

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
APRIL 1, 2026

ATTENDEES:

Chairman, Jeffrey Dublin
Vice-Chairman, Shawn Prince
Commissioner Brenda Dawson
Commissioner Amy Herbold - **ABSENT**
Commissioner Charles Mullins
Commissioner Donald Brown
Commissioner Thomas Hurley
Joseph Garcia, Esq., Legal Counsel
Stephen Cea, Executive Director/Secretary to the Board
Carmen Carrillo, Assistant Secretary to the Board

Timisha Walcott, Acting Chief Financial Officer
Patricia Ramirez, Director HCV/Sec. 8 Program
Nehru Nadella, Director of IT
Kenneth Pinnock, Director of Purchasing/Deputy ED
Antoin Evans, Director of Asset Mgt. - **ABSENT**
Luz Santana, Director of Compliance - **ABSENT**
Trena Hinton, Director of Rece
Sandy Santos Garcia, Director of Development – **ABSENT**
Elizabeth Phillips-Lorenzo, Chief of Staff/Acting Director of HR

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, April 1, 2026, 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.

Public/Guest Participation

There were two Public Speakers & Two Guest Speakers: Nick Auriemma & Dwayne Tucker from BDO who are via zoom to provide explanation/answers to any questions regarding Resolution #14 – The approval of JCHA’s FY2026-27 Annual Budget & Mrs. Nitarsha Davis, Resident of Booker T. Washington & Belinda Council, Resident of Holland Gardens.

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 “closed board minutes” held on March 4, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Brenda Dawson seconded the motion following a roll call of yes votes.

The executive director requested a motion on Item #3, the “regular board minutes” held on March 4, 2026. Commissioner Donald Brown made a motion and Commissioner Brenda Dawson seconded the motion following a roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #4 through #14 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince 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 Vice Chairman Shawn Prince made a motion and Commissioner Brenda Dawson 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.

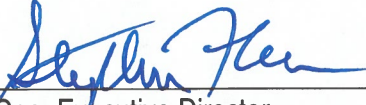
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin requested a motion to adjourn the meeting, Commissioner Thomas Hurley made the motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes.

BOARD RESOLUTIONS – APRIL 1, 2026 REGULAR BOARD MEETING

- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF APRIL 2026.
- ITEM #5:** RESOLUTION TO THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEAR.
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD MAINTENANCE IQ, INSPECTION IQ, CASE MANAGER AND ASPIRE PLUS MODULES ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #7:** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY HOUSING AUTHORIZING AND ADOPTING A POLICY FOR INTRA-PROJECT TRANSFERS.
- ITEM #8:** RESOLUTION CONFIRMING RE-AUTHORIZATION OF THE QUALIFIED PURCHASING AGENT OF THE JERSEY CITY HOUSING AUTHORITY (“JCHA”) TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2026 THROUGH MARCH 31, 2027.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN “AS NEEDED” BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO DUNCAN HARDWARE INC. FOR THE FURNISHING AND DELIVERY OF PLUMBING SUPPLIES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SHERWIN WILLIAMS FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #12:** RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE.
- ITEM #13:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH COMCAST OF JERSEY CITY FOR MAINTENANCE AND UPGRADES TO EXISTING CABLE COMMUNICATION SYSTEMS AT MARION GARDENS, HUDSON GARDENS, BOOKER T. WASHINGTON, CURRIES WOODS, RESURRECTION HOUSE, 69 STORMS, BERGEN COURT AND 242 BERGEN.
- ITEM #14:** RESOLUTION AUTHORIZING THE APPROVAL OF JCHA’S FY 2026-2027 ANNUAL BUDGET FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

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 5:46 p.m. "Closed Caucus" was held before the regular board meeting.

A handwritten signature in blue ink, appearing to read "Stephen Cea", written over a horizontal line.

Stephen Cea, Executive Director
Secretary to the Board