530
Fax 201-656-0293

INVOICE

4/14/2026	WG25451

JCMUA
13-15 Linden Avenue East
Jersey City, NJ 07305

		P.O. Number		EX26-068 - 14...
	Strategic Rail Solutions		1,672.69	1,672.69
	Weldon Asphalt Company		421.00	421.00
	SRM Concrete		379.00	379.00
	JCMUA Flaggers		1,250.00	1,250.00
	Sub-total			6,966.19
0.01	1% Profit		6,966.19	69.66

Subtotal	$23,168.45
Sales Tax (6.625%)	$0.00
Payments/Credits	$0.00
	$23,168.45

A monthly service charge of 1 1/2% will be added to accounts over 30 days. If collection costs are necessary, which includes but not limited to reasonable Attorney fees, filing fees and costs; the customer will be liable for all expenses.

Outlook

Fw: 148 West Side Ave

From Richard Haytas <r.haytas@jcmua.com>

Date Thu 4/2/2026 8:53 PM

To Maureen Hulings <MHulings@connellfoley.com>; John Folk <j.folk@jcmua.com>; Lisa Domingues <l.domingues@jcmua.com>; John Metro <j.metro@jcmua.com>; Katie Mocco <k.mocco@jcmua.com>

1 attachment (5 KB)

148 West Side Ave.eml;

Good Evening

Please be advised that the JCMUA received a call from the property owner of 150 Westside Avenue regarding water in his basement.(See attached email)

Veolia responded and determined that the residents water service at 148 Westside Avenue is broke causing water to infiltrate into surrounding properties

Since the property owner of 148 Westside Avenue refused to make repairs and a hazardous condition exists for multiple residents the MUA engaged the services of Guarini to make the required repairs and the homeowner will be invoiced for the repair

A cost estimate of 20k is presented

Guarini will be responding tomorrow morning to make the repair

Should you have any questions please contact me

Get Outlook for iOS

Get Outlook for iOS

Outlook

[Draft] 148 West Side Ave

From Carlos Tapia <tapiacarlos28@gmail.com>
Draft saved Tue 5/19/2026 8:53 AM
To Richard Haytas <r.haytas@jcmua.com>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

[You don't often get email from tapiacarlos28@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Subject: Urgent — Water Leak at 150 West Side Ave (Request for Assistance)

Good afternoon, Rich —

I apologize for contacting you over the holiday weekend, but I have an urgent situation at my newly renovated house at 150 West Side Ave.

Yesterday morning I arrived at the property and discovered approximately one foot of standing water in the basement. I immediately shut off the water at the meter, called a plumber, and together we checked the house for internal leaks. Finding none, we pumped out the water and planned to reassess the next day.

Today the water level was the same or higher. We began cutting openings in the sheetrock to locate the source and observed water entering our house from the adjacent property (148 West Side Ave) at three points in the shared wall. I went to 148 West Side to notify the tenant, who provided the owner's phone number. I called the owner several times and left emergency messages but received no response.

Fearing damage to my new water heater and HVAC system, I contacted Veolia's emergency department. About 45 minutes later, an emergency Veolia inspector arrived and determined that the lead water main from the street tap to the house meter is failing and needs replacement.

