BOARD OF COMMISSIONERS
MEETING MINUTES
April 15, 2026

1. **STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY EXECUTIVE DIRECTOR JULIO MARENCO AT 4:00 P.M. ON APRIL 15, 2026. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL MICHAEL KORIBANICK, ESQ. CONFIRMED THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**

2. **ROLL CALL – PRESENT AT THE MEETING WAS EXECUTIVE DIRECTOR JULIO MARENCO, COMMISSIONMER LANGE, COMMISSIONER BARTULOVICH, COMMISSIONER QUINTANILLA, COMMISSIONER DUQUE, COMMISSIONER ABDELHADI, VICE CHAIRPERSON FARLEY, AND CHAIRPERSON BECKER.**

3. **A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE MEETING MINUTES OF THE BOARD MEETING DATED MARCH 25, 2026. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE MARCH MEETING MINTUES WERE APPROVED.**

4. **THE BOARD REVIEWED THE TREASURER'S REPORT FROM APRIL 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT ONE OF THE LARGER COSTS OF THE MONTH WAS PLACING AN EVICTED RESIDENT AND HIS MOTHER IN A HOTEL UNTIL THEY FOUND HOUSING.**

   A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE TREASURER'S REPORT. IT WAS SECONDED BY COMMISSIONER DUQUE. THE TRASURER'S REPORT WAS APPROVED.

5. **RICH LARSEN PRESENTED HIS FINDINGS TO THE COMMISSIONERS IN RELATION TO THE ANNUAL AUDIT PERFORMED ON NBHA'S ACCOUNTS, FOR THE FISCAL YEAR ENDING ON JUNE 30, 2025. MR. LARSEN REPORTED THAT THE FINDINGS WERE VERY POSITIVE FOR THE NBHA. HE EXPLAINED THREE AUDITS WERE CONDUCTED. THE FIRST IS THE INDEPENDENT AUDIT REPORT, WHICH PROVIDED AN OPINION ON THE FINANCIALS OF THE NBHA. THE FINDINGS WERE AN UNMODIFIED OPINION, WHICH IS THE HIGHEST LEVEL OF ASSURANCE AS AUDITORS. THE SECOND AUDIT WAS A GOVERNMENT STANDARDS AUDIT. THE AUDITORS DID NOT FIND ANY DEFICIENCIES WITHIN THEIR REVIEW AND FOUND THE NBHA HAD COMPLETELY COMPLIED WITH APPLICABLE LAWS AND REGULATIONS. THE FINDINGS WERE AN UNMODIFIED OPINION, WHICH IS THE HIGHEST LEVEL OF ASSURANCE AS AUDITORS. THE THIRD AUDIT WAS RELATED TO UNIFORM**

COMPLIANCE. MR. LARSEN EXPLAINED THAT BECAUSE FEDERAL MONEY WAS EXPENDED, THE AUDITORS REVIEWED AS TO WHETHER THE NBHA COMPLIED WITH ALL CONDITIONS RELATED TO RECIEPT OF THOSE MONIES. THE FINDINGS WERE AN UNMODIFIED OPINION, WHICH IS THE HIGHEST LEVEL OF ASSURANCE AS AUDITORS. OVERALL, MR. LARSEN FOUND IT TO BE A STRONG REPORT.

MR. LARSEN CONGRATULATED AND THANKED THE NBHA STAFF FOR ASSISTING HIS TEAM IN CONDUCTING THE AUDIT AND GAVE THEM KUDOS FOR THEIR COMPLIANCE.

COMMISSIONER ABDELHADI INQUIRED ABOUT THE AUDIT PROCESS, NOTING THAT THINGS WERE NOT PICKED UP IN THE PAST, WHICH CREATED A SIGNFICANT ISSUE TO THE NBHA. MR. LAWSEN EXPLAINED THAT THE AUDIT IS BASED UPON MATERIALITY, AND THERE ARE SELECT PROGRAMS THAT ARE TESTED. HOWEVER, HE EXPLAINED THAT HUD HAD THE AUTHORITY TO CONDUCT A MORE IN-DEPTH REVIEW OF ANY PROGRAM, AND CAN DIVE DEEPER THAN AN AUDIT IS REQUIRED TO DO. ADDITIONALLY, IN THE EVENT THE AUDITORS ARE NOT GIVEN ITEMS THEY REQUEST, IT BECOMES IMPOSSIBLE FOR AN AUDIT TO BE DONE APPROPRIATELY.

