

**BOARD OF COMMISSIONERS
MEETING MINUTES
JANUARY 21, 2026**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:04 P.M. ON DECEMBER 22, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY CHAIRPERSON ANDREW BECKER. 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 DUQUE, COMMISSIONER ABDELHADI, CHAIRPERSON BECKER, AND EXECUTIVE DIRECTOR JULIO MARENCO. COMMISSIONER QUINTANILLA AND VICE CHAIRPERSON FARLEY WERE ABSENT AND EXCUSED. ALSO PRESENT WERE THREE MEMBERS OF THE PUBLIC.**

- 3. A MOTION WAS MADE BY CHAIRPERSON ABDELHADI TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED DECEMBER 22, 2025. IT WAS SECONDED BY COMMISSIONER DUQUE. THE MEETING MINUTES WERE APPROVED.**

- 4. THE BOARD REVIEWED THE TREASURERS REPORT FROM JANUARY 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT EXPENSES WERE TRENDING DOWNWARD. HOWEVER, HE EXPLAINED TO THE BOARD THAT THE FEDERAL GOVERNMENT HAD PROPOSED A SIGNIFICANT CUT TO HUD'S OPERATING BUDGET. THEREFORE, THE NBHA COULD FACE A BUDGET CUT OF APPROXIMATELY 25%. DESPITE THIS, FUNDING FOR SECTION 8 FUNDING WOULD NOT BE REDUCED. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE TREASURERS REPORT WAS APPROVED.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT FROM JANUARY 2026. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED A SIGNIFICANT REDUCTION IN DELINQUENT ACCOUNTS BUT EXPLAINED THE NBHA WAS STILL PROCEEDING WITH COLLECTION EFFORTS AGAINST FORMER TENANTS. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER ABDELHADI. THE DELINQUENT REPORT WAS APPROVED.**

- 6. THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM JANUARY 2026 AND A MOTION WAS MADE BY COMMISSIONER**

ABDELHADI TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER DUQUE. THE CLOSED REPORT WAS APPROVED.

- 7. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM JANUARY 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 COMMISSIONER DUQUE TO APPROVE THE RESOLUTION. IT WAS SECONDED BY COMMISSIONER LANGE. THE RESOLUTION WAS APPROVED.**
- 8. A MOTION TO CAUCUS WAS THEN MADE BY COMMISSIONER DUQUE. 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. COMMISSIONER DUQUE THEN MADE A MOTION TO RE-OPEN THE MEETING. THE MOTION WAS SECONDED BY COMMISSIONER ABDELHADI. THE MOTION TO RE-OPEN THE MEETING WAS APPROVED.**
- 9. NO FURTHER BUSINESS CAME BEFORE THE BOARD, OLD OR NEW, AND A MOTION CLOSE THE MEETING WAS MADE BY COMMISSIONER DUQUE. THE MOTIONW AS SECONDED BY COMMISSIONER ABDELHADI. THE MOTION WAS APPROVED AND MEETING WAS CLOSED AT 4:21 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
FEBRUARY 18, 2026**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:04 P.M. ON FEBRUARY 18, 2026. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY CHAIRPERSON ANDREW BECKER. 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, COMMISSIONER LANGE, COMMISSIONER BARTULOVICH, COMMISSIONER QUINTANILLA, COMMISSIONER DUQUE, VICE CHAIRPERSON FARLEY, AND CHAIRPERSON BECKER. COMMISSIONER ABDELHADI WAS ABSENT AND EXCUSED.**

- 3. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE MEETING MINUTES OF THE BOARD MEETING DATED JANUARY 21, 2026. IT WAS SECONDED BY CHAIRPERSON BECKER. THE JANUARY MEETING MINUTES WERE APPROVED.**

