

**Board of Commissioners
Meeting Minutes
January 15, 2025**

1. Statement of Compliance with Open Public Meeting Law:

The meeting was opened by Chairperson Becker at 4:00pm.

2. Roll Call:

All Commissioners in attendance, Tom Kobin, ESQ, and all building managers were present.

3. Approval of the minutes of the Regular Board Meeting of December 19, 2024:

Commissioner Lange moved that meeting be accepted, Seconded by Commissioner Becker.

4. Treasurer's Report:

Treasurer's Report was approved. Commissioner Abdelhadi moved the report to be accepted, seconded by Commissioner Duque.

5. Delinquent Report:

Reviewed some tenants in court and the status of their case. Commissioner Abdelhadi moved the report to be accepted, seconded by Commissioner Duque.

6. Closed Accounts:

3(three) Tenants Accounts were closed, Security Deposit returned to all. Commissioner Quintanilla moved the Closed Accounts to be accepted, seconded by Commissioner Bartulovich.

7. Collection Loss:

There were no Collection Losses. Commissioner Bartulovich moved the Collection Loss be accepted, seconded by Commissioner Quintanilla.

8. Resolution 2025-01: Authorization from the Board of Commissioners to award contract for Public Housing and Section 8 Consultant Services:

2(two) respondents were received; Cirilo & Associates LLC, & FOKL. Cirilo & Associates was awarded the contract.

9. Resolution 2025-02: Authorization to open Section 8 Waiting List from January 30, 2025, to February 4, 2025:

Section 8 Waiting List was opened on January 30, 2025, and closed on February 4, 2025. It was advertised in 2(two) Newspapers, The Bergen Record and the Star Ledger. Also advertised on the NBHA Website and NBHA Social Media page.

10. A motion for Caucus for Personal reasons was made by Commissioner Abdelhadi and seconded by Commissioner Bartulovich. Meeting Closed at 4:50 p.m.

BOARD OF COMMISSIONERS
MEETING MINUTES
FEBRUARY 19, 2025

1. Statement of Compliance with Open Public Meeting Law- Meeting was commenced by Chairperson Andrew Becker at 4:02pm on February 19, 2025. Statement of compliance was read in its entirety by Executive Director Julio Marengo. General Counsel Rose Tubito Esq. stated confirmation that the official notice was properly printed and furnished.
2. Roll Call-Present at the meeting-Executive Director Julio Marengo, Chairperson Andrew Becker, Vice Chairperson Robert Farley, Commissioner Hamza Abdelhadi, Commissioner Maria Quintanilla, Commissioner Gerald Lange, Commissioner Katherine Duque, and Commissioner Joseph Bartulovich whom was present by phone. Also present General Counsel Rose Tubito, Esq., Office Manager Doreen Martinez and Building Managers; Darra Earl, Mercy Orbe, and Doa Elhadad,
3. A motion was made by Vice Chairperson Robert Farley to approve the NBHA minutes of the Board meeting dated January 15, 2025. It was seconded by Commissioner Hamza Abdelhadi and approved by the remaining Commissioners.
4. Chairperson Andrew Becker inquired about a few of the delineated expenses within the NBHA treasurers report. All were explained and a motion was made by Chairperson Andrew Becker to approve the NBHA treasurers report. It was seconded by Commissioner Gerald Lange and approved by the remaining Commissioners.
5. Commissioner Gerald Lange inquired about a few of the tenant's listed delinquency accounts. The status of the same were explained and a motion was made by Commissioner Gerald Lange to approve the NBHA tenant's delinquent report to be followed up with. It was seconded by Commissioner Quintanilla and approved by the remaining Commissioners.
6. A motion was made by Vice Chairperson Robert Farley to approve the NBHA tenant's closed accounts. It was seconded by Commissioner Quintanilla and approved by the remaining Commissioners.
7. A motion was made by Commissioner Hamza Abdelhadi to approve the NBHA tenant collection losses. It was seconded by Commissioner Katherine Duque and approved by the remaining Commissioners.
8. Executive Director Julio Marengo explained to the Board there was a requirement to be formally named as the designated custodian of records on behalf of the NBHA. Resolution 2025-03 stated the same and a motion was made by Vice Chairperson Robert Farley to approve the

appointment of Executive Director Julio Marengo as the designated custodian of records. It was seconded by Commissioner and approved by the remaining Commissioners.

9. Executive Director Julio Marengo explained to the Board he implemented a plan for the benefit of the NBHA employees if they so choose to participate called the Employers Equitable's Specimen 457 Plan Document. Resolution 2025-04 stated the same and a motion was made by Chairperson Andrew Becker to approve the resolution. It was seconded by Vice Chairperson Robert Farley and approved by the remaining Commissioners.

10. Executive Director Julio Marengo explained to the Board there was a bid received for technical assistance for the NBHA. The bid was reviewed and accepted. Resolution 2025-05 stated the same and a motion was made by Commissioner Katherine Duque to approve the award of the contract. It was seconded by Commissioner Joseph Bartulovich and approved by the remaining Commissioners.

11. Executive Director Julio Marengo explained to the Board there was a bid received for computer maintenance services for the NBHA. The bid was reviewed and accepted. Resolution 2025-06 stated the same and a motion was made by Vice Chairperson Robert Farley to approve the award of the contract. It was seconded by Commissioner Maria Quintanilla and approved by the remaining Commissioners.

12. Executive Director Julio Marengo made a motion to caucus. All building managers and the office manager removed themselves from the meeting. Julio Marengo discussed Personnel Issues with the Board and some possible future plans for the development of additional housing units. No further business came before the Board old or new. Thereafter the meeting was officially closed at 4:34pm. A motion was made by Chairperson Andrew Becker to close the meeting. It was seconded by Commissioner Gerald Lange and approved by the remaining Commissioners.