

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING MINUTES
MAY 7, 2024**

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold Commissioner Elizabeth Phillips-Lorenzo Gregory Randazzo, 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 - ABSENT Nehru Nadella, Director of IT - ABSENT 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 Sandy Santos Garcia, Director of Development - ABSENT
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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 6:10 p.m. on Tuesday, May 7, 2024, 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 Participation

Terri Rodgers, Curries Woods Resident – **NO-SHOW**
Belinda Council, Holland Gardens Resident

Items for Approval

The Chairman requested that the Executive Director read the resolutions on tonight's agenda.

The executive director requested a motion to remove Item #1, Resolution authorizing a "closed caucus" regarding personnel matters & litigation because "closed caucus" will not be discussed. Vice-Chairman Shawn Prince made a motion and Commissioner Elizabeth Phillips Lorenzo seconded the motion following a roll call of yes votes.

The executive director requested a motion on Item #2, the April 3, 2024, "regular board minutes. Chairman Jeffrey Dublin made the motion Vice-Chairman Shawn Prince seconded the motion following roll call of yes votes.

The executive director then proceeded by requesting a motion to place Items #3 thru 8 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 Chairman Jeffrey Dublin made the motion and Vice-Chairman Shawn Prince seconded the motion with all in favor of yes votes, thus the consent agenda was passed.

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

The executive director stated having no further questions, we will end the regular board meeting. Chairman Jeffrey Dublin made a motion and Commissioner Amy Herbold seconded the motion whereupon, everyone voted in favor "1", the regular board meeting was adjourned.

Once concluded with the regular board meeting, the Chairman then turn the meeting over to Executive Director Stephen Cea at 6:27 p.m. who commence the special re-organization meeting with a roll call and stating that the record should reflect that all Commissioners are present except for Commissioner Hector Fuentes who was absent. Executive Director Stephen Cea then requested a nomination for the election of the Board Chairperson. Vice-Chairman Shawn Prince nominated Jeffrey Dublin and Commissioner Amy Herbold seconded the nomination. The Executive Director asked if there were any other nominations? Having no further nominations, he called the roll with all in favor. The Executive Director congratulated him turning the meeting back over to the Chairman elect Jeffrey Dublin again. He then in return made a nomination for the Vice Chairperson of our Board of Commissioners. Commissioner Amy Herbold nominated Vice-Chairman Shawn Prince and Chairman Jeffrey Dublin seconded the nomination. With no further discussion and having no other nominations, the Chairman had the Executive Director call the roll on the nomination of Vice Chairman Shawn Prince congratulating him again.

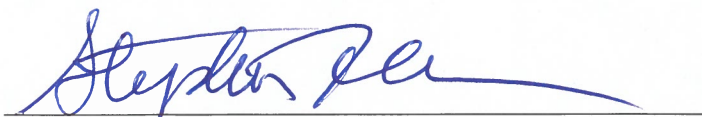
The Chairman stated having no further questions, they will not be returning to conduct any further business in the public portion of tonight's meeting.

BOARD RESOLUTIONS – MAY 7, 2024 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 MAY 2024.
- ITEM #4:** RESOLUTION RATIFYING THE ADOPTION OF FY2024 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #5:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO NATIONAL FENCE FOR THE MONTHLY RENTAL OF THE FENCE AND GATE AT MONTGOMERY GARDENS FOR A TWO (2) YEAR PERIOD.
- ITEM #6:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EXCELSIOR FOR THE BOILER DECENTRALIZATION AT MARION GARDENS.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE LLC.

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 6:26 p.m. The reorganization meeting commence at 6:26 and ended at 6:29 p.m.



Stephen Cea, Executive Director
Secretary to the Board