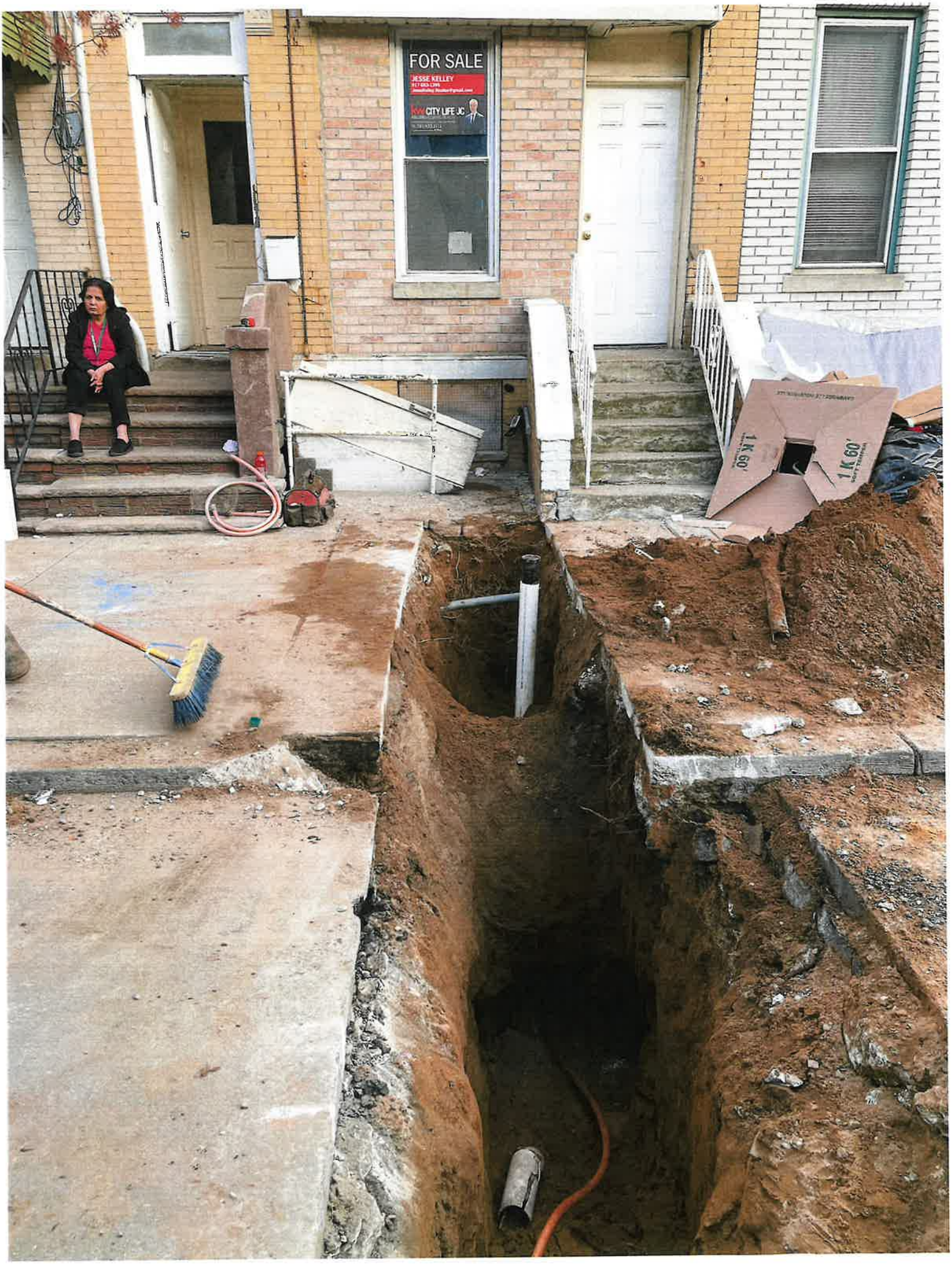
I tried contacting the homeowner again; a person who identified himself as a maintenance worker answered and said he could not help. When I warned that the city would intervene and bill the owner if the problem were not addressed, he replied that he did not care and implied the owner had ample funds.

I am reaching out to ask for your assistance to prevent further damage to my property. Any help you can provide or direction on next steps would be greatly appreciated. Please let me know if you need additional information.

