

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
October 1, 2025

ATTENDEES: Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Amy Herbold – late arrival Commissioner Charles Mullins Commissioner Donald Brown Joseph Garcia, Esq., Legal Counsel Stephen Cea, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Arlyn Agustin, Chief Financial Officer Patricia Ramirez, Director HCV/Sec. 8 Program Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Doreen Tucker, Director of Human Resources - ABSENT Luz Santana, Director of Compliance - ABSENT Trena Hinton, Director of Rece - ABSENT Sandy Santos Garcia, Director of Development – ABSENT Elizabeth Phillips-Lorenzo, Chief of Staff
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Call to Order

Chairman Jeffrey Dublin called the meeting of the Board of Commissioners of the Housing Authority of the City of Jersey City to order at 5:00 p.m. on Wednesday, October 1, 2025, in person. Executive Director Stephen Cea acknowledged that the necessary notices had been published/posted and established that a quorum was present whereupon the Pledge of Allegiance was conducted. Once done, the executive director announced a new commissioner who was appointed by the City of Jersey City and was sworn in by Legal Counsel Joseph Garcia at JCHA.

Public/Guest Participation

There were three Public Speakers – Monya Reydboym, Paulus Hook Resident (no show) – Terry Rodgers, HCVP Resident & Belinda Council, Holland Garden Resident

Items for Approval

The Chairman requested that the Executive Director read the resolutions on tonight's agenda.

The executive director requested a motion on Item #1, Resolution authorizing a “closed caucus” regarding personnel matters & litigation to be place at the end of the meeting or removed (not discussed). Chairman Jeffrey Dublin made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes.

The executive director requested a motion on Item #2, the “regular board minutes” held on September 3, 2025. Vice Chairman Shawn Prince made a motion and Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes. However, Commissioner Donald Brown abstain since she was not present at the previous board meeting.

The executive director then proceeded by requesting a motion to place Items #3 through #14 onto a consent agenda that he read for the record. Vice Chairman Shawn Prince made the motion and Commissioner Charles Mullins seconded the motion following roll call of yes votes. The executive director then asked if there were any questions/or concerns with any of the following board items that were read onto the record. Having no further questions/comments, the executive director requested a final motion on the consent agenda in which Chairman Jeffrey Dublin made a motion and Vice Chairman Shawn Prince seconded the motion with all voted in favor with a yes vote.

Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information ended.

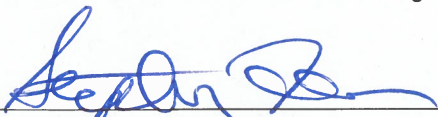
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – OCTOBER 1, 2025 REGULAR BOARD MEETING

- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF ADDITIONAL SECURITY CAMERAS AND EXTENSIONS OF FIBER.
- ITEM #5:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWN OF IRVINGTON FOR HOUSING CHOICE VOUCHER PROGRAM SUPPORT SERVICES SUBJECT TO NEGOTIATION OF A SERVICES AGREEMENT.
- ITEM #6:** CONFORMING RESOLUTION AUTHORIZING A LOAN FROM THE JERSEY CITY HOUSING AUTHORITY TO THE JCHA RISE FOUNDATION A NEW JERSEY NON-PROFIT CORPORATION AND APPROVING THE EXECUTION OF A PROMISSORY NOTE FOR THE REPAYMENT OF THE DEFEDERILIZED FUNDS.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR WORK RELATED TO THE NEW ENTRY GATE OPERATORS & ARMS AT CURRIES WOODS.
- ITEM #8:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S ALTERNATE FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2026.
- ITEM #9:** RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #10:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIVERSAL ELECTRIC MOTOR SERVICE, INC. FOR MOTOR AND ACCESSORIES REPAIR SERVICES "AS NEEDED" AT ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO FM GENERATOR INC FOR EMERGENCY GENERATOR SERVICE FOR VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #12:** RESOLUTION CONFIRMING THE INCREASE OF A CONTRACT TO BDO PHA FINANCE LLC TO PROVIDE PROFESSIONAL ACCOUNTING SERVICES.
- ITEM #13:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaS, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AT VARIOUS JCHA LOCATIONS FOR A PERIOD OF NINE (9) MONTHS AND/OR UP TO TWO (2) YEARS BASED ON THE AMENDED CONTRACT.

Adjournment

There being no further business to come before the Board of Commissioners, the executive director asked the chairman to adjourn the Board of Commissioners regular meeting at 5:26 p.m. "Closed Caucus" was not conducted.



Stephen Cea, Executive Director
Secretary to the Board