FINALLY, MR. LARSEN COMMENTED THAT HUD REQUIRES A GENERAL DEPOSITORY AGREEMENT. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED A CURRENT ISSUE WITH NBHA'S CURRENT BANK, WHO WOULD NOT SIGN OFF ON THE AGREEMENT. HOWEVER, HE EXPLAINED THAT, IF NECESSARY, THEY WOULD CHANGE BANKS TO PREVENT ANY ISSUE TO THE NBHA.

OVERALL, MR. LARSEN COMMENTED THAT THE NBHA'S FINANCIALS LOOK GOOD, AND DSICUSSED ITS LIQUIDITY, WHICH HUD MEASURES TO DETERMINE OVERALL STRENGTH OF AN ASSOCIATION.

6. **THE BOARD REVIEWED THE DELINQUENT ACCOUNTS REPORT FROM APRIL 2026. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED THE NBHA'S MANAGERS ARE WORKING HARD WITH LEGAL TO BRING ACCOUNTS CURRENT AND/OR TAKE ACTION. EXECUTIVE DIRECTOR MARENCO REVIEWED WHICH BUILDINGS HAD THE MOST DELINQUENT ACCOUNTS WITH THE BOARD. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE APRIL DELINQUENT ACCOUNTS REPORT. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE DELINQUENT ACCOUNTS REPORT WAS APPROVED.**

7. **THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM APRIL 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT THERE WERE ONLY TWO SECURITY DEPOSITS THAT WERE TO BE RETURNED.**

A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE REPORT AND AUTHORIZE THE RETURN OR RETAINMENT OF SECURITY DEPOSITS AS INIDICATED IN THE REPORT. IT WAS SECONDED BY CHAIRPERSON BECKER. THE CLOSED ACCOUNTS REPORT WAS APPROVED.

8. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM APRIL, TO WHICH THERE WERE NONE. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE RESOLUTION. IT WAS SECONDED BY CHAIRPERSON BECKER. THE RESOLUTION WAS APPROVED.

9. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-05 TO THE BOARD FOR APPROVAL. THE RESOLUTION, IN RELATION TO THE AUDIT REQUIRED BY N.J.S.A. 40A:5A-15, REQUIRES EACH GOVERNING BODY MEMBER TO CERTIFY THAT THEY PERSONALLY REVIEWED THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR AND SPECIFICALLY REVIWEED THE SECTIONS OF THE ANNUAL AUDIT REPORT ENTITLED "SCHEDULE OF FINDINGS AND RECOMMENDATIONS, IN ACCORDANCE WITH N.J.S.A. 40A:5A-17.

A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY CHAIRPERSON BECKER:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

10. EXECUTIVE DIRECTOR JULIO MARENCO PROVIDED THE COMMISSIONERS WITH THE PUBLIC HOUSING ASSESSMENT SYETEM SCORE REPORT FOR INTERIM, PROVIDED BY HUD. THE REPORT INDICATES THE NBHA WAS A "HIGH PERFORMER". EXECUTIVE DIRECTOR MARENCO EXPLAINED HE WAS ONLY AT THE NBHA FOR NINE OF THE TWELVE MONTHS INVOLVED IN THIS ASSESSMENT PERIOD, AND EXPLAINED THAT HUD TESTS EVERYTHING, INCLUDING BUT NOT LIMITED TO FINANCES, PHYSICAL BUILDINGS, CAPITAL FUNDS.

11. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-06 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT

AUTHORIZATION TO APPROVE THE HOUSING ANNUAL BUDGET FOR FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027, INLCUDING INCLUDING ALL RELATED SCHEDULELS, AND THE CAPITAL BUDGET/PROGRAM OF THE NBHA. EXECUTIVE DIRECTOR MARENCO EXPLAINED THERE WERE HEAVY INCREASES IN MEDICAL BENEFIT COSTS, AROUND 34%, AS OF JANUARY 1ST. ADDITIONALLY, THERE COULD BE ANOTEHR 30% INCREASE NEXT JANUARY 1ST. IN THE PAST THE NBHA HAD COVERED INCREASES FOR ITS EMPLOYEES, BUT THE NEAR 60% INCREASE HAS CAUSED A RECONSIDERATION. INSURANCE WAS ONE OF THE LARGEST ITEMS WITHIN THE BUDGET, BUT THAT IS CONSISTENT WITH ALL HOUSING AUTHORITIES.

A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY COMMISSIONER ABDELHADI:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

12. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-07 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR ACCOUNTING SERVICES TO THOMAS R. FURLONG, C.P.A. EXECUTIVE DIRECTOR MARENCO EXPLAINED THERE WERE TWO BIDDERS, AND THOMAS R. FURLONG, C.P.A. WAS THE LOWEST RESPONSIBLE BIDDER. EVALUATION CRITERIA SHEETS WERE PROVIDED TO SUPPORT THE DETERMINATION.