Sincerely,

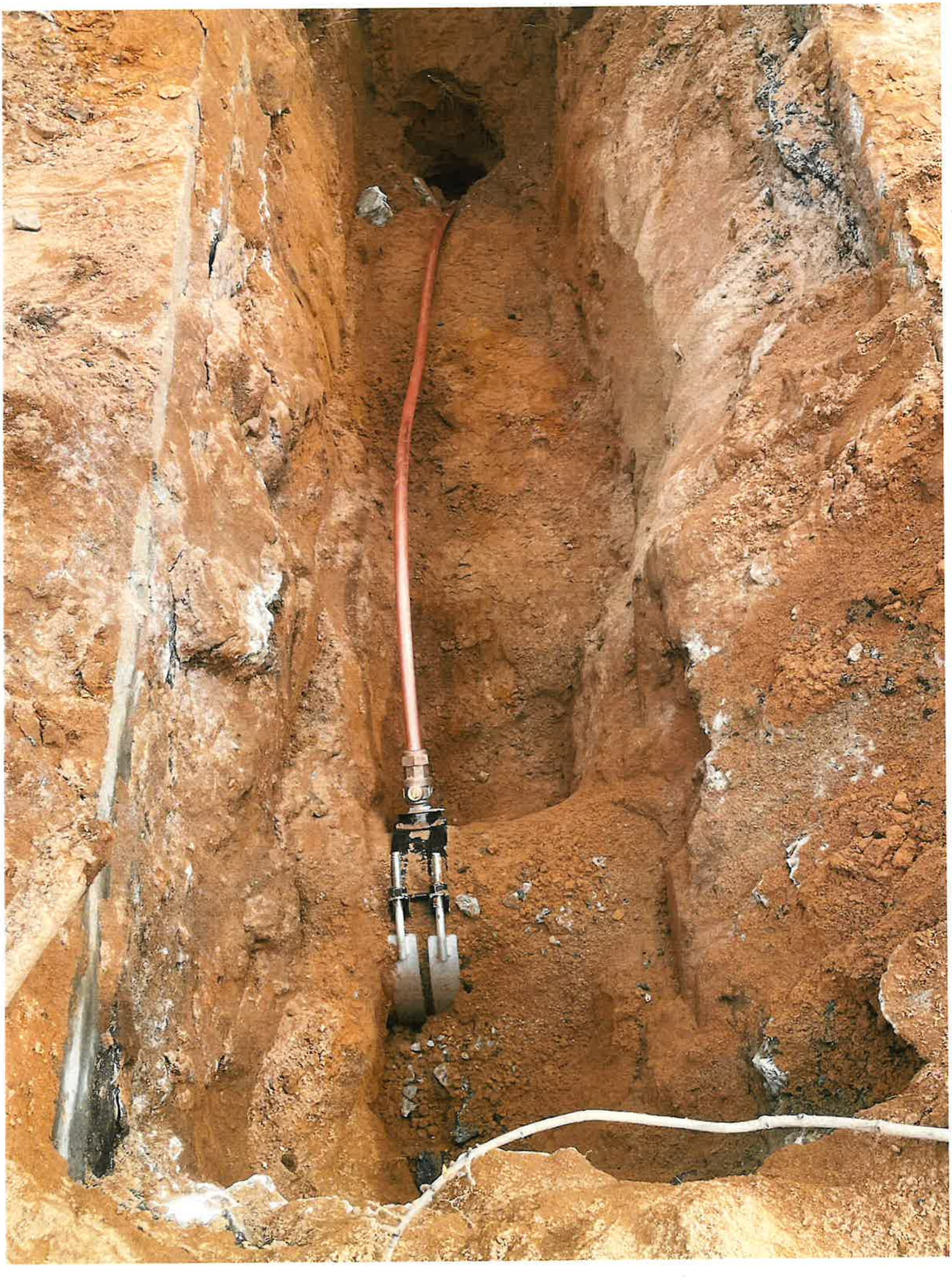
Carlos A. Tapia
Sent from my iPhone




FOR SALE
JESSE KELLEY
KW CITY LIFE JC
1 K 60'
1 K 60'








NO PARKING
7:30am - 9am
TUES. & FRI.