- 4. THE BOARD REVIEWED THE TREASURER REPORT FROM FEBRUARY 2026 AND A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE TREASURER REPORT WAS APPROVED.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT FROM FEBRUARY 2026. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED THE NBHA'S INTENT TO RECOUP UNPAID RENTS FROM EVICTED TENANTS, ESPECIALLY THOSE WHO HAVE THE FUNDS TO PAY RENT BUT MALICIOUSLY FAILED TO DO SO. SEPARATE LANDLORD-TENANT COUNSEL WILL BE ASSISTING WITH THOSE COLLECTION EFFORTS AND POTENTIAL LITIGATION. A DISCUSSION WAS HELD REGARDING THE NBHA'S LIKLIHOOD OF SUCCESS IN RECOVERING THOSE FUNDS, AND EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT ALTHOUGH NEW JERSEY IS A TENANT FRIENDLY STATE, HOUSING AUTHORITIES HAVE BEEN SUCCESSFUL, AND THERE ARE CERTAIN CRITERIA NEEDED TO BE SUCCESSFUL, WHICH HE BELIEVES THEY CAN PROVE. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE TREASURER REPORT WAS APPROVED.**

- 6. THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM FEBRUARY 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED**

THAT CERTAIN SECURITY DEPOSITS WERE GOING BACK TO THE STATE FOR VARIOUS REASONS, SUCH AS THE DEATH OF A TENANT. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE REPORT AND AUTHORIZE THE RETURN OR RETAINMENT OF SECURITY DEPOSITS AS INIDICATED IN THE REPORT. IT WAS SECONDED BY COMMISSIONER DUQUE. THE CLOSED ACCOUNTS REPORT WAS APPROVED.

- 7. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM FEBRUARY AND THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO WRITE OFF THE COLLECTION LOSSES FOR THE PURPOSES OF OBTAINING A BUDGET CREDIT FROM HUD. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED BOTH COLLECTION LOSS ACCOUNTS IDENTIFIED IN THE REPORT. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE RESOLUTION. IT WAS SECONDED BY CHAIRPERSON BECKER. THE RESOLUTION WAS APPROVED.**
- 8. EXECUTIVE DIRECTOR JULIO MARENCO PROVIDED AN UPDATE ON THE BUILDINGS SINCE THE JANUARY MEETING. HE EXPLAINED THE RENNOVATION WORK WAS CLOSE TO BEING FINISHED IN THE CALLUM TOWERS. WHILE THE INSURER HAD HIRED ONE COMPANY TO RENNOVATE PORTIONS OF THE TOWER, THE NBHA WOULD BE ELECTING A DESIGNATED DEVELOPER TO ASSIST IN THEIR EFFORTS TO RENNOVATE. ADDITIONALLY, THE NBHA IS HALFWAY THROUGH ITS AUDIT, AND A REPORT IS EXPECTED FOR THE NEXT MEETING.**
- 9. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED THE RECENT SNOWSTORM AND LOW TEMPERATURES AND THE EFFECT IT HAD ON THE BUILDINGS. DURING THE SUPERBOWL, A PIPE BURSTED CAUSING AN EMERGENCY REPAIR. ALSO, A HOT WATER HEATER FAILED. WHICH WAS SWIFTLY REPLACED.**
- 10. EXECUTIVE DIRECTOR JULIO MARENCO ALSO REITERATED THAT THE OPERATING BUDGET HAD BEEN CUT AND EXPLAINED THE NBHA'S EFFORTS TO SAVE MONEY IN THE EVENT OF A GOVERNMENT SHUTDOWN OR OTHER EMERGENCY. HE EXPLAINED THE MONEY LEFT IN RESERVES, AND HOW LONG IT WOULD KEEP THE NBHA UP AND RUNNING.**
- 11. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-01 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION TO FORMALLY SELECT AND APPOINT CO-DEVELOPERS GEORGICA GREEN VENTURES, LLC AND TAG DEVELOPMENT, LLC AS CO-DEVELOPERS FOR THE REDEVELOPMENT OF THE MEADOWVIEW VILLAGE APARTMENTS; SPESPCIFIC**

