

**BOARD OF COMMISSIONERS MEETING  
JANUARY 19, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 10, 2022**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 15, 2022**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2023-01-AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR COMPUTER MAINTENANCE SERVICES**
- 10. RESOLUTION 2023-02-AUTHORIZATION TO APPOINT GERALD J. SANZARI AS ITS FUND COMMISSIONER FOR FUND YEAR 2023**
- 11. RESOLUTION 2023-03-AUTHORIZATION TO APPROVE THE 2023 BOARD OF COMMISSIONERS MEETING SCHEDULE**
- 12. RESOLUTION 2023-04-AUTHORIZATION TO AWARD CONTRACT FOR TECHNICAL ASSISTANCE CONSULTANT SERVICES**
- 13. RESOLUTION 2023-05- AUTHORIZATION THE NORTH BERGEN HOUSING AUTHORITY TO PARTICIPATE IN THE UNION COUNTY COOPERATIVE PRICING AGREEMENT**
- 14. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
FEBRUARY 23, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 10, 2022**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 19, 2023**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2023-06-AUTHORIZATION TO AWARD CONTRACT TO VISION MEDIA MARKETING**
- 10. RESOLUTION 2023-07-AUTHORIZATION FOR THE PURCHASE, INSTALLATION AND LIMITED WARRANTY OF A STATE OF THE ART INTERNAL AND EXTERNAL SECURITY SURVEILLANCE SYSTEM FOR THE PAUL F CULLUM TOWER, APARTMENT BUILDING LOCATED AT 6299 GRAND AVENUE**
- 11. RESOLUTION 2023-08-AUTHORIZATION TO AWARD CONTRACT FOR THE REPLACEMENT OF THE MECHANICAL FIRE PUMP APARATUS**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
MARCH 16, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 10, 2022**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF FEBRUARY 23, 2023**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2023-09-AUTHORIZATION TO DISQUALIFY AN AWARDED BID AND READVERTISE FOR FIRE PUMP JOB**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**MAY 3, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MARCH 16, 2022**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-10-AUTHORIZATION FOR BOARD OF COMMISSIONERS TO RECEIVE AND REVIEW ANNUAL INDEPENDENT AUDIT**
- 9. RESOLUTION 2023-11-AUTHORIZATION TO ACCEPT LOWEST RESPONSIBLE BIDDER FOR EMERGENT REPLACEMENTS OF FIRE PUMPS**
- 10. RESOLUTION 2023-12-AUTHORIZATION TO INTRODUCE BUDGET FOR FISCAL YEAR BEGINNING JULY 01, 2023, ENDING JUNE 30, 2024**
- 11. RESOLUTION 2023-13- AUTHORIZATION TO AWARD CONTRACT FOR MANAGEMENT CONSULTING SERVICES**
- 12. RESOLUTION 2023-14- AUTHORIZATION TO APPROVE USE OF NON-FEDERAL FUNDS**
- 13. RESOLUTION 2023-15- AUTHORIZATION TO AWARD CONTRACT FOR REDEVELOPEMENT OF MEADOWVIEW VILLAGE**
- 14. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**MAY 31, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 3, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-16- AUTHORIZATION TO AWARD CONTRACT FOR PERFORMANCE OF ROUTINE MAINTENANCE REPAIRS, ROUTINE GROUNDS MAINTENANCE, AND ROUTINE JANITORIAL CUSTODIAL SERVICES**
- 9. RESOLUTION 2023-17- AUTHORIZATION TO AWARD CONTRACT FOR CAPITAL IMPROVEMENT TO UPGRADE THE COMMON AREAS THROUGHOUT THE PAUL F CULLUM BUILDING**
- 10. RESOLUTION 2023-18- AUTHORIZATION TO AWARD THE REPLACEMENT OF FIRE PUMPS TO ANA MECHANICAL**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**JUNE 22, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 31, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-19- AUTHORIZATION TO ADOPT THE BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024**
- 9. RESOLUTION 2023-20- AUTHORIZATION TO AWARD ONE YEAR CONTRACT FOR INSPECTION, MAINTENANCE AND REPAIR SERVICES ON AIR CONDITIONERS EQUIPMENT, ROOF FANS AND RELATED BUILDING EQUIPMENT**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
JULY 20, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 22, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**AUGUST 24, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 22, 2023**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 20, 2023**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2023-21-AUTHORIZATION TO SUBMIT FORM HUD 52648, SECTION 8 (SEMAP) TO H.U.D.**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**



**BOARD OF COMMISSIONERS MEETING  
SEPTEMBER 28, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF AUGUST 24, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-22-AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ACCOUNTING SERVICES**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**OCTOBER 19, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF SEPTEMBER 28, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-23- AUTHORIZATION TO PASS A RESOLUTION TO USE \$186,000 FROM THE NBHA NON-FEDERAL FUNDS ACCOUNT IN ORDER TO GIVE EMPLOYEES A STIPEND DUE TO INFLATION**
- 9. RESOLUTION 2023-24- AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**NOVEMBER 20, 2023**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 19, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-25- AUTHORIZATION TO APPROVE A 3% COST OF LIVING INCREASE**
- 9. RESOLUTION 2023-26- AUTHORIZATION TO APPROVE EMERGENCY FIRE PUMP UPDATES**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
DECEMBER 21, 2023  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 20, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2023-27- AUTHORIZATION TO AWARD CONTRACT FOR RISK MANAGEMENT SERVICES**
- 9. RESOLUTION 2023-28- AUTHORIZATION TO ESTABLISH NEW FLAT RENTS**
- 10. RESOLUTION 2023-29- AUTHORIZATION TO APPROVE THE 2024 MEETING SCHEDULE**
- 11. RESOLUTION 2023-30- AUTHORIZATION TO HIRE A TEMPORARY SPECIAL COUNSEL ALBERT WUNSCH III**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**