HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
OCTOBER 14, 2026

ATTENDEES:	
Chairman, Jeffrey Dublin	Timisha Walcott, Acting Chief Financial Officer
Vice-Chairman, Shawn Prince	Patricia Ramirez, Director HCV/Sec. 8 Program
Commissioner Brenda Dawson	Nehru Nadella, Director of IT
Commissioner Amy Herbold - **ABSENT**	Kenneth Pinnock, Director of Purchasing/Deputy ED
Commissioner Charles Mullins	Antoin Evans, Director of Asset Mgt.
Commissioner Donald Brown	Luz Santana, Director of Compliance - **ABSENT**
Commissioner Thomas Hurley	Trena Hinton, Director of Rece **- ABSENT**
Joseph Garcia, Esq., Legal Counsel	Sandy Santos Garcia, Director of Development – **ABSENT**
Stephen Cea, Executive Director/Secretary to the Board	Elizabeth Phillips-Lorenzo, Chief of Staff/Acting Director of HR
Carmen Carrillo, Assistant Secretary to the Board	

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 14, 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 no public speakers.

Items for Approval

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

The executive director requested a motion on Item #1, Resolution authorizing a "closed caucus" regarding personnel matters & litigation to be discussed or removed after the board. 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 caucus minutes" held on September 2, 2026, Chairman Jeffrey Dublin made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. Commissioner Amy Herbold was absent.

The executive director requested a motion on Item #3, the "regular board minutes" held on September 2, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes. Again, Commissioner Amy Herbold was absent.

The executive director then proceeded by requesting a motion to place Items #4 & #15 onto a consent agenda that he read for the record. Commissioner Donald Brown motion and Commissioner Thomas Hurley 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 Charles Mullins 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 a request to adjourn the regular board meeting: Commissioner Thomas Hurley motion & Commissioner Donald Brown seconded the motion following a roll call of yes votes.

BOARD RESOLUTIONS – OCTOBER 14, 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 OCTOBER 2026.

ITEM #5: RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES AND LS ENGINEERING ASSOCIATES CORP. FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS-NEEDED" BASIS.

ITEM #6: RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.

ITEM #7: RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2027 "SMALL AREA FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.

ITEM #8: RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY REPLACEMENT OF ROOF FANS AT BERRY GARDENS.

ITEM #9: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PROVIDE FULL MANAGEMENT AND ADMINISTRATION OF THE IRVINGTON HOUSING AUTHORITY'S HOUSING CHOICE VOUCHER AND FAMILY SELF-SUFFICIENCY PROGRAMS PURSUANT TO AN INTERGOVERNMENTAL SHARED SERVICES AGREEMENT.

ITEM #10: RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.

ITEM #11: RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

ITEM #12: RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaShr, Inc., FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR.

ITEM #13: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACQUIRE 242 BERGEN AVENUE (BERGEN COURT) AND 69 STORMS AVENUE (RESURRECTION HOUSE), SUBJECT TO REQUIRED FUNDING AND HUD APPROVALS.

ITEM #14: **RESOLUTION CONFIRMING JCHA'S CONTINUED PRACTICE OF SELLING DWIGHT STREET HOME PROPERTIES TO QUALIFIED RESIDENTS AT HALF THE FAIR MARKET VALUE.**

ITEM #15: **CONFIRMING RESOLUTION AUTHORIZING THE LIMITATION OF MEDICAL PLANS OFFERED TO EMPLOYEE UNDER THE NEW JERSEY STATE HEALTH BENEFITS PLAN.**

Adjournment

There being no further business to come before the Board of Commissioners, the chairman motion to adjourn the Board of Commissioners regular meeting at 5:30 p.m. "Closed Caucus" was not held.

Stephen Cea, Executive Director
Secretary to the Board