

**HOUSING AUTHORITY OF THE CITY OF JERSEY CITY  
BOARD OF COMMISSIONERS MEETING MINUTES  
JUNE 5, 2024**

**Attendees:**

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold - <b>ABSENT</b> 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 Nehru Nadella, Director of IT Kenneth Pinnock, Director of Purchasing Antoin Evans, Regional Director of Asset Mgt. Doreen Tucker, Director of Human Resources Luz Santana, Director of Compliance - <b>ABSENT</b> Trena Hinton, Director of Rece Sandy Santos Garcia, Director of Development - <b>ABSENT</b>
---	---

**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 6:00 p.m. on Wednesday, June 5, 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  
Soyna Coleman, Former 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 to remove Item #1, Resolution authorizing a "closed caucus" regarding personnel matters & litigation because "closed caucus" will not be 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, May 7, 2024, "regular/reorganization board minutes. Chairman Jeffrey Dublin made the motion Vice-Chairman Shawn Prince seconded the motion following roll call of yes votes. However, Commissioner Hector Fuentes abstained since he was absent at the May 7<sup>th</sup> board of commissioner's regular/reorganization meeting.

The executive director then proceeded by requesting a motion to place Items #3 thru 16 onto a consent agenda that he read for the record. Chairman Jeffrey Dublin 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 Vice-Chairman Shawn Prince made the motion and Commissioner Hector Fuentes 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. Commissioner Hector Fuentes made a motion and Vice-Chairman Shawn Prince seconded the motion whereupon, everyone voted in favor "I", the regular board meeting was adjourned.

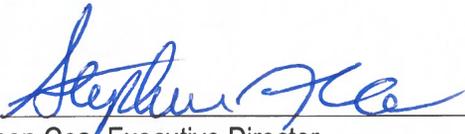
**BOARD RESOLUTIONS – JUNE 5, 2024 REGULAR BOARD MEETING**

- 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 JUNE 2024.
- ITEM #4: RESOLUTION CONFIRMING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #5: RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION WITH THE HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM.
- ITEM #6: RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #7: RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS.
- ITEM #8: RESOLUTION CONFIRMING AN AWARD OF A CONTRACT TO T-MOBILE CELLULAR SERVICE.
- ITEM #9: RESOLUTION CONFIRMING AN AWARD OF A AN EMERGENCY CONTRACT TO THYSSENKRUPP ELEVATOR CORPORATION FOR ELEVATOR REPAIR SERVICE AT 72-82 DANFORTH AVE., BERRY GARDENS.
- ITEM #10: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #11: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO INDEPENDENT HARDWARE, INC. FOR THE FURNISHING AND DELIVERY OF LOCKS & DOOR HARDWARE FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS IN ONE (1) YEAR INCREMENTS.
- ITEM #12: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PLUMBING SUPPLIES TO FERGUSON ENTERPRISE FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.
- ITEM #13: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF 254 BERGEN AVENUE.
- ITEM #14: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & COMPANY TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF ARLINGTON GARDENS.
- ITEM #15: RESOLUTION UPDATING THE SUBMISSION OF JCHA'S CY 2024 OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

ITEM #16: RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO POLCARI & CO. TO PERFORM A FISCAL AND COMPLIANCE AUDIT OF JERSEY CITY HOUSING AUTHORITY PROGRAMS FOR THE PERIOD 4/1/2023 – 3/31/2024.

**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 6:20 p.m. Closed caucus was not held.



---

Stephen Cea, Executive Director  
Secretary to the Board