

**BOARD OF COMMISSIONERS MEETING**  
**JANUARY 18, 2024**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 21, 2023**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-01- AUTHORIZATION TO AWARD CONTRACT FOR TECHNICAL ASSISTANCE CONSULTANT SERVICES**
- 9. RESOLUTION 2024-02- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR COMPUTER MAINTENANCE SERVICES**
- 10. RESOLUTION 2024-03- AUTHORIZATION TO AMEND CONTRACT WITH MAVERICK MAINTENANCE SPECIFICALLY RELATED TO PEST CONTROL**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**FEBRUARY 22, 2024**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 18, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT-JANUARY 18, 2024**
- 6. DELINQUENT REPORT-FEBRUARY 22, 2024**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2024-04- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ARCHITECTUAL/ENGINEERING SERVICES TO UPGRADE ELEVATOR, SECURITY SYSTEM, COMMON AREAS, AND FIRE PUMPS**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
MARCH 21, 2024  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF  
JANUARY 18, 2024**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF  
FEBRUARY 22, 2024**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2024-05- AUTHORIZATION TO AWARD CONTRACT TO VISION  
MEDIA MARKETING**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**APRIL 18, 2024**  
**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 21, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-06- AUTHORIZATION TO AWARD CONTRACT TO AB DESIGNS FOR CAPITOL IMPROVEMENTS**
- 9. RESOLUTION 2024-07- AUTHORIZATION TO AWARD CONTRACT FOR MANAGEMENT CONSULTING SERVICES**
- 10. RESOLUTION 2024-08- AUTHORIZATION TO PASS A RESOLUTION TO USE \$184,500 FROM THE NBHA NON-FEDERAL FUNDS ACCOUNT IN ORDER TO GIVE EMPLOYEES A STIPEND DUE TO INFLATION**
- 11. RESOLUTION 2024-09- AUTHORIZATION TO AWARD CONTRACT TO CURRENT ELEVATORS FOR ELEVATOR UPGRADES**
- 12. RESOLUTION 2024-10- AUTHORIZATION TO APPROVE PHA CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS – 5 YEAR PLAN**
- 13. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**

**MAY 16, 2024**

**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF APRIL 18, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-11- AUTHORIZATION TO REJECT A PROPOSAL FOR BOILERS AND RELATED BUILDING HEATING EQUIPMENT LOCATED WITHIN THE NORTH BERGEN HOUSING AUTHORITY'S MEADOWVIEW VILLAGE, LAWLER TOWERS, TERRACE BUILDING & CULLUM APARTMENTS**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
JUNE 20, 2024  
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 16, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-12- AUTHORIZATION TO APPROVE THE LATE SUBMISSION OF THE NBHA BUDGET**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
JULY 25, 2024  
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 20, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-13- AUTHORIZATION TO ADOPT THE BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025**
- 9. RESOLUTION 2024-14- AUTHORIZATION TO AWARD CONTRACT FOR INSPECTION, MONITORING AND SERVICING FIRE AND BURGLAR ALARMS, ACCESS CONTROL, INTERCOM AND CAMERA SYSTEMS**
- 10. RESOLUTION 2024-15- AUTHORIZATION TO AWARD CONTRACT FOR INSPECTION, MAINTENANCE, AND REPAIR SERVICES OF BOILERS & RELATED BUILDING HEATING EQUIPMENT**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
AUGUST 15, 2024  
AGENDA**

