HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JULY 1, 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 - **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 - **ABSENT**	Trena Hinton, Director of Rece - **ABSENT**
Joseph Garcia, Esq., Legal Counsel – **ZOOM**	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, July 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 no public/guest speakers who had signed up. However, at the meeting Belinda Council resident of Holland Gardens requested to speak before the board.

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. Commissioner Donald Brown made a motion and Commissioner Brenda Dawson seconded the motion following a roll call of yes votes. Commissioner Amy Herbold was not present.

The executive director requested a motion on Item #2, the "regular board minutes" held on June 3, 2026. Commissioner Donald Brown made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. Again, Commissioner Amy Herbold was absent and Chairman Jeffrey Dublin abstained since he was not present at the June board meeting.

The executive director then proceeded by requesting a motion to place Items #3 through #7 onto a consent agenda that he read for the record. Commissioner Donald Brown 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. Chairman Jeffrey Dublin questions Item 6 & Item 7 in which clarification was given by Executive Director Stephen Cea & Nehru Nudella, Director of IT.

Having no further questions/comments, the executive director requested a final motion on the consent agenda in which Commissioner Charles Mullins made a motion and Commissioner Donald Brown 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. Commissioner Donald Brown made a motion to adjourn the meeting and Commissioner Charles Mullins seconded the motion following a roll call of yes votes.

BOARD RESOLUTIONS – JULY 1, 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 JULY 2026.**

ITEM #4: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BAI LAR INTERIOR SERVICE INC. FOR THE FURNISHING AND INSTALLATION OF BLINDS AT BERRY GARDENS BUILDING B (92 DANFORTH AVENUE).**

ITEM #5: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO USC BUILDING COMMISSIONING SERVICES FOR STAIRWELL PRESSURIZATION TESTING AT BERRY GARDENS, THOMAS J. STEWART APARTMENTS, AND WEBB APARTMENTS.**

ITEM #6: **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FURNISHING AND INSTALLATION OF SECURITY CAMERAS FOR TJ STEWART APARTMENTS.**

ITEM #7: **RESOLUTION RESCINDING THE PREVIOUSLY ADOPTED RESOLUTION #4 OF 12-3-2025 REGARDING THE SUBSTITUTION OF A PROJECT BASED VOUCHER AWARD TO RAD PROJECT BASED VOUCHERS UNDER THE RESTORE REBUILD PROGRAM.**

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/was not held after.

Stephen Cea, Executive Director
Secretary to the Board