

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JULY 2, 2025**

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Charles Mullins 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 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, July 2, 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.

Public/Guest Participation

Telissa Dowling, Former JCHA employee – no show
Barbara Wise, Curries Woods Resident
Zack Aziz, JCHA employee

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 Vice Chairman Shawn Prince 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 June 4, 2025. Chairman Jeffrey Dublin made a motion and Vice Chairman Shawn Prince seconded the motion following a roll call of yes votes. However, Commissioner Amy Herbold abstained since she was not present at the June 4th board of commissioner regular meeting.

The executive director then proceeded by requesting a motion to place Items #3 through #11 onto a consent agenda that he read for the record. Commissioner Hector Fuentes 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 Commissioner Amy Herbold 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 Commissioner Hector Fuentes seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – JULY 2, 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 JULY 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND BAYONNE HOUSING AUTHORITY (BHA) TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) IN CONNECTION WITH JCHA OWNED UNITS FOR A PERIOD OF ONE YEAR.
- ITEM #5:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO CERTIFIED DEVELOPER RESPONDENTS INTERESTED IN PARTNERING WITH THE JCHA TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH AUTHORITY, SUBJECT TO NEGOTIATION OF A DEVELOPMENT AGREEMENT.
- ITEM #8:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY ELECTRICAL WORK AT MONTGOMERY GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO GLOBAL MONTELLO GROUP CORP FOR FURNISHING AND DELIVERY OF #2 FUEL OIL AT MARION GARDENS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR.
- ITEM #10:** RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO BUGGIN OUT PEST CONTROL FOR PEST CONTROL SERVICES FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) ONE (1) YEAR INCREMENTS.
- ITEM #11:** RESOLUTION AUTHORIZING RECE TO SUBMIT AN APPLICATION TO DCA FOR THE CONNECT PILOT GRANT, TO PROVIDE FUNDING FOR RESIDENT DIGITAL OPPORTUNITY FOR THE PERIOD OF TWO (2) YEARS.

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 5:20 p.m. "Closed Caucus" was conducted after.



Stephen Cea, Executive Director
Secretary to the Board