**MEETING WAS CANCELLED**

**BOARD OF COMMISSIONERS MEETING  
SEPTEMBER 19, 2024  
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 20, 2024**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 25, 2024**
- 5. TREASURER'S REPORT-AUGUST 15, 2024**
- 6. TREASURER'S REPORT-SEPTEMBER 19, 2024**
- 7. DELINQUENT REPORT-AUGUST 15, 2024**
- 8. DELINQUENT REPORT-SEPTEMBER 19, 2024**
- 9. CLOSED ACCOUNTS- AUGUST 15, 2024**
- 10. CLOSED ACCOUNTS- SEPTEMBER 19, 2024**
- 11. COLLECTION LOSSES- AUGUST 15, 2024**
- 12. COLLECTION LOSSES- SEPTEMBER 19, 2024**
- 13. RESOLUTION 2024-16- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ACCOUNTING SERVICES**
- 14. RESOLUTION 2024-17- AUTHORIZATION TO SUBMIT FORM HUD 52648, SECTION 8 (SEMAP) TO H.U.D.**
- 15. RESOLUTION 2024-18- AUTHORIZATION TO SUBMIT A HOLD HARMESS (INDEMNITY) AGREEMENT**
- 16. RESOLUTION 2024-19- AUTHORIZATION TO SUBMIT A NON-DISCLOSURE AGREEMENT**
- 17. RESOLUTION 2024-20- AUTHORIZATION TO CONDUCT AN INVESTIGATION INTO EMPLOYEE MISCONDUCT**
- 18. RESOLUTION 2024-21- AUTHORIZATION TO ACCEPT THE RESIGNATION OF GERALD SANZARI DATED SEPTEMBER 6, 2024**
- 19. RESOLUTION 2024-22- AUTHORIZATION TO APPOINTING JULIO MARENCO AS INTERIM EXECUTIVE DIRECTOR**

**BOARD OF COMMISSIONERS MEETING  
OCTOBER 07, 2024  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. RESOLUTION 2024-27- AUTHORIZATION TO AFFIRM THE APPOINTMENT OF JOHN LYNCH, ESQ. AS SPECIAL COUNSEL FOR THE 2024 CALENDAR YEAR AND SAME POSITION FOR 2025 AND THEREAFTER**
- 4. RESOLUTION 2024-28- AUTHORIZATION TO AFFIRM THE APPOINTMENT OF CHASEN LAMPARELLO MALLON & CAPUZZO, PC AS SPECIAL COUNSEL FOR THE 2024 CALENDAR YEAR AND SAME POSITION FOR 2025 AND THEREAFTER**
- 5. RESOLUTION 2024-29- AUTHORIZATION TO ADD INTERIM EXECUTIVE DIRECTOR JULIO MARENCO SIGNATORY TO ALL NORTH BERGEN HOUSING AUTHORITY CHECKING ACCOUNTS**
- 6. RESOLUTION 2024-30- AUTHORIZATION TO APPOINT JULIO MARENCO AS ITS FUND COMMISSIONER FOR FUND YEAR 2025 FOR NORTH BERGEN HOUSING AUTHORITY**
- 7. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
OCTOBER 23, 2024  
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 19, 2024**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 07, 2024**
- 5. TREASURER'S REPORT-OCTOBER 23, 2024**
- 6. DELINQUENT REPORT- OCTOBER 23, 2024**
- 7. CLOSED ACCOUNTS- OCTOBER 23, 2024**
- 8. COLLECTION LOSSES- OCTOBER 23, 2024**
- 9. RESOLUTION 2024-27- AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES**
- 10. RESOLUTION 2024-28- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ARCHITECTUAL/ENGINEERING SERVICES TO UPGRADE ELEVATOR, SECURITY SYSTEM, COMMON AREAS, AND FIRE PUMPS**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
NOVEMBER 13, 2024  
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 23, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-29- AUTHORIZATION TO HIRE INTERIM EXECUTIVE DIRECTOR JULIO MARENCO TO THE POSITION OF EXECUTIVE DIRECTOR FOR THE NORTH BERGEN HOUSING AUTHORITY**
- 9. RESOLUTION 2024-30- AUTHORIZATION TO INCREASE NBHA EMPLOYEE SALARY**
- 10. RESOLUTION 2024-31- AUTHORIZATION TO AWARD CONTRACT FOR CAPITAL IMPROVEMENT TO UPGRADE THE COMMON AREAS THROUGHOUT THE LAWLER TOWER BUILDING (TO BE EMAILED NOVEMBER 13, 2024)**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
DECEMBER 19, 2024  
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 13, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-32- AUTHORIZATION TO ESTABLISH NEW FLAT RENTS**
- 9. RESOLUTION 2024-33- AUTHORIZATION TO APPROVE THE 2025 MEETING SCHEDULE**
- 10. RESOLUTION 2024-34- AUTHORIZATION TO AWARD CONTRACT FOR RISK MANAGEMENT SERVICES**
- 11. RESOLUTION 2024-35- AUTHORIZATION TO AMEND THE EMPLOYEE HANDBOOK**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**