

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JANUARY 7, 2025**

ATTENDEES:

Chairman, Jeffrey Dublin
Vice-Chairman, Shawn Prince
Commissioner Brenda Dawson
Commissioner Amy Herbold
Commissioner Charles Mullins
Commissioner Donald Brown - **Zoom Link**
Commissioner Thomas Hurley
Joseph Garcia, Esq., Legal Counsel – **Zoom Link**
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.
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

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, January 7, 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. At that time, Executive Director Stephen Cea announced a new commissioner, Thomas Hurley who was appointed by the mayor of the City of Jersey City. Mr. Thomas Hurley is to be sworn in at this meeting by Legal Counsel Joseph Garcia.

Public/Guest Participation

There was one Public Speaker – Eureka Reese, Curries Woods 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 placed 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 December 3, 2025. Chairman Jeffrey Dublin made a motion and Vice Chairman Shawn Prince seconded the motion following a roll call of yes votes. However, Commissioner Thomas Hurley abstained since he was not present at the previous board meeting.

The executive director then proceeded by requesting a motion to place Items #3 through #9 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin made the motion and Commissioner Brenda Dawson 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.

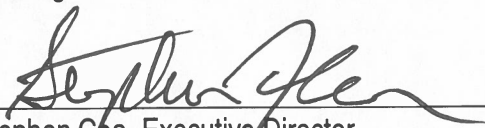
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin made the motion and Commissioner Charles Mullins seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – JANUARY 7, 2026 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 JANUARY 2026.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS Inc., FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #5:** RESOLUTION AUTHORIZING AN INCREASE TO CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORP. FOR THE PHYSICAL NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA SITES.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO ARCHITECTURAL HARDWARE FOR THE FURNISHING AND INSTALLATION OF DOOR HARDWARE AT 69 STORMS AVENUE.
- ITEM #7:** RESOLUTION CONFIRMING OF JCHA'S CY 2026 OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #8:** RESOLUTION CONFIRMING THE ADOPTION OF A POLICY TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) ON A BIENNIAL BASIS FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #9:** RESOLUTION CONFIRMING THE DAY AFTER CHRISTMAS AS AN OFFICIAL HOLIDAY PER THE PRESIDENT'S EXECUTIVE ORDER FOR CALENDAR YEAR 2025.

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 5:21 p.m. "Closed Caucus" was held prior to the regular board meeting.



Stephen Cea, Executive Director
Secretary to the Board