

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

December 18, 2024

Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince – Conference Call Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold – ABSENT Commissioner Jennifer Moore – ABSENT 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 Luz Santana, Director of Compliance - ABSENT Trena Hinton, Director of Rece Sandy Santos Garcia, Director of Development – ABSENT Elizabeth Phillips-Lorenzo, Chief of Staff
--	---

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 5:00 p.m. on Wednesday, December 18, 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/Guest Participation

Terri Rodgers, Curries Woods 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 not to discuss or to be place at the end of the meeting. Commissioner Hector Fuentes made a motion and Vice Chairman Shawn Prince seconded the motion following a roll call of yes votes not to conduct “closed caucus”.

The executive director then requested a motion on Item #2, the “closed caucus minutes” held on November 6, 2024. Chairman Jeffrey Dublin made the motion and Vice Chairman Shawn Prince seconded the motion following a roll call of yes votes. However, Commissioner Hector Fuentes abstained, since he was not present at the November 6, 2024, board of commissioner’s meeting.

The executive director then requested a motion on Item #3, the “regular board minutes” held on November 6, 2024. Chairman Jeffrey Dublin made the motion and Commissioner Charles Mullins seconded the motion following a roll call of yes votes. However, Commissioner Hector Fuentes abstained, since he was not present at the November 6, 2024, board of commissioner’s meeting.

The executive director then proceeded by requesting a motion to place Items #4 through #20 onto a consent agenda that he read for the record. Commissioner Hector Fuentes made the motion and Chairman Jeffrey Dublin 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. However, Chairman Jeffrey Dublin had a question regarding Item #12 new bank account for HOPWA (City of JC) payment? Do we have to give money to the City of Jersey City? Executive Director Cea replied “no” the City of Jersey City has to give us money to place into the new open account. The chairman then, question Item #19 Lafayette Village new lease ground agreement to convert

to RAD? This resolution was approved numerous times, the reason for the resubmission is because of the rate change as the dates change to upgrade the final closing. As per HUD you still need to submit a confirming resolution because the checks that come in have to match with the checks that come out. Satisfied with his answer, the consent agenda was then passed.

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 & Commissioner Hector Fuentes seconded the motion at which time all the other commissioners agreed to with a yes vote.

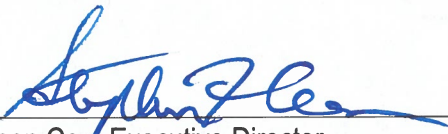
BOARD RESOLUTIONS – DECEMBER 18, 2024 REGULAR BOARD MEETING

- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF DECEMBER 2024.
- ITEM #5:** RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH ONLINE RENTAL EXCHANGE TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXERCISE OF THE TERM OPTION CLAUSE OF THE CONTRACT WITH TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES FOR A SECOND YEAR.
- ITEM #7:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO PALMA GROUP NYC, INC. AND SUPERIOR WELDING CO. FOR WELDING SERVICES “AS NEEDED” FOR ALL JERSEY CITY HOUSING AUTHORITY “JCHA” DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION APPOINTING FUND COMMISSIONER IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.
- ITEM #9:** 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, 2022.
- ITEM #10:** RESOLUTION AUTHORIZING THE SUBMISSION OF THE AUDITED FINANCIAL DATA SCHEDULE (FDS) OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024, TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #11:** RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PAYMENTS WITH BCB BANK.
- ITEM #12:** RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE HOPWA (CITY OF JC) PAYMENTS.
- ITEM #13:** RESOLUTION AUTHORIZNG APPROVAL OF THE JCHA’S 2025 AGENCY PLAN PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.
- ITEM #14:** RESOLUTION AUTHORIZNG THE EXECUTION OF A SERVICE AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY AND HOUSING SERVICES CONSULTING GROUP TO CONDUCT RECERTIFICATIONS AND INTERIM RECERTIFICATION FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.

- ITEM #15: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.
- ITEM #16: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE COMMUNITY PRESERVATION CORPORATION #4138, ARLINGTON GARDENS, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2022.
- ITEM #17: RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE NEW JERSEY HOUSING & MORTGAGE AGENCY PROJECT #1099, 254 BERGEN AVENUE, FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR END MARCH 31, 2023.
- ITEM #18: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO CONTRACT WITH EB EMPLOYEE SOLUTIONS, LLC, DBA AS THE DIFFERENCE CARD TO PROVIDE HEALTH REIMBURSEMENT ACCOUNT "HRA" SERVICES.
- ITEM #19: CONFIRMING RESOLUTION AUTHORIZING A NEW GROUND LEASE AGREEMENT AND CONVERSION TO RAD SUBSIDY AND RECORDATION OF A RAD USE AGREEMENT AND OTHER AGREEMENTS WITH UPDATED TERMS IN FURTHERANCE OF THE RESYNDICATION OF LAFAYETTE VILLAGE.
- ITEM #20: RESOLUTION AUTHORIZING A CONTRACT AWARD TO EITHER BROWN & BROWN METRO OR CORPORATE EMPLOYEE BENEFITS FOR DENTAL BENEFITS COVERAGE FOR ELIGIBLE LIUNA UNION MEMBERS, HOUSING AUTHORITY SUPERVISOR'S UNION AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A PERIOD OF TWO (2) YEARS.

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 5:14 p.m. "Closed Caucus" was not conducted.



Stephen Cea, Executive Director
Secretary to the Board