

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
DECEMBER 3, 2025**

ATTENDEES:

Chairman, Jeffrey Dublin
Vice-Chairman, Shawn Prince – **CONF. CALL**
Commissioner Brenda Dawson
Commissioner Amy Herbold – **CONF. CALL**
Commissioner Charles Mullins
Commissioner Donald Brown
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.
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

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, December 3, 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 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 placed 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 November 12, 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 #8 onto a consent agenda that he read for the record. Commissioner Donald Brown made the motion and Commissioner Charles Mullins 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 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.

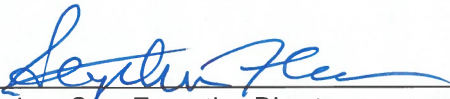
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin made the motion and Commissioner Charles Mullins seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – DECEMBER 3, 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 DECEMBER 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE SUBSTITUTION OF A PROJECT BASED VOUCHER AWARD TO RAD PROJECT BASED VOUCHERS UNDER THE RESTORE REBUILD PROGRAM.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC TO UPGRADE AND TRANSFER ON-PREMISES VOIP SYSTEM TO CISCO CLOUD CALLING SOLUTION.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO HEWLETT PACKARD TECHNOLOGY SOLUTIONS TO PROVIDE NETWORK SWITCHES FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO EAST COAST SALT DISTRIBUTORS FOR FURNISHING AND DELIVERY OF ICE MATERIALS FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS, ONE (1) YEAR INCREMENTS.
- ITEM #8:** RESOLUTION AUTHORIZING APPROVAL OF THE JCHA'S 2026 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.

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 5:15 p.m. "Closed Caucus" was not conducted.



Stephen Cea, Executive Director
Secretary to the Board