

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
JUNE 3, 2026

ATTENDEES:

Chairman, Jeffrey Dublin - **ABSENT**
Vice-Chairman, Shawn Prince
Commissioner Brenda Dawson
Commissioner Amy Herbold - **ABSENT**
Commissioner Charles Mullins
Commissioner Donald Brown
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

Vice Chairman Shawn Prince 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, June 3, 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

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 removed. Vice Chairman Shawn Prince made a motion and Commissioner Charles Mullins 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 "closed board minutes" held on May 13, 2026. Vice Chairman Shawn Prince made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes. Commissioner Amy Herbold was not present.

The executive director requested a motion on Item #3, the "regular / re-organization board minutes" held on May 13, 2026. Vice Chairman Shawn Prince made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes. Again, Commissioner Amy Herbold was not present.

The executive director then proceeded by requesting a motion to place Items #4 through #8 onto a consent agenda that he read for the record. Commissioner Donald Brown motion and 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.

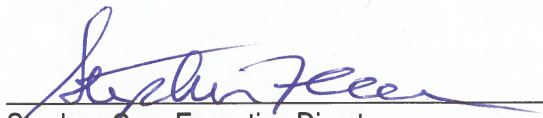
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Vice Chairman Shawn Prince made a motion to adjourn the meeting and Commissioner Charles Mullins seconded the motion following a roll call of yes votes.

BOARD RESOLUTIONS – JUNE 3, 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 JUNE 2026.
- ITEM #5:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIQUE GLASS & DOORS LLC FOR GLASS REPLACEMENT AND RELATED SERVICES FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- 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 CONFIRMING 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 #8:** RESOLUTION CONFIRMING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION WITH THE HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM.

Adjournment

There being no further business to come before the Board of Commissioners, the vice chairman motion to adjourn the Board of Commissioners regular meeting at 5:05 p.m. "Closed Caucus" was not held.



Stephen Cea, Executive Director
Secretary to the Board