AUTHORIZATION TO ENGAGE IN ACTIONS ON BEHALF OF THE NBHA; AND TO COORDINATE WITH THE RENAISSANCE CORPORATION IN THE BEST INTEREST OF THE AUTHORITY AND ITS RESIDENTS. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THE AUTHORITY THE RESOLUTION WOULD PROVIDE HIM TO FURTHER THE REDEVELOPMENT PROJECT AND EXPLAINED THE BENEFITS THAT COORDINATION WITH THE RENAISSANCE CORPORATION WOULD PROVIDE TO THE NBHA. FURTHER, THE EXECUTIVE DIRECTOR ALSO EXPLAINED THE STRENGTHS OF THE CO-DEVELOPERS IN BOTH DEVELOPMENT AND HOUSING. EACH POSSESSED SKILLSETS THAT MADE THE CO-DEVELOPERS UNIQUELY QUALIFIED FOR THE PROJECT.

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

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

THE RESOLUTION WAS APPROVED.

- 12. EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-02 TO THE BOARD FOR APPROVAL AND EXPLAINED THE RESOLUTION WAS TO AUTHORIZE AND ESTABLISH A LIMITED EMERGENCY AND DISPLACEMENT OF LOCAL PREFERENCE, ESTABLISH ANNUAL ADMISSION CAPS, AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ADMINISTER SUCH PREFERENCE IN ACCORDANCE AUTHORITY POLICIES AND APPLICABLE LAW. THE EXECUTIVE DIRECTOR EXPLAINED THAT THE RESOLUTION PROTECTS THE AGENCY AND IT ALLOWS THEM TO CIRCUMVENT THE LIST FOR THE QUALIFIED REASONS LISTED IN THE RESOLUTION.**

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

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

THE RESOLUTION WAS APPROVED.

EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-03 TO THE BOARD FOR APPROVAL AND EXPLAINED IT WAS TO AUHTORIZE THE AWARD OF A CONTRACT TO FALAK CONSTRUCTION, INC. FOR APARTMENT RESTORATION, CORRIDOR FLOOR REPAIRS, AND ELEVATOR UPGRADES AT PAUL F. CULLUM APARTMENTS. THE TABULATION OF BIDS WAS PROVIDED TO THE COMMISSIONERS AND EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT THE PASSING OF THE RESOLUTION WOULD RESULT IN REPAIRS THAT WILL ULTIMATELY ALLOW THE AUTHORITY TO RENT OUT ADDITIONAL UNITS THAT ARE CURRENTLY INHABITABLE, THEREBY PROVIDING SERVICES TO MORE RESIDENTS.

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

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

THE RESOLUTION WAS APPROVED.

- 13. 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 APPROVED AND MEETING WAS CLOSED AT 4:24 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
MARCH 25, 2026**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:03 P.M. ON FEBRUARY 18, 2026. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY CHAIRPERSON ANDREW BECKER. 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, COMMISSIONER BARTULOVICH, COMMISSIONER QUINTANILLA, COMMISSIONER DUQUE, COMMISSIONER ABDELHADI, VICE CHAIRPERSON FARLEY, AND CHAIRPERSON BECKER. COMMISSIONER LANGE WAS ABSENT AND EXCUSED.**
- 3. A MOTION WAS MADE BY COMMISSIONER DUQUE TO APPROVE THE MEETING MINUTES OF THE BOARD MEETING DATED FEBRUARY 18, 2026. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE JANUARY MEETING MINUTES WERE APPROVED.**
- 4. THE BOARD REVIEWED THE TREASURER’S REPORT FROM MARCH 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT PSE&G WAS THE LARGEST BILL, WHICH CONTINUES TO INCREASE. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE TREASURER’S REPORT. IT WAS SECONDED BY CHAIRPERSON BECKER. THE TREASURER REPORT WAS APPROVED.**
- 5. THE BOARD REVIEWED THE DELINQUENT ACCOUNTS REPORT FROM MARCH 2026. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED THE NBHA’S PRESENT TENANT ACCOUNT ISSUE WITH THE COMMISSIONERS AND EXPLAINED THAT CERTAIN TENANTS WERE GIVING THE NBHA DIFFICULT TIME. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE MARCH DELINQUENT ACCOUNTS REPORT. IT WAS SECONDED BY COMMISSIONER DUQUE. THE DELINQUENT ACCOUNTS REPORT WAS APPROVED.**
- 6. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT THERE WERE TWO TENANTS BEING RELOCATED BECAUSE THEIR UNIT WAS CONDEMNED BY THE HEALTH DEPARTMENT. THE TENANTS WERE PREVIOUSLY WARNED BUT FAILED TO REMEDY THE SITUATION THEY CAUSED.**

