

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
FEBRUARY 4, 2025**

ATTENDEES: Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson - ABSENT Commissioner Amy Herbold 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 Sandy Santos Garcia, Director of Development – ABSENT Elizabeth Phillips-Lorenzo, Chief of Staff/Acting Director of HR
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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, February 4, 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 place at the end of the meeting or removed (not discussed). Chairman Jeffrey Dublin made a motion and Commissioner Thomas Hurley 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 January 7, 2026. Commissioner Thomas Hurley made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #3 through #6 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin 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 Commissioner Amy Herbold 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 Donald Brown seconded the motion with all in favor of yes votes.

BOARD RESOLUTIONS – FEBRUARY 4, 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 FEBRUARY 2026.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH CARAHSOFT TECHNOLOGY CORP., FOR CROWDSTRIKE ENDPOINT ANTIVIRUS SECURITY SOFTWARE, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8).
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NATIONAL CREDIT REPORTING TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.
- ITEM #6:** RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 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 held after the regular board meeting.



Stephen Cea, Executive Director
Secretary to the Board