

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

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes - ABSENT Commissioner Amy Herbold Commissioner Jennifer Moore - ABSENT 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 Luz Santana, Director of Compliance - ABSENT Trena Hinton, Director of Rece 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 6:07 p.m. on Wednesday, August 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

Terry Rodgers, Resident @ Curries Woods
Sonya Smith, Resident @ Curries Woods

Items for Approval

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

The executive director requested a motion to place Item #1, Resolution authorizing a "closed caucus" regarding personnel matters & litigation to the end of the meeting. 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 "regular board minutes" held on August 7, 2024. Chairman Jeffrey Dublin made the motion 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 #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 Vice Chairman Shawn Prince made the motion and Commissioner Amy Herbold 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.

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The executive director requested a motion on item 1 "closed caucus" which was placed at the end of the meeting. At that point, Chairman Jeffrey Dublin made a motion to conduct closed session and Commissioner Amy Herbold seconded the motion, following a roll call of yes votes.

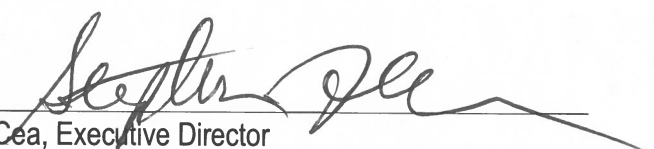
The executive director stated having no further questions, we will end the regular board meeting and go into closed session. Chairman Jeffrey Dublin made a motion and Commissioner Amy Herbold seconded the motion whereupon, everyone voted in favor "1", the regular board meeting was adjourned.

BOARD RESOLUTIONS – AUGUST 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 AUGUST 2024.
- ITEM #4:** RESOLUTION AUTHORIZING THE AWARD OF AN OPTION YEAR AND 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 ONE (1) YEAR.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR FIVE (5) YEARS MAINTENANCE OF JCHA VIDEO SURVEILLANCE SYSTEM (CCTV).
- ITEM #6:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO PEST SHOP SUPPLY FOR THE FURNISHING AND DELIVERY OF EXTERMINATING SUPPLIES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS.
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO USA GENERAL CONTRACTORS CORP FOR ROOF REPAIR & MAINTENANCE SERVICE "AS NEEDED" FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.
- ITEM #8:** RESOLUTION CONFIRMING HOLLAND GARDENS RESIDENT(S) RELOCATING WITH A TWO BEDROOM VOUCHER TO MOVE INTO ARLINGTON GARDENS AS HOLLAND GARDENS PREPARES FOR REVITALIZATION.

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 6:40 p.m. Closed caucus was held after.



Stephen Cea, Executive Director
Secretary to the Board