

AGENDA ITEM#	2
BOARD MEETING DATE	2/4/2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
JANUARY 7, 2026**

WHEREAS, the Board of Commissioners held a Regular Meeting on January 7, 2026; and,

WHEREAS, the minutes of the Meeting must be presented to the Board of Commissioners for approval; and

WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the January 7, 2026, Board of Commissioners Meeting are approved.

DATED: February 4, 2026

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson					✓	
A. Herbold			✓			
T. Hurley	✓		✓			
C. Mullins			✓			
S. Prince			✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of February 4, 2026, in the presence of a legally binding quorum.



 Stephen Gea
 Executive Director/Secretary

SEAL

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

<p>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</p>	<p>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</p>
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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, 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 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 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 not held.



Stephen Cea, Executive Director
Secretary to the Board