7. **THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM MARCH 2026. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT THERE WERE THREE SECURITY DEPOSITS THAT WERE TO BE RETURNED, AND ONE WAS TO BE RETAINED. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE REPORT AND AUTHORIZE THE RETURN OR RETAINMENT OF SECURITY DEPOSITS AS INDICATED IN THE REPORT. IT WAS SECONDED BY COMMISSIONER DUQUE. THE CLOSED ACCOUNTS REPORT WAS APPROVED.**

8. **THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM MARCH AND THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO WRITE OFF THE SOLE COLLECTION LOSS FOR THE PURPOSE OF OBTAINING A BUDGET CREDIT FROM HUD. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE RESOLUTION. IT WAS SECONDED BY COMMISSIONER DUQUE. THE RESOLUTION WAS APPROVED.**

9. **EXECUTIVE DIRECTOR JULIO MARENCO INTRODUCED RESOLUTION 2026-04 TO THE BOARD FOR APPROVAL. THE RESOLUTION SOUGHT AUTHORIZATION TO APPROVE PHA'S 2026 ANNUAL PLAN / 2026-2030 5-YEAR ROLLING PLAN – HUD-50077-ST-HP CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THAT THE RESOLUTION WAS PRESENTED TO THE RESIDENTS' PRIOR TO ITS BEING PRESENTED TO THE BOARD. HE EXPLAINED THAT EVERY HOUSING AUTHORITY IS REQUIRED TO MAINTAIN A 5-YEAR PLAN, AND THE PLAN PROJECTS WHAT IS TO BE SPENT EACH YEAR ON OPERATIONS, AMONG OTHER EXPENSES. THEY ARE CURRENTLY WORKING OFF THE 2025 BUDGET, AND PROJECTS INCLUDED EXPANDING THE PARKING LOT, AND UPDATING COMMON AREAS, LOBBIES, AND RUGS, AMONG OTHER THINGS, IN THE TERRACE APARTMENTS. EXECUTIVE DIRECTOR JULIO MARENCO ALSO EXPLAINED THAT NEXT YEAR'S BUDGET WILL INCLUDE THE REPLACEMENT OF BOILERS IN THE LAWLER AND CULLUM APARTMENTS, WHICH WAS A SIGNIFICANT EXPENSE.**

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

**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 DISCUSSED THE NEW CONSTRUCTION PROJECTS PREVIOUSLY APPROVED AND ITS PHASES. THE TWO DEVELOPMENT COMPANIES ATTENDING A MEETING AT THE NBHA EARLIER IN THE DAY, AND IT WAS EXPLAINED BY EXECUTIVE DIRECTOR JULIO MARENCO THAT CONSTRUCTION WOULD START ON THE ROW HOUSES, FROM THE CORNER TO THE BASKETBALL COURTS. STARTING CONSTRUCTION THERE WILL SAVE THE NBHA MONEY, AS AFTER THE FIRST BUILDING IS COMPLETED, THERE WILL BE 130 UNITS FOR THE DISPLACED RESIDENTS TO MOVE INTO. GROUNDBREAKING IS EXPECTED IN OR AROUND APRIL OF 2027, AND LENGTH OF CONSTRUCTION ON THE FIRST BUILDING WILL DEPEND ON THE WEATHER.**
- 11. A MOTION TO CAUCUS WAS THEN MADE BY COMMISSIONER DUQUE. 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.**
- 12. COMMISSIONER ABDELHADI THEN MADE A MOTION TO RE-OPEN THE MEETING. THE MOTION WAS SECONDED BY COMMISSIONER DUQUE. THE MOTION TO RE-OPEN THE MEETING WAS APPROVED.**
- 13. 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 4:23 P.M.**