

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
NOVEMBER 12, 2025**

ATTENDEES: Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Amy Herbold – VIA CONF. CALL Commissioner Charles Mullins Commissioner Donald Brown Joseph Garcia, Esq., Legal Counsel – VIA CONF. CALL 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 - ABSENT Sandy Santos Garcia, Director of Development – ABSENT Elizabeth Phillips-Lorenzo, Chief of Staff
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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, November 12, 2025, 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 two Public Speakers – Monya Reydiyboym, Paulus Hook Resident – Melissa Bonilla Williams, 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 Commissioner Donald Brown 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 October 1, 2025. Chairman Jeffrey Dublin made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #3 through #22 onto a consent agenda that he read for the record. Vice Chairman Shawn Prince made the motion and Commissioner Donald Brown 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 Vice Chairman Shawn Prince seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – NOVEMBER 12, 2025 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 NOVEMBER 2025.
- ITEM #4:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO UNITED RENTALS INC. FOR VARIOUS EQUIPMENT RENTAL FOR ALL JCHA DEVELOPMENTS FOR PERIOD OF TWO (2) YEARS.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO VAN DINE'S MOTORS INC. FOR FURNISHING AND INSTALLATION OF SNOWPLOW EQUIPMENT ON TWO JCHA VEHICLES.
- ITEM #6:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 8 VOUCHERS UNDER THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACCEPT AN AWARD FROM THE CITY OF JERSEY CITY TO CONTINUE ADMINISTER FUNDING UNDER THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS "HOPWA".
- ITEM #8:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY AUTHORIZING ADOPTING THE EMPLOYEE HOUSING PREFERENCE POLICY.
- ITEM #9:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO TOY FACTORY LLC UNDER THE RESTORE-REBUILD PROGRAM TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH TO RAD AUTHORITY SUBJECT TO A NEGOTIATED DEVELOPMENT AGREEMENT.
- ITEM #10:** RESOLUTION AUTHORIZING THE RENEWAL OF A SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #11:** RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF- SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REMOVAL & REPLACEMENT OF WATER SERVICE AT BERRY GARDENS, 92 DANFORTH AVENUE.
- ITEM #13:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY REPLACEMENT OF DOMESTIC HOT WATER HEATERS AT BOOKER T. WASHINGTON APTS.
- ITEM #14:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) RENO & CAVANAUGH, PLLC 2) McMANIMON SCOTLAND BAUMANN, LLC 3) RAINONE COUGHLIN MINCHELLO, AND 4) CONVERGENT LAW FOR LEGAL SERVICES AS REVITALIZATION COUNSEL.
- ITEM #15:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO 1) CONVERGENT LAW, LLC 2) RAINONE, COUGHLIN, MINCHELLO AND 3) TRENK ISABEL SIDDIQI SHAHDANIAN FOR LEGAL SERVICES AS DEVELOPMENT COUNSEL.
- ITEM #16:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO (1) RUDERMAN & ROTH, LLC, (2) RAINONE COUGHLIN MINCHELLO, AND (3) CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, ASSOCIATES FOR LEGAL SERVICE AS LABOR AND EMPLOYMENT COUNSEL.
- ITEM #17:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOBEL, HAN & CANNON FOR LEGAL SERVICES: TENANCY COUNSEL.

- ITEM #18:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CLEARY, GIACOBBE, ALFIERI, JACOBS FOR LEGAL SERVICES: GENERAL COUNSEL.
- ITEM #19:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO CONCENTRA FOR PRE-EMPLOYMENT PHYSICAL EXAMINATIONS AND SPECIAL NEEDS TESTING FOR A ONE-YEAR PERIOD.
- ITEM #20:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO T.J. FALVO MECHANICAL, INC. AND SURACH ELECTRICAL CONTRACTORS LLC FOR THE REPLACEMENT OF PTAC UNITS AT WEBB APARTMENTS.
- ITEM #21:** RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO USA GENERAL CONTRACTORS FOR ROOF REPAIR & MAINTENANCE SERVICE, "AS NEEDED" FOR ALL JCHA DEVELOPMENTS.
- ITEM #22:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO CONTRACT WITH EB EMPLOYEE SOLUTIONS, LLC, DBA AS THE DIFFERENCE CARD TO PROVIDE HEALTH REIMBURSEMENT ACCOUNT "HRA" SERVICES.

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 5:30 p.m. "Closed Caucus" was not conducted.



Stephen Cea, Executive Director
Secretary to the Board