A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY COMMISSIONER DUQUE:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

13. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-08 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR PUBLIC HOUSING AND SECTION 8 CONSULTANT SERVICES TO CIRILO & ASSOCIATES, LLC. EXECUTIVE DIRECTOR MARENCO EXPLAINED CIRILO & ASSOCIATES, LLC WAS THE SOLE BIDDER, AND THE COMPANY THEY HAD BEEN USING. HE EXPLAINED THE COMPANY HAD UPDATED THE NBHA'S POLICIES, CONSULTED ON STATEWIDE HOUSING POLICIES, AND HAD BEEN HANDLING SECTION 8 HEARINGS FOR THE AUTHORITY.

A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY COMMISSIONER LANGE:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

14. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-09 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR TECHNICAL MANAGEMENT AND CONSTRUCTION COORDINATION CONSULTATION SERVICES. EXECUTIVE DIRECTOR MARENCO EXPLAINED THE MONTICCIOLO CO. WAS THE SOLE BIDDER, AND THE COMPANY THEY HAD BEEN USING. HE EXPLAINED THE ANNUAL FEE WAS LOWER THAN THE PRIOR YEAR, AND YET IT IS EXPECTED THAT THEY WILL HAVE TO PERFORM MORE WORK.

A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY COMMISSIONER QUINTANILLA:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES

COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

15. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-10 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR RISK MANAGEMENT SERVICES. EXECUTIVE DIRECTOR MARENCO EXPLAINED ALAMO INSURANCE GROUP, INC. WAS THE SOLE BIDDER, AND THE BID WAS APPROPRIATE.

A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY CHAIRPERSON BECKER:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

16. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-11 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR PUBLIC RELATION SERVICES.

A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE RESOLUTION AND IT WAS SECONDED BY COMMISSIONER QUINTANILLA:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE RESOLUTION WAS APPROVED.

17. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-12 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR INFORMATION TECHNOLOGY COMPUTER SERVICES. HOWEVER, EXECUTIVE DIRECTOR JULIO MARENCO IDENTIFIED THAT THERE WAS ANOITHER BIDDER, SO IT WAS DETERMINED THE RESOLUTION WOULD BE ADJOURNED TO THE NEXT MEETING.

A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO CARRY THE VOTE ON THE RESOLUTION TO THE NEXT MEETING AND IT WAS SECONDED BY COMMISSIONER LANGE:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE MOTION TO ADJOURN THE VOTE ON THE RESOLUTION WAS APPROVED.

18. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-13 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD A ONE YEAR CONTRACT FOR MANAGEMENT CONSULTATION SERVICES. HOWEVER, IT WAS DETERMINED THAT A VOTE ON THIS RESOLUTION WOULD ALSO BE ADJOURNED TO THE NEXT MEETING.

A MOTION WAS MADE BY CHAIRPERSON BECKER TO CARRY THE VOTE ON THE RESOLUTION TO THE NEXT MEETING AND IT WAS SECONDED BY COMMISSIONER ABDELHADI:

COMMISSIONER LANGE - YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER QUINTANILLA - YES
COMMISSIONER DUQUE – YES
COMMISSIONER ABDELHADI – YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES

THE MOTION TO ADJOURN THE VOTE ON THE RESOLUTION WAS APPROVED.

19. **A MOTION TO CAUCUS WAS THEN MADE BY CHAIRPERSON BECKER. THE MOTION WAS SECONDED BY COMMISSIONER ABDELHADI. THE MOTION TO CAUCUS WAS APPROVED. ALL BUILDING MANAGERS AND MEMEBRS OF THE PUBLIC REMOVED THEMSELVES FROM THE MEETING. DURING CAUCIS, EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL AND LEGAL ISSUES WITH THE BOARD.**
20. **COMMISSIONER ABDELHADI THEN MADE A MOTION TO RE-OPEN THE MEETING. THE MOTION WAS SECONDED BY COMMISSIONER LANGE. THE MOTION TO RE-OPEN THE MEETING WAS APPROVED.**

21. **NO FURTHER BUSINESS CAME BEFORE THE BOARD, OLD OR NEW, AND A MOTION CLOSE THE MEETING WAS MADE BY COMMISSIONER ABDELHADI. THE MOTION WAS SECONDED BY COMMISSIONER DUQUE. THE MOTION WAS APPROVED AND MEETING WAS CLOSED AT 4:43 P.M.**

