HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
AUGUST 5, 2026

ATTENDEES:	
Chairman, Jeffrey Dublin	Timisha Walcott, Acting Chief Financial Officer
Vice-Chairman, Shawn Prince - **ZOOM**	Patricia Ramirez, Director HCV/Sec. 8 Program
Commissioner Brenda Dawson	Nehru Nadella, Director of IT
Commissioner Amy Herbold	Kenneth Pinnock, Director of Purchasing/Deputy ED
Commissioner Charles Mullins	Antoin Evans, Director of Asset Mgt.
Commissioner Donald Brown - **ZOOM**	Luz Santana, Director of Compliance - **ABSENT**
Commissioner Thomas Hurley - **ZOOM**	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, August 5, 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 was one public/guest speaker who had signed up Monya Reydiboym, Paulus Hook Resident.

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 after the board. Chairman Jeffrey Dublin made a motion and Commissioner Amy Herbold 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 July 1, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. Commissioner Amy Herbold & Commissioner Thomas Hurley abstained since they were not present at the July board meeting.

The executive director requested a motion on Item #3, the "regular board minutes" held on July 1, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Brenda Dawson seconded the motion following a roll call of yes votes. Again, Commissioner Amy Herbold & Commissioner Thomas Hurley abstained since they were not present at the July board meeting.

The executive director then proceeded by requesting a motion to place Items #4 through #12 onto a consent agenda that he read for the record. Commissioner Amy Herbold 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. Chairman Jeffrey Dublin questions Item 8 & Commissioner Amy Herbold questioned Item 9 in which clarification was given by Executive Director Stephen Cea & Kenneth Pinnock, Deputy Executive Director.

Having no further questions/comments, the executive director requested a final motion on the consent agenda in which Commissioner Amy Herbold 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 motion to adjourn the board of commissioner regular meeting following a roll call of yes votes.

BOARD RESOLUTIONS – AUGUST 5, 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 AUGUST 2026.**

ITEM #5: **RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO F. MACCORMACK INC. FOR PROPERTY AND LIABILITY INSURANCE COVERAGE FOR 242 BERGEN COURT AND RESURRECTION HOUSE.**

ITEM #6: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PANORAMIC WINDOW & DOOR SYSTEMS FOR THE WINDOW REPLACEMENT AT 72-82 DANFORTH AVENUE.**

ITEM #7: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO APPLIANCE BROKERAGE LIMITED FOR THE FURNISHING AND DELIVERY OF MAJOR APPLIANCES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS.**

ITEM #8: **RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HERC RENTALS FOR EXTERNAL AIR CONDITION UNIT AT CURRIES WOODS, COMMUNITY REVITALIZATION CENTER AND BERRY GARDENS, 92 DANFORTH AVENUE FOR A PERIOD OF FOUR (4) MONTHS.**

ITEM #9: **RESOLUTION CONFIRMING THE AWARD OF AN INCREASE OF CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO RESIDENTS AT HOLLAND GARDENS.**

ITEM #10: **RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO T-MOBILE CELLULAR SERVICE.**

ITEM #11: **RESOLUTION AUTHORIZING THE ADOPTION OF FY2026 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.**

ITEM #12: **RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM FOR PLUMBING, HVAC, AND SEWER MAINTENANCE SERVICES "AS NEEDED" TO WILLIAM J. GUARINI INC. FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR.**

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 held after.

Stephen Cea, Executive Director
Secretary to the Board