

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
SEPTEMBER 2, 2026**

ATTENDEES:

Chairman, Jeffrey Dublin
Vice-Chairman, Shawn Prince
Commissioner Brenda Dawson
Commissioner Amy Herbold - **ABSENT**
Commissioner Charles Mullins
Commissioner Donald Brown – **LATE ARRIVAL**
Commissioner Thomas Hurley
Joseph Garcia, Esq., Legal Counsel
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.
Luz Santana, Director of Compliance - **ABSENT**
Trena Hinton, Director of Rece - **ABSENT**
Sandy Santos Garcia, Director of Development – **ABSENT**
Elizabeth Phillips-Lorenzo, Chief of Staff/Acting Director of HR

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, September 2, 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 tonight's 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 Brenda Dawson 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 August 5, 2026. Commissioner Charles Mullins made a motion and Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes. Commissioner Amy Herbold was absent & Commissioner Donald Brown had a late arrival.

The executive director requested a motion on Item #3, the "regular board minutes" held on August 5, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. Again, Commissioner Amy Herbold was absent & Commissioner Donald Brown had a late arrival.

The executive director then proceeded by requesting a motion to place Items #4 & #5 onto a consent agenda that he read for the record. Commissioner Thomas Hurley motion and Chairman Jeffrey Dublin 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 Chairman Jeffrey Dublin 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 made a motion to change the date of the regular board meeting from October 7th to October 14, 2026, Commissioner Thomas Hurley seconded the motion with all in favor of yes votes.

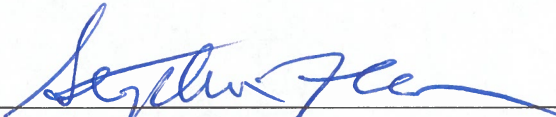
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin made a motion to adjourn the regular board meeting and Commissioner Thomas Hurley seconded the motion following a roll call of yes votes.

BOARD RESOLUTIONS – SEPTEMBER 2, 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 SEPTEMBER 2026.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER & MACHINERY INSURANCE.

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