BOARD OF COMMISSIONERS
MEETING MINUTES
May 27, 2026

1. **Statement of Compliance with Open Public Meeting Law commenced by Executive Director Julio Marenco at 4:00 p.m. on May 27, 2026. Statement of Compliance was read in its entirety by Executive Director Julio Marenco. General Counsel Michael Koribanick, Esq. confirmed that the official notice was properly printed and furnished.**

2. **Roll Call – Present at the meeting was Commissioner Lange, Commissioner Duque, Commissioner Abdelhadi, Vice Chairperson Farley, Chairperson Becker, and Executive Director Carenco. Commissioner Bartulovich was absent and excused. Also present were four members of the public.**

3. **Executive Director Marenco informed all present that Commissioner Quintanilla had passed away earlier in the week. A moment of silence was held for Commissioner Quintanilla.**

4. **A motion was made by Commissioner Abdelhadi to approve the Meeting Minutes of the Monthly Board Meeting held on April 15, 2026. It was seconded by Chairperson Becker. The April 15, 2026 Meeting minutes were unanimously approved.**

5. **The Board reviewed the Treasurer's Report dated May 27, 2026. Executive Director Marenco explained that expenses were trending downward and reduced quite a bit. He pointed out certain expenses relating to conferences attended by NBHA employees, which he had encouraged them to attend for the benefit of the NBHA. Additionally, Executive Director Marenco explained that the NBHA would be getting additional monies, and would hopefully be able to open the list in or around September or October. Prior to doing so, they must ensure the monies come in, and are verified. He explained that the money comes from the reduction of operations, and will be reallocated. A motion was made by Chairperson Becker to approve the May Treasurer's Report. It was seconded by Commissioner Lange. The Treasurer's Report was unanimously approved.**

6. **The Board reviewed the Delinquent Report from May 2026. Executive Director Marenco advised that the NBHA was proceeding with collection efforts against several tenants/former tenants. Questions were raised by Commissioners regarding specific tenants with significant rents owed, and Executive Director explained the legal efforts to recoup those monies. A motion was made by Commissioner Abdelhadi to approve the report. It was seconded by Commissioner Lange. The Delinquent Report was unanimously approved.**

7. **The Board reviewed the Closed Accounts Report from May 2026. Executive Director Marenco explained that several of those closed accounts are due to tenant deaths, and the remaining are due to move-outs. A motion was made by Chairperson Becker to approve the report. It was seconded by Commissioner Abdelhadi. The closed report was unanimously approved.**

8. **The Board reviewed the Collection Losses report from May 2026 and the executive director requested authorization to write off the collection losses for the purposes of obtaining a budget credit from HUD. A motion was made by Chairperson Becker to approve the resolution. It was seconded by Commissioner Lange. The resolution was unanimously approved.**

9. **Executive Director Marenco introduced resolution 2026-14 to the Board for approval. The Resolution sought authorization to award a one year contract for Computer System Maintenance Services. Executive Director Marenco explained there were four bidders, and eMazzaniti Technology Services was the lowest responsible bidder. Evaluation criteria sheets were provided to support the determination.**

A motion was made by Chairperson Becker to approve the resolution and it was seconded by Vice Chairperson Farley:

Commissioner Lange - yes
Commissioner Duque – yes
Commissioner Abdelhadi – yes
Vice Chairperson Farley - yes
Chairperson Becker – yes

The Resolution was approved.

10. **No further business came before the Board, old or new, and a Motion close the meeting was made by Chairperson Becker. The Motion was seconded by Commissioner Lange. The motion was unanimously approved and Meeting was closed at 4:11 p.m.**

BOARD OF COMMISSIONERS
MEETING MINUTES
June 17, 2026

1. **Statement of Compliance with Open Public Meeting Law commenced by Executive Director Julio Marenco at 4:00 p.m. on June 17, 2026. Statement of Compliance was read in its entirety by Executive Director Julio Marenco. General Counsel Michael Koribanick, Esq. confirmed that the official notice was properly printed and furnished.**

2. **Roll Call – Present at the meeting was Commissioner Lange, Commissioner Bartulovich, Commissioner Abdelhadi, Vice Chairperson Farley, Chairperson Becker, and Executive Director Carenco. Commissioner Duque arrived at 4:10 p.n.. Members of the public were present.**

3. **A motion was made by Commissioner Abdelhadi to approve the Meeting Minutes of the Monthly Board Meeting held on May 27, 2026. It was seconded by Chairperson Becker. The May 27, 2026 Meeting Minutes were unanimously approved.**

