

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY BOARD OF COMMISSIONERS MEETING MINUTES

January 8, 2025

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Charles Mullins Joseph Garcia, Esq., Legal Counsel – Conference Call Stephen Cea, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board	Arlyn Agustin, Chief Financial Officer Patricia Ramirez, Director HCV/Sec. 8 Program Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional 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 5:03 p.m. on Wednesday, January 8, 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

Telissa Dowling, FSS/JCHA Employee & Lekendrick Shaw, Paulus Hook Resident, NO SHOW

Items for Approval

The Chairman requested that the Executive Director read the resolutions on tonights' 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. Vice Chairman Shawn Prince made a motion and Chairman Jeffrey Dublin seconded the motion following a roll call of yes votes not to conduct "closed caucus".

The executive director requested a motion on Item #2, the "regular board minutes" held on December 18, 2024. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince seconded the motion following a roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #3 through #13 onto a consent agenda that he read for the record. Vice Chairman Shawn Prince made the motion and Commissioner Hector Fuentes 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 the motion and Commissioner Hector Fuentes seconded the motion with all in favor of yes votes.

Executive Director Stephen Cea was asked to review Matters of Information by the Chairman. Once concluded, Matters of Information ended.

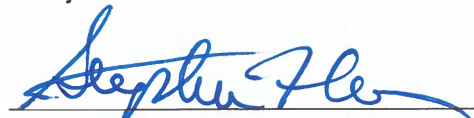
Chairman Jeffrey Dublin made a motion to end the regular board meeting Vice Chairman Shawn Prince made the motion and Hector Fuentes seconded the motion at which time all the other commissioners agreed to with a yes vote.

BOARD RESOLUTIONS – JANUARY 8, 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 JANUARY 2025.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS INC., FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR WORKERS COMPENSATION AND CYBER LIABILITY INSURANCE COVERAGE FOR A PERIOD OF TWO YEARS.
- ITEM #6:** CONSENT RESOLUTION AUTHORIZING THE SUBMITTAL OF A CALENDAR YEAR 2024 U.S. DEPARTMENT OF URBAN DEVELOPMENT SET-ASIDE SHORTFALL FUNDING APPLICATION FOR MAINSTREAM VOUCHERS UNDER THE JERSEY CITY HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO CERTIFIED DEVELOPER RESPONDENTS INTERESTED IN PARTNERING WITH THE JCHA TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH AUTHORITY, SUBJECT TO NEGOTIATION OF A DEVELOPMENT AGREEMENT.
- ITEM #8:** 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, 2024.
- ITEM #9:** RESOLUTION AUTHORIZING TO INCLUDE CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #10:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2024 CAPITAL FUND HIGH- RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED ACC AMENDMENTS TO HUD.
- ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO ALL VENDORS LISTED IN THIS RESOLUTION FOR VARIOUS MAINTENANCE, REPAIR, OPERATIONS "MRO" MATERIALS AND SERVICES FOR APARTMENT RENOVATIONS AT BOOKER T WASHINGTON APARTMENTS UTILIZING FUNDS AWARDED FROM FISCAL YEAR 24 CAPITAL FUND HIGH RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLE "HRST" GRANT APPLICATION.
- ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GARDEN STATE ENVIRONMENTAL FOR RIGHT TO KNOW & PEOSH COMPLIANCE AND TRAINING, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #13:** RESOLUTION AUTHORIZING PARTICIPATION IN THE TIERED-NETWORK INCENTIVE PROGRAM.

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 5:11 p.m. "Closed Caucus" was not conducted.



Stephen Cea, Executive Director
Secretary to the Board