

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

September 4, 2024

## Attendees:

Chairman, Jeffrey Dublin Vice-Chairman, Shawn Prince Commissioner Brenda Dawson Commissioner Hector Fuentes Commissioner Amy Herbold Commissioner Jennifer Moore – Via Zoom Link Joseph Garcia, Esq., Legal Counsel Stephen Cea, Executive Director/Secretary to the Board Carmen Carrillo, Assistant Secretary to the Board – <b>ABSENT</b> <b>Summary updated per Stenographers' minutes</b>	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> 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 6:00 p.m. on Wednesday, September 4, 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

Keith Kinard, WINN Company  
David Ginsberg, WINN Company

## 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 not discuss or place at 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 closed caucus closed minutes of the board of commissioners meeting held on August 7, 2024. Chairman Jeffrey Dublin made a motion and Vice-Chairman Shawn Prince seconded the motion following a roll call of yes votes. Both Commissioner Hector Fuentes & Jennifer Moore, abstain since they were not present at the meeting.

The executive director then requested a motion on Item #3, the "regular board minutes" held on August 7, 2024. Commissioner Amy Herbold made the motion Commissioner Brenda Dawson seconded the motion following a roll call of yes votes. Again, Commissioner Hector Fuentes & Jennifer Moore, abstain since they were not present at the meeting.

The executive director then proceeded by requesting a motion to place Items #4 through #14 onto a consent agenda that he read for the record. Commissioner Hector Fuentes made the motion and Commissioner Amy Herbold 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 Brenda Dawson seconded the motion with all in favor of yes votes, thus the consent agenda was passed.

However, the Board attorney, Joseph Garica introduced a verbal resolution open for discussion. A resolution confirming an award of a contract to Murphy Orlando, LLC for special legal services. After discussing and agreeing, the executive director requested a motion in which Commissioner Hector Fuentes made the motion and Vice Chairman, Shawn Prince seconded the motion following yes votes.

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 and go into closed session.

### **BOARD RESOLUTIONS – SEPTEMBER 4, 2024 REGULAR BOARD MEETING**

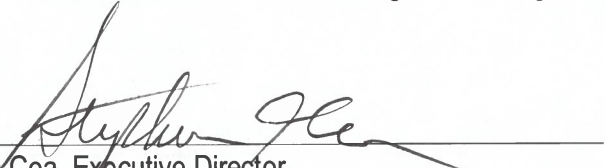
- ITEM #4:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF SEPTEMBER 2024.
- ITEM #5:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO CORPORATE EMPLOYEE BENEFITS, LLC FOR BENEFIT CONSULTING SERVICES TO IMPLEMENT A HEALTH REIMBURSEMENT ACCOUNT (HRA) THROUGHOUT THE DIFFERENCE CARD WHICH IS STATE APPROVED.
- ITEM #6:** RESOLUTION RESCINDING THE AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER DECENTRALIZATION AT MARION GARDENS AND AUTHORIZING AWARD OF A CONTRACT TO EXCELSIOR PLUMBING COMPANY, INC. FOR BOILER AND DOMESTIC HOT WATER HEATER DECENTRALIZATION AT MARION GARDENS
- ITEM #7:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HAIG'S SERVICE CORPORATION FOR FIRE ALARM INSPECTION, MAINTENANCE AND REPAIR AT VARIOUS JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.
- ITEM #8:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JERSEY STATE CONTROLS FOR ANDOVER EQUIPMENT REPAIR AND REPLACEMENT, TECHNICAL SUPPORT & TRAINING "AS NEEDED" FOR ALL JCHA HEAT MONITORING SYSTEMS FOR A PERIOD OF TWO YEARS WITH AN OPTION FOR AN ADDITIONAL TWO YEARS.
- ITEM #9:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP INC. FOR INSTALLATION OF NEW NETWORK SWITCHES.
- ITEM #10:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN EMPLOYMENT CONTRACT WITH EXECUTIVE DIRECTOR STEPHEN CEA FOR A TERM OF THREE (3) YEARS.
- ITEM #11:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION (34HUNCCP).
- ITEM #12:** 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 #13:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO FERGUSON ENTERPRISES LLC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS "AS NEEDED" FOR CURRIES WOODS AND 254 BERGEN AVENUE FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL ONE (1) YEAR

ITEM #14: RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO THE HUDSON HEATING WHOLESALER, INC FOR THE FURNISHING & DELIVERY OF HOT WATER HEATERS FOR HUDSON GARDENS

ITEM #15: RESOLUTION CONFIRMING THE AWARD OF A SPECIAL LEGAL SERVICE CONTRACT TO MURPHY ORLANDO, LLC. (WALK-IN).

**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 7:00 p.m. Closed caucus was held after.

A handwritten signature in cursive script, appearing to read "Stephen Cea", is written over a horizontal line.

Stephen Cea, Executive Director  
Secretary to the Board