4. **The Board reviewed the Treasurer's Report dated June 17, 2026. Executive Director Marenco discussed the Section 8 housing and explained that it would be opened at some point in the near future, and more information would be provided at the July meeting. list A motion was made by Chairperson Becker to approve the June Treasurer's Report. It was seconded by Commissioner Lange. The Treasurer's Report was unanimously approved.**

5. **The Board reviewed the Delinquent Report from June 2026. Executive Director Marenco advised that the NBHA was working diligently to continue to reduce the delinquent list, and the account with the highest amount owed would soon be gone. A motion was made by Commissioner Abdelhadi to approve the report. It was seconded by Chairperson Becker. The Delinquent Report was unanimously approved.**

6. **The Board reviewed the Closed Accounts Report from June 2026. Executive Director Marenco explained that several of security deposits would be returned, and some would be kept for the reasons provided in the report. A motion was made by Commissioner Abdelhadi to approve the report. It was seconded by Chairperson Becker. The closed report was unanimously approved.**

7. **The Board reviewed the Collection Losses report from June 2026 and the Executive Director requested authorization to write off the two collection losses for the purposes of obtaining a budget credit from HUD. A motion was made by Chairperson Becker to approve the resolution. It was seconded by Commissioner Abdelhadi. The resolution was unanimously approved.**

8. Executive Director Marenco introduced resolution 2026-15 to the Board for approval. The Resolution sought authorization to award a one-year contract for management consultant services to PHM Affiliates, Inc. PHM Affiliates, Inc. was the sole bidder.

A motion was made by Chairperson Becker to approve the resolution, and it was seconded by Commissioner Abdelhadi:

Commissioner Lange - yes
Commissioner Duque – yes
Commissioner Abdelhadi – yes
Vice Chairperson Farley - yes
Chairperson Becker – yes

The Resolution was approved.

9. A Motion to Caucus was then made by Commissioner Abdelhadi to discuss pending or anticipated litigation matters. The Motion was seconded by Commissioner Duque. The Motion to Caucus was approved. All building managers and members of the public removed themselves from the meeting. During the Caucus, Executive Director Julio Marenco answered questions from the Board relating to pending and anticipated litigation.

10. Commissioner Abdelhadi made a motion to re-open the meeting. The Motion was seconded by Commissioner Duque. The Motion to re-open the meeting was unanimously approved.

11. No further business came before the Board, old or new, and a Motion close the meeting was made by Commissioner Duque. The Motion was seconded by Commissioner Bartulovich. The motion was unanimously approved and Meeting was closed at 4:30 p.m.

12.

BOARD OF COMMISSIONERS
MEETING MINUTES
June 24, 2026

1. **The Statement of Compliance with Open Public Meeting Law commenced by Executive Director Julio Marenco at 1:31 p.m. on June 24, 2026. Statement of Compliance was read in its entirety by Executive Director Julio Marenco. Executive Director Julio Marenco explained that the official notice was properly printed and furnished as soon as possible following the calling of the meeting, and the meeting was being held pursuant to N.J.S.A. 10:4-9 to deal with a limited urgent matter that would, if not dealt with, would result in substantial harm to the public interest.**

2. **Roll Call – Present at the meeting was Commissioner Bartulovich, Commissioner Duque, Vice Chairperson Farley, Chairperson Becker, and Executive Director Marenco. Commissioner Abdelhadi and Commissioner Lange were excused. Members of the public were present.**

3. **A motion was made by Executive Director Marenco to hold the meeting despite failure to provide adequate notice.**

   Commissioner Lange - yes
   Commissioner Duque – yes
   Vice Chairperson Farley - yes
   Chairperson Becker – yes

   The Motion was approved.

4. **Executive Director Julio Marenco explained the meeting was solely to vote on the 2027 Adopted Budget, which was to being in July 1, 2026 and end on June 30, 2027. Executive Director Julio Marenco explained The budged had previously been to addressed during a public meeting in April 2026, and the Commissioners approved the budget. However, the Resolution itself had not been voted on, which was required to be done by days end in order to submit the budget on time. Executive Director Julio Marenco read the resolution into the record, and a motion was made by Chairperson Becker to approve the Resolution. It was seconded by Vice Chairperson Farley:**

   Commissioner Lange - yes
   Commissioner Duque – yes
   Vice Chairperson Farley - yes
   Chairperson Becker – yes

   The Resolution was approved.

5. **No further business came before the Board, old or new, and a Motion close the meeting was made by Chairperson Becker. The Motion was seconded by Commissioner Duque. The motion was unanimously approved and Meeting was closed at 1:38 p.m.**