

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

ATTENDEES: Chairman, Jeffrey Dublin 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 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, March 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 was one Public Speakers: Thelma Wright, Resident @ Booker T. Washington.

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 "closed board minutes" held on February 4, 2026. Vice Chairman Shawn Prince made a motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. However, Commissioner Brenda Dawson abstain since she was out at the last board meeting.

The executive director requested a motion on Item #3, the "regular board minutes" held on February 4, 2026. Chairman Jeffrey Dublin made a motion and Commissioner Donald Brown seconded the motion following a roll call of yes votes. Again, Commissioner Brenda Dawson abstain since she was out at the last board meeting.

The executive director then proceeded by requesting a motion to place Items #4 through #15 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin 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. At that point Chairman Jeffrey Dublin questioned Item #15 Contract for 304 PBV Units at the Kingsbury Project in Trenton, NJ. Will it be a challenge to take on/manage the new site? Steve explained that it will not be an issue since we have a RAD manager Flor Pineda handling those. 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 Brenda Dawson 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.

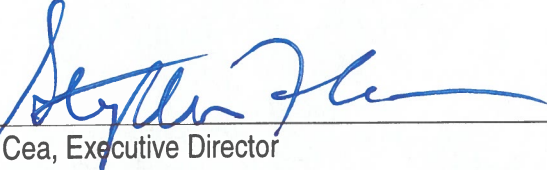
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting. Chairman Jeffrey Dublin made the motion to adjourn the meeting and enter into closed caucus meeting.

BOARD RESOLUTIONS – MARCH 4, 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 MARCH 2026.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY PIPE REPLACEMENT TO RESTORE HEAT TO BUILDINGS 6 THROUGH 10 AT MARION GARDENS.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF AN INCREASE OF CONTRACT TO WILLIAM J. GUARINI INC. FOR PLUMBING, HVAC, AND SEWER MAINTENANCE SERVICES "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR.
- ITEM #7:** RESOLUTION AUTHORIZING RESCINDING THE AWARD TO GENESIS COMPANIES AND METROPOLITAN REAL ESTATE DEVELOPMENT, LLC AS DEVELOPER OF MONTGOMERY FAMILY PHASE II.
- ITEM #8:** RESOLUTION CONFIRMING THE INCREASE OF CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR ELECTRICAL REPAIR SERVICES "ON DEMAND" AT ALL JCHA DEVELOPMENTS WITH AN OPTION FOR AN ADDITIONAL YEAR.
- ITEM #9:** RESOLUTION TO AWARD OF A CONTRACT TO SELECTIVE INSURANCE FOR FLOOD INSURANCE COVERAGE FOR A ONE (1) YEAR PERIOD 04/29/2026 – 04/29/2027.
- ITEM #10:** RESOLUTION CONFIRMING AN INCREASE TO THE CONTRACT MAXIMUM TO WILLIAM J. GUARINI INC. FOR BOILER REPLACEMENT AT 199 OCEAN AVENUE.
- ITEM #11:** RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.
- ITEM #12:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR EMERGENCY TEMPORARY BOILERS TO SUPPLY HEAT TO RESIDENTS AT HOLLAND GARDENS.
- ITEM #13:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RHYNOPAC INC. FOR THE FURNISHING AND DELIVERY OF TRASH BAGS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL (2) ONE (1) YEAR INCREMENTS.
- ITEM #14:** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT NSPIRE INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM.
- ITEM #15:** RESOLUTION ADOPTING A POLICY FOR PROJECT-BASED VOUCHER (PBV) CONTRACTS OUTSIDE THE JCHA'S JURISDICTION AND RATIFYING THE EXECUTION OF A PBV HAP CONTRACT FOR 304 PBV UNITS AT THE KINGSBURY PROJECT IN TRENTON, NEW JERSEY.

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 held after the regular board meeting.



Stephen Cea, Executive Director
Secretary to the Board