

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

February 5, 2025

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold - ABSENT Commissioner Charles Mullins Joseph Garcia, Esq., Legal Counsel 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 5:02 p.m. on Wednesday, February 5, 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

No Public Participation

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. Vice Chairman Shawn Prince made a motion and Chairman Jeffrey Dublin 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 8, 2025. Vice Chairman Shawn Prince made the motion and Commissioner Brenda Dawson seconded the motion following a roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #3 through #9 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince 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 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.

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

BOARD RESOLUTIONS – FEBRUARY 5, 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 FEBRUARY 2025.
- ITEM #4: RESOLUTION ACCEPTING FUNDING FROM HUD'S COMMUNITY PROJECT FUNDING GRANT IN PARTNERSHIP WITH THE JERSEY CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES TO CONSTRUCT THE ADDITION OF A FOOD PANTRY TO THE COMMUNITY REVITALIZATION CENTER AT CURRIES WOODS.
- ITEM #5: RESOLUTION APPROVING A REVISED CERTIFICATE OF FUNDS FOR BLACKSTONE GROUP LLC FOR STAIRWELL REFURBISHMENT & REPLACEMENT AT MARION GARDENS & BOOKER T. WASHINGTON APTS.
- ITEM #6: RESOLUTION CONFIRMING AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC FOR EQUIPMENT FOR EMERGENCY REPAIRS TO HEAT & DOMESTIC HOT WATER SYSTEMS AT BOOKER T. WASHINGTON APTS., HUDSON GARDENS, HOLLAND GARDENS AND CURRIES WOODS.
- ITEM #7: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CROSSTOWN PLUMBING SUPPLY INC FOR THE FURNISHING & DELIVERY OF EMERGENCY DOMESTIC HOT WATER HEATERS FOR BOOKER T. WASHINGTON APTS. & HVAC SUPPLIES FOR CURRIES WOODS.
- ITEM #8: RESOLUTION CONFIRMING THE EXECUTION OF THE TERM OPTION CLAUSE TO D & S SAYLES CORPORATION.
- ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CINTAS CORPORATION FOR WORK UNIFORMS AND RELATED SERVICES FOR ELIGIBLE LIUNA LOCAL 55 AND HOUSING AUTHORITY SUPERVISOR'S UNION EMPLOYEES FOR A PERIOD OF THREE-YEARS WITH OPTION FOR AN ADDITIONAL TWO-YEAR PERIOD.

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 5:09 p.m. "Closed Caucus" was conducted thereafter.



Stephen Cea, Executive Director